

SMITHFIELD CITY COUNCIL

AUGUST 24, 2016

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, August 24, 2016. The meeting began at 6:00 P.M. and Mayor Darrell G. Simmons was in the chair.

The following council members were in attendance: Deon Hunsaker, Barbara Kent, Kris Monson, Jeff Barnes and Curtis Wall.

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.

The opening remarks were made by Deon Hunsaker.

VISITORS: Wade C. Campbell, Kenneth Tuveson, Laura Desmarais, Margaret Budge, Chris Chambers, Matt Esplin, Kristin Winn, Kelly Winn, Kevin M. Opsahl (The Herald Journal), Alton Hebdon, Jackie Hebdon, Duane Williams, Lyle Hill, Cleon Chambers, Dennis Thornley, Angela Belnap, Marc Peterson, Katherine Ward, Kim Datwyler, Ben Farnsworth, Dennis Peterson, Alecia Knudson, Bruce Leishman, Peggy Womack, Donna Morell, Jay White, Brenda Karren, Justin Robinson, Michael Taylor

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM JULY 13, 2016 AND AUGUST 10, 2016.

A motion to approve the city council meeting minutes from the July 13, 2016 city council meeting was made by Barbara, seconded by Kris and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall
No Vote: None

A motion to approve the city council meeting minutes from the August 10, 2016 city council meeting was made by Barbara, seconded by Kris and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall
No Vote: None

RESIDENT INPUT

There was not any resident input.

DISCUSSION AND POSSIBLE APPROVAL OF CHANGES TO THE EMPLOYEE PERSONNEL MANUAL.

Craig informed the council some changes need to be made to the employee personnel manual in the medical insurance section. Two new paragraphs would be added explaining what happens with an employee's benefits during the FMLA (Family & Medical Leave Act) period as well as after when the FMLA time period expires. Section "G" explains when an employee is out on FMLA coverage they would still be responsible to pay any portion of coverage they paid when they were working. For example, if they paid 20% of the premium when they were working they would still be responsible to pay 20% when they are out and on FMLA coverage. Section "H" explains the process after FMLA coverage has expired. The coverage would then kick into what is called COBRA and the employee would be responsible for 100% of the cost of the coverage. This policy clearly explains what is required by the city and what is required by the employee.

Mayor Simmons stated the department heads had reviewed the proposed changes as well.

A motion to approve changes to the Smithfield City Corporation Employee Personnel Manual was made by Deon, seconded by Curtis and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

PUBLIC HEARING, NO SOONER THAN 6:10 P.M., TO CONSIDER A REQUEST BY DUANE WILLIAMS OF RND PROPERTIES, AGENT FOR BR PROPERTY DEVELOPMENT, LLC, TO REZONE PROPERTY FROM A-3 (AGRICULTURAL 3-ACRE) TO GC (GENERAL COMMERCIAL). THE PROPERTY IS LOCATED AT APPROXIMATELY 600 SOUTH 200 WEST. PARCEL NUMBER 08-105-0058 WHICH IS 4.92 ACRES.

Clay informed the council the parcel to the east is zoned commercial, parcels to the north and south are agricultural and an agricultural based business is to the west. The planning commission had reviewed and approved the request and forwarded to the council for consideration.

Clay explained there is a small section of land between 600 South and this parcel that is not part of the request as it is owned by a different entity.

Duane Williams informed the council he had asked for his request to have property located on the north side of this property to be rezoned to multi-family to be removed from the agenda as there are several neighbors against the request and a new request had been submitted asking for a rezone to R-1-12 for houses. Matt Hyde is a partner on the project and both he and Duane reside on the west side of Smithfield and are friends with the surrounding property owners. The field cannot stay as a hay field forever and this request would make sense for the area. Duane has lived in the city for 16 years and stated there has been very little development on the west side of town over the last several years. General Commercial would be a good fit for the area as there is already that type of zoning right across the road to the east and a business just to the west of this

property as well. Brett Brunson, owner of Evolution Design, has a business located in the industrial park to the east and has expressed interest in purchasing two acres of this parcel. Storage units would be proposed on the rest of the parcel as they would be a quiet neighbor and with the new apartment complex of 100 or so units going in just northeast of this location those families will need storage unit space.

****The public hearing opened at 6:15 P.M.****

Chris Chambers. My dad is Cleon. Our farm is located across the road to the east. When cows and people mix it is not a good thing. I run Steve Chambers ground as well and he is against this request. We have had our operation pushed to our current location. We have nowhere to go. I am still trying to run a viable business. There are several other commercial buildings lots available in the city. The Smithfield Auction property is now available. The new commercial subdivision on 800 South Main still has 10 lots available as only one has been built on. The rag weeds on the ten parcels are over six feet tall. It is an eyesore and fire hazard. How much more commercial do we need? We need to utilize what we have before we approve more. The auction property has been sold out and is going to be covered with storage units. There are apartments going in by my place and I did not fight it as I was told it was going to be something else. Now 109 units are going to be built. There is no way to stop the smell and flies from a farm. The EPA forced the Meikle dairy to the east of town to put in a settling pond. Smell is an issue but the EPA forced them to do it. They are trying to survive and comply. There is smell and flies and that is the nature of the beast.

Dennis Thornley. I agree with the comments made by Chris. There are already 10 lots on 800 South ready to be built on. They are sitting empty. Do we need more? Those lots need to be filled up first. My other concern is 200 West. The access to this property is from 200 West as there is not any access from 600 South going across the railroad tracks. The road on 200 West is very narrow. If there is going to be commercial and residential built in the area the road needs to be redone. There is already a traffic jam with vehicles coming out of the businesses on the east side of the road. Roads need to be dealt with before this area is developed.

Cleon Chambers. There is a lot of commercial property in town. The Del Monte property to the east has been designated for this type of zoning. Just because a property owner wants to sell their land does not mean we should allow them to develop it. The planning commission just keeps approving these requests. I don't think commercial or residential should be allowed there. There is development everywhere in the city. I hate to see stuff coming in by us. The apartment units east of the Lee's Marketplace are a mess in the winter. I was told the new development would be 40 or so units but now it is over 100.

Wade Campbell. I am a member of the planning commission. The planning commission approved the request by a vote of 4-3. I agree with the concerns that have been said. The three commission members voting against the request agreed there is other commercial areas in town that are not being utilized. Personally, I want this area to stay as open space. From the planning commission perspective I think it will be developed someday. Winn Feed makes a smell when mixing their products. There is an odor in the area. Those having a new business or new home in the area won't like the smell. I have worked with Evolution Design and they are a good

business. I am not sure this request fits in with all the surrounding farm ground. Three planning commission members did not feel that it fit. I wanted you to be aware of our concerns as planning commission members.

Duane asked for Clay to inform the council what will happen with the road. Clay stated 200 West will have to be widened and curb and gutter put on both sides of the road where applicable.

Jeff asked if the only access is from 200 West? Clay stated that is correct as there is not access from 600 South.

Barbara asked why there is not access from 600 South? Clay stated it is the railroad tracks and also owned by a different property owner. Chris Chambers stated he had tried to obtain access from 600 South in the past and it was not granted and won't be allowed.

Chris Chambers mentioned he has one semi-truck and it is hard to access and get around on 200 West with just one semi-truck.

Duane stated the road would be improved to meet city requirements and paid for at his expense not an expense to the city.

Duane stated the master plan shows the area as commercial or industrial. The master plan is being followed. The parcel in the master plan shows as industrial on the south end and residential on the north end. The planning commission felt the request fit and approved it. Winn Feed is a business and is to the west and there is commercial development to the east. The Chambers family started this process by selling the land where the current commercial parcel is located. The request is not different than anything else located in the area to the east or west. Evolution Design is going to expand as they need more space. They would prefer to build next door to their existing property. Brett Brunson resides in Hyde Park and does not want to leave the city but will if he cannot expand. Growth is good for the city as it improves roads and adds property tax with new buildings.

Barbara asked if Evolution Design would vacate their current building? Duane stated they would like to build a warehouse building to store their granite in and stay in their current building as well.

Barbara stated the 2008 version of the general plan shows the area as general commercial and light industrial.

Cleon Chambers asked where a sidewalk would be installed. Duane stated the road would be widened and curb and gutter installed on both sides of the road and a sidewalk would be installed on the west side of the road on the parcel that is developed.

Cleon Chambers. It would be easier and closer for Evolution Design to build on the vacant parcel to the east of the industrial park than on this parcel. The parcel to the east is closer to the highway and has access onto 600 South.

Margaret Budge. Any new development needs to require a sidewalk.

****The public hearing closed at 6:32 P.M.****

DISCUSSION AND POSSIBLE VOTE ON THE REZONE REQUEST BY DUANE WILLIAMS OF RND PROPERTIES.

Deon asked if anyone had talked to the owner of JEF Investments, LLC about obtaining access on 600 South? Access to the property would be better from 600 South than 200 West.

Duane mentioned the layout of the development would be similar to the road on 560 South where the road runs through the middle of the property off of 200 West.

Barbara asked if the railroad tracks went all along the south boundary of the parcel? Kelly Winn stated that is correct. Duane stated getting access from Union Pacific across the railroad tracks would be impossible.

Barbara mentioned the owner of the railroad track area was considering using them again in the future. Cleon Chambers stated the cost to improve the railroad tracks to be usable would be millions of dollars and in his opinion the tracks will be eventually removed.

Margaret Budge asked if there will be a sidewalk installed on 200West? Clay stated only along the parcels that are developed.

Curtis asked if Evolution Design is ready to commit and put down money and start their project or if this is something they won't do for another 10 years or so. Are they ready to go now? Curtis stated he agreed with some of the concerns mentioned in the public hearing. Some commercial lots are already available in town. Duane mentioned he had talked to Brett Brunson last week and he said he would prefer to stay in town rather than relocate his business. Evolution Design is so busy they are ready to expand.

Curtis asked if Evolution Design was currently in two units in the same building? Duane stated that is correct and he was not sure who was in the third unit to the east. Cleon Chambers stated Sid Crookston is in the third unit. Chris Chambers stated Sid uses the area as a shop and area to store his construction supplies.

Duane mentioned Brett wants to buy about two acres to expand Evolution Design so almost half of the parcel would be for him.

Curtis asked if the entire industrial park is currently occupied? Chris Chambers stated right now it is.

Barbara stated she understood the concerns from those that had spoken. The Del Monte piece has nothing happening on it but the industrial park is full and doing well. Now an existing business wants to expand and this would be a good start. The current master plan and proposed

master plan both show the area as commercial. This request is in harmony with the 2008 master plan. Businesses do add tax base and it would be nice to have an existing business stay here.

Jeff asked if Brett is ready to start building right now? Duane stated as of last week Brett confirmed to him he would like to purchase two of the approximately five acres.

Kris expressed concern if approved would everyone sit back in a few years and say I wish we had not done that. Taking this parcel and having commercial on the south end and residential on the north end did not make sense. Kris was concerned about this request being approved. The master plan shows it but the master plan does not require the request to be approved. The council might regret this decision if approved.

Barbara asked who is currently farming the property? Duane stated Chris Chambers runs it at this time.

Barbara asked Chris if he would like to purchase the property? Chris stated he would but cannot afford to pay the development price of the land.

Cleon Chambers mentioned there is water and sewer service located on the east parcel that is vacant, the area is closer to the highway and there is allowed access to 600 South. Cleon stated in his opinion developing the parcel to the east would be easier and cheaper than going west.

Jeff stated the Chambers family wants to continue to farm in the city and this parcel is surrounded by cows and it would be a disaster waiting to happen if people are put in the same area as all these farms. Duane remarked the request is for commercial units not for residential so the number of people in the area would not increase very much.

Kris suggested to the council they need to be forward thinking for the long term not just now.

Duane stated he was open to ideas on how to develop the north parcel. Duane stated he had talked to Chris Chambers and his preference was to see commercial on the north parcel not residential.

Duane mentioned he lives on the west side of town and the city is growing and the parcel will not be farmland forever. Local businesses need to be supported.

Duane stated he was not aware of the parcel to the east that had been mentioned or if it was even for sale. The current request fits the master plan and no matter what happens not everyone will be pleased by the decision that is made. Those living on the west side or building there know up front there are dairies in the area and there will be an odor from them.

Deon stated he would feel more comfortable with the request if there was access from 600 South.

Brenda Karren stated she was concerned about water as she lives in a subdivision on 400 South. Irrigation water turns were implemented allowing for watering only one day per week.

Businesses won't have enough water and farmers don't have enough water for their crops. Agricultural land is needed. Business development is not needed.

Clay informed the council the irrigation company controls what happens with their system but the city has not gone to restrictions on culinary water use.

Duane stated he thought there were around 20 irrigation shares on this parcel. Cleon Chambers mentioned he thought there were only around 12 irrigation shares for the parcel.

Jeff asked if the parcel is flood irrigated or sprinkled? Duane stated it is sprinkled.

Curtis stated having agricultural land and development is important but he wanted to know for sure if Evolution Design was ready to build immediately. Has Brett Brunson met with the bank and is ready to move forward? Curtis stated he would feel better about supporting the request if he knew for sure when Brett Brunson was ready to start construction. Curtis did not want to change the current zoning if construction would not start for two or three years.

Curtis suggested to Duane he could go to Sid Crookston and see if he had an interest in selling his building as well as talking to the property owner to the east about the vacant parcel.

Jeff asked if Brett owned or rented his building? Duane stated he owns it.

Curtis asked if the new building would be for production or storage? Duane stated it would be warehousing as it would be hard to move the equipment from the current building.

Jeff expressed concern about approving the request as there is already other commercial property available in town ready to build on.

A motion to approve the rezone request for Parcel ID 08-105-0058 from A-3 (Agricultural 3-Acre) to GC (General Commercial) was made by Deon, seconded by Barbara and the motion was denied by a vote of 3-2

Yes Vote: Hunsaker, Kent

No Vote: Monson, Barnes, Wall

CANCELLED. PUBLIC HEARING, NO SOONER THAN 6:20 P.M., TO CONSIDER A REQUEST BY DUANE WILLIAMS OF RND PROPERTIES, AGENT FOR BR PROPERTY DEVELOPMENT, LLC, TO REZONE PROPERTY FROM A-3 (AGRICULTURAL 3-ACRE) TO RM (MULTIPLE FAMILY RESIDENTIAL). THE PROPERTY IS LOCATED AT APPROXIMATELY 500 SOUTH 200 WEST. PARCEL NUMBER 08-105-0027 WHICH IS 7.33 ACRES. CANCELLED

Duane Williams, agent for RND Properties, requested that this item be cancelled from the meeting.

DISCUSSION AND POSSIBLE APPROVAL OF A PIONEERING AGREEMENT FOR KELLY WINN OF KEY-LIX FOR FIRE HYDRANT SERVICE LOCATED AT APPROXIMATELY 325 WEST 600 SOUTH.

Kelly Winn informed the council he was required to install a fire hydrant by his business as part of a recent expansion. The fire hydrant was placed on the south side of 600 South by the entrance to his business. The culinary water line had been run along 200 West as well as 600 South and the proposed agreement would allow Kelly to recoup up to 50% of the cost of the project if other property owners developed their land in this area in the next 15 years and tied onto this water service line.

Kris asked if the fire department had reviewed and approved of this agreement? Chief Downs informed the council the fire hydrant had been installed as part of an expansion by Kelly Winn. The fire department did not have any concerns with the agreement or installation of the water service line and hydrant.

Deon asked Kelly if he had an easement from JEF Investments, LLC as they owned the rail spur between the road on 600 South and Kelly's business? Kelly remarked they had used the access for the 36 years his family had owned the property and he thought there was a grandfathered agreement for the access but was not sure.

Deon asked how fire trucks would access the property? Chief Downs stated access is available on 600 South as well as 400 West so there are not any access concerns.

The pioneering agreement would be for the culinary water service line from approximately 550 South 200 West to 600 South 200 West and from 600 South 200 West to 600 South 325 West.

A motion to approve the 200 West 600 South water line extension pioneering agreement for Key-Lix (Winn Inc.) was made by Jeff, seconded by Kris and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

CONTINUED DISCUSSION AND VOTE ON ORDINANCE 16-03, AN ORDINANCE APPROVING THE ANNEXATION REQUEST FROM NEIGHBORHOOD NON-PROFIT HOUSING CORPORATION FOR PARCEL ID 08-044-0035 (6.25 ACRES) AND 08-044-0036 (11.97 ACRES). THE PARCELS ARE LOCATED NORTH OF THE RIDGEVIEW ESTATES SUBDIVISION ON CROW MOUNTAIN ROAD (600 EAST), SMITHFIELD.

Mayor Simmons reminded the council this item was tabled at the July 13th council meeting so the general plan could be reviewed as well as other concerns of the council. The public hearing was conducted in July so no public hearing would be required.

A motion to adopt Ordinance 16-03, an Ordinance amending the municipal zoning map, annexing certain real property and extending the corporate city limits of Smithfield City, Utah was made by Curtis, seconded by Jeff and the motion passed by a vote of 4-1.

Yes Vote: Hunsaker, Kent, Barnes, Wall

No Vote: Monson

CONTINUED DISCUSSION AND VOTE ON ORDINANCE 16-04, AN ORDINANCE APPROVING THE ANNEXATION REQUEST FROM NEIGHBORHOOD NON-PROFIT HOUSING CORPORATION FOR PARCEL ID 08-044-0030 (13.92 ACRES) AND 08-044-0031 (2.89 ACRES). PARCEL 08-044-0031 IS 13.66 ACRES OF WHICH 10.77 ACRES IS ALREADY LOCATED WITHIN THE CITY BOUNDARY. THE PARCELS ARE LOCATED EAST OF THE HUNTER MEADOWS SUBDIVISION PHASE 13 (680 NORTH MAIN STREET), SMITHFIELD.

Mayor Simmons reminded the council this item was tabled at the July 13th council meeting so the general plan could be reviewed as well as other concerns by the council. The public hearing was conducted in July so no public hearing would be required.

A motion to adopt Ordinance 16-04, an Ordinance amending the municipal zoning map, annexing certain real property and extending the corporate city limits of Smithfield City, Utah was made by Jeff, seconded by Deon and the motion passed by a vote of 4-1.

Yes Vote: Hunsaker, Kent, Barnes, Wall

No Vote: Monson

PUBLIC HEARING, NO SOONER THAN 7:00 P.M., FOR THE PURPOSE OF DISCUSSING ORDINANCE 16-02, AN ORDINANCE AMENDING MUNICIPAL CODE SECTION 15: BUILDINGS AND CONSTRUCTION.

Craig informed the council the city code regarding building code and inspections needed to be updated as the city building inspector had retired and the city now contracts with the county for building inspections and plan reviews. This ordinance gives the authority to the county building inspection department to enforce code and city ordinances. Several items are being removed and the city code would be simplified.

****The public hearing opened at 7:05 P.M.****

There were not any comments from the public.

****The public hearing closed at 7:06 P.M.****

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 16-02.

Mayor Simmons stated he just went through the process of obtaining a building permit for a project at his residence and it was a nice and pleasant experience. No corners were cut just because Mayor Simmons worked for the city and the city and county staff were good to work with and explain what was required.

Craig mentioned the city staff is very happy with the work being completed by the county staff. Mayor Simmons mentioned the agreement with the county will be constantly monitored but at this point it appears to be working very well.

A motion to adopt Ordinance 16-02, an Ordinance Amending Municipal Code Section 15: Buildings and Construction was made by Deon, seconded by Barbara and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON THE FINAL PLAT FOR THE SUNCREST ESTATES SUBDIVISION WHICH IS LOCATED AT APPROXIMATELY 680 NORTH 600 EAST. ZONED R-1-12.

Clay informed the council the request had been reviewed by the Subdivision Technical Review Committee and Planning Commission and approved and forwarded to the city council for consideration. There had been some road issues along the edge of the property owned by Ken Tuveson but they had been resolved and are no longer a concern of the city staff or Ken.

Jeff asked if any irrigation water shares had been purchased from the North Bench Irrigation Company? Kim Datwyler stated there is an agreement to purchase some water shares if the city is willing to accept them but she had not yet been told if the city would accept the shares. Clay stated he needed to know the equivalent of what the shares were for and then a determination could be made at that point. Kim remarked her company will turn over the shares to the city or pay the required fee to the city.

Barbara asked if an irrigation water system would be installed for the project? Kim stated she was not sure as she had not been told by the city it would be a requirement. Clay informed the council if a secondary water system is installed the fee to the city is reduced by 75%. Barbara felt an irrigation system would be appropriate for this project. Kris mentioned she wanted irrigation water to be available to each homeowner if the project is approved and it should be a part of the approval process.

Jeff asked if the property is currently irrigated? Kim stated that was correct.

Jeff asked how many irrigation shares are included with the property? Kim stated she did not know the exact number but was certain there is not enough to meet the requirements of the city so some will have to be purchased or a fee paid to the city.

Jeff asked how many shares are needed per building lot? Mike Taylor, project engineer, stated that depends on the irrigation company as each company looks at their shares in a different way.

Clay stated a requirement for a secondary water system is not required in the city code or ordinances. Kris stated she understood that but still wanted to discuss as secondary water would be important for this project. Jeff mentioned he wanted a secondary water system installed as part of this project. Kris mentioned she wanted each homeowner to have the opportunity to have a nice yard that could be watered with irrigation water and until this issue is resolved it felt like the cart was being put in front of the horse.

Jeff stated he will always recommend a secondary water system be installed in all new projects not just this one.

Barbara asked if the project was on hold until Clay could make a determination on the water shares? Clay stated a secondary water system is not required and neither are irrigation shares so he is not waiting to determine anything or to stop the project from being approved or denied.

Kim stated she needed to do some checking to see if the secondary water system would deliver water throughout the year or just for a couple of months. There is a substantial cost to install a secondary water system and there might not be a cost savings if there is not any water available to water with. Barbara mentioned even if the system is only used a couple of months per year it would be worth it. Clay again reminded the council the current city ordinances do not allow for a secondary water system to be a requirement for approval.

Barbara asked for clarification on which irrigation company was in the area. Jeff stated the North East Bench Irrigation Company.

Clay stated if the city accepts shares, as per ordinance, the cost per building lot is dropped from \$2,000 to \$500. Kim stated they will follow city ordinance and pay the fee or turn over the shares for a reduced fee.

Curtis asked what the definition of a high water share is? Clay stated if the system is full and not on restrictions water can be used but if irrigation restrictions are implemented a high water use share has no value and no water is available for use.

Curtis suggested installing a secondary water system with a physical disconnect system for each lot so the homeowner could switch back and forth between irrigation and culinary water.

Kris asked what happened on the last request by Neighborhood Non-Profit for the Park Place Subdivision? Clay stated they paid the fee of \$2,000 per building lot.

Jeff asked what happened with the last approval of 14 lots by a different developer in the same area as this request? Clay stated the developer paid the fee.

Mike Taylor mentioned a cost benefit analysis needed to be done for the project to see which option was more economical for the future homeowners. Kim agreed and said they would

perform an analysis but if the water is not available to use there is no reason to install the system. Mike stated they would talk to the irrigation company to see if water was available after June 15th as the heavy part of the watering year is after June 15th until fall.

Kris expressed concern if a secondary water system was not installed the monthly bill would be too high for the homeowners to afford as she has irrigation water shares available to use at her house so she only paid \$70 last year for excess water use where another council member was paying over \$120 per month for excess water use to water his yard and garden.

Ben Farnsworth stated the density of the area for homes in this area is not high. If this project is approved the density would be 2.1 homes per acre. Kris replied her concern is the number of new homes being built throughout the city. Ben remarked until people quit having children homes will continue to be built. Kris stated the water model shows the city has ample water until 2040 but the current growth rate is so fast that number will change and be reduced.

Kim stated some of the landscaping done for this project will be xeriscaping which takes substantially less water use.

Jeff wanted to clarify his entire monthly utility bill is \$120 per month not just his excess water use.

Barbara mentioned culinary water costs will increase in the future and the Park Place Subdivision does not have a secondary water system and has hurt the feelings of some people residing down there. Installation of a secondary water system would be good for the homeowners and good public relations for Neighborhood Non-Profit. Kim mentioned Park Place is in a different location in the city and part of a different irrigation company.

Mike stated life cycle costs will be reviewed for the long term and not the short term and then an appropriate decision can be made at that time.

Barbara asked how much additional cost there would be to add a secondary water system to this project? Mike stated he had not run numbers but the pump station alone on a recent North Logan City project was over \$30,000 and that did not include all of the required piping in the ground to each building lot.

Curtis said before he would vote to approve the project he wanted a good faith acknowledgment from Neighborhood Non-Profit that they would do everything possible to review and consider installing a secondary water system. Barbara concurred. Kris stated she wanted something in writing not just a head nod or verbal acknowledgment.

Barbara asked what could be legally done on this project? Craig stated the council needs to follow city ordinance in deciding to approve or deny.

Kim stated they are ready to start the project very soon and they will work with Clay on the best possible option for the project in regards to a secondary water system.

A motion to approve the final plat for the Suncrest Estates Subdivision located at approximately 680 North 600 East was made by Jeff, seconded by Curtis and the motion passed by a vote of 4-1.

Yes Vote: Hunsaker, Kent, Barnes, Wall

No Vote: Monson

JAY WHITE OF THE AUTUMN RETIREMENT COMMUNITY WOULD LIKE TO DISCUSS WHY A PRIVACY FENCE WAS NOT REQUIRED DURING THE APPROVAL PROCESS FOR THE WEST RIDGE TOWNHOMES.

Donna Morell distributed photos to the council showing where she resides as well as the location of the new apartments being built. Currently, the fence separating the retirement community and the new apartment units is a ranch rail fence. The retirement community members would like a six foot vinyl privacy fence installed. One new building is located within 25 feet of the backyards of the retirement community. There will be over 100 apartments in the area when they are all complete. There will be 200 to 300 new residents in the area when all of the apartment units are complete. Some of the issues the members of the retirement community have are a lack of privacy, lack of security, liability issues, nuisance problems, sanitation problems and loss of home value. Right now there is so much dust in the area from the construction of the new project the senior community members cannot utilize their patios. The current fence will not keep children from crossing back and forth. The entire community of 18 units is worried about nuisance problems such as car headlights shining into their windows at all hours of the night. Garbage is being blown from the job site into the backyards of the retirement community. Loss of home value is a concern as new potential buyers won't want to live by an apartment complex. Nine retirement community buildings have backyards facing the apartment complex.

Donna asked why the developer was not required to install a vinyl privacy fence as part of this project? Clay stated city ordinance does not require a fence to be installed.

Barbara asked if Clay was stating the city did not have the option to require a fence for this project? Clay stated that is correct as city ordinance does not state a fence is required for the project to be completed.

Barbara informed those in attendance the city can only require what city code and ordinance requires and in this case it is not required.

Kris asked if the three rail fence currently installed was required when the retirement community was built? Clay stated it was not. Mayor Simmons mentioned fences are the responsibility of the property owners not the city.

Barbara asked Donna what she was wanting the city council to do for her and the other members of the retirement community? Donna stated they wanted the council to require the apartment complex builder to pay for and install a privacy fence at the cost to the builder.

Mayor Simmons stated some people like open space and want fences outlawed so there are two sides to the story. There is a challenge in this case with two different demographics being side by side.

Kris stated she understood the issue and how close the apartments are to the fence.

Kris asked if any member of the retirement community had approached the developer about paying for the fence? Donna stated she had not asked them to pay for the fence and would not ask them to pay the entire cost.

Kris suggested Donna and her neighbors contact the developer to try and work something out to be good neighbors and work together.

Barbara suggested taking the pictures and the letter of concern to the developer for a face to face meeting to discuss the concerns. Donna stated she would and mentioned she just wants to have some privacy in her backyard. Kris felt a face to face meeting would be a lot more constructive than a phone call. Mayor Simmons suggested taking several different ideas to the developer to consider and try to work out a resolution.

Mayor Simmons asked Donna to report back to the council the results of her meeting with the developer. Donna informed the council she would only be in town until the end of September but would have someone report to the council.

Peggy Womack, President of the Homeowner's Association for the retirement community, informed the council she had talked to the developer on the phone and he was not willing to pay any of the cost since it is not a city requirement.

Mayor Simmons asked Peggy if her request was for the developer to pay all of the cost or just some of the cost? Peggy stated the developer said since the fence is not required he would not pay any portion of the project cost.

Mayor Simmons suggested a face to face meeting rather than just a phone call. Barbara concurred.

Jay White mentioned he was never informed about this project being approved until he saw the equipment show up and started doing the work and he was very frustrated by that and wanted to know why he was not informed. Justin stated the city is not required to do parcel specific mailing and the approval of this project had gone before the planning commission and city council at a couple of meetings and the meetings were advertised as required by law and posted at the city office, library, city website and the State of Utah public notice website.

Jay stated some of his neighbors received notification about the project. Justin replied Deputy Recorder Char Izatt had mailed a copy of the agenda to the nine property owners adjoining the project as a courtesy but it was not a city requirement. Justin also mentioned Mr. White would not receive a copy of a parcel specific mailing as well since he did not own the property where

he resides as the property owner is located in Arizona for his specific parcel. Jay stated the city needs to notify him when projects like this occur that will affect him.

Jay mentioned Richmond City does require the developer to pay for a vinyl fence for projects like this. Justin mentioned the Richmond City council had required a developer on a major subdivision, 10 lots or more, to put a six foot vinyl privacy fence along the two sides facing the city main roads. Clay mentioned Smithfield City code does not require a fence and this project is not a subdivision either.

Brenda Karren stated she lives in the area and had talked to Gib Cellan who previously owned the property. Brenda had told Gib she would have to move if this project happened and Gib had told her he needed the money. Brenda stated she went and talked to Char Izatt at the city office and was informed nothing could be done to stop the project and her opinion was not even considered. Mayor Simmons stated everyone's opinion matters and public input was considered on this project during the approval process. Brenda remarked she had worked for the city for about two to three weeks and went to Char as a friend asking for help and was told nothing could be done to stop the project. Mayor Simmons replied the city council is required to approve or deny a project based on city ordinance and there was public input taken on the project and the city council allows 10 minutes of public input at the start of every council meeting. Brenda stated she did not have a valid excuse of why she did not attend the city council meetings but she was caring for her father 24/7 for about a year until he passed away and she did not feel like she could leave him during that time to attend a city council meeting. Mayor Simmons mentioned the city council and staff want to treat everyone with dignity and fairly but feelings can be hurt when people do not get their way. Brenda remarked she was not mad at the city council for approving the project but was upset she was told the project was over and done before it was approved. Mayor Simmons stated he would review her concern with the city staff as input from the public is always appreciated.

The council meeting temporarily adjourned at 7:58 P.M.

****Temporary Adjournment for the RDA Board Meeting.****

The council meeting reconvened at 8:49 P.M.

DISCUSSION ON ADDING A NEW SIDEWALK FROM 500 SOUTH MAIN TO 600 SOUTH MAIN ON THE EAST SIDE OF THE HIGHWAY.

Deon mentioned he thinks the city needs to continue finishing the sidewalk on the highway from approximately 500 South to 600 South. The area appears to be in the RDA and hopefully RDA funds could pay for the project since the general fund is not in a position to pay for the project. Traditionally a street extends to at least one foot past the sidewalk and maybe as much as two feet behind the sidewalk.

Margaret Budge stated she has lived in the city for over 50 years and there is no sidewalk in this area so she has to walk in the road. People want to walk in this area and the sidewalk needs to be completed. The sidewalk would add safety for the residents and would give them a stable

surface to walk on. Margaret was also hopeful the city could install a sidewalk from 600 South Main to Lee's Marketplace as well.

Justin mentioned the area in question where no sidewalk is located is two homes, The Family Place building, Dr. Jonathan Miles building as well as in front of the home owned by Jack Nixon on the corner of 600 South Main.

Barbara asked if this area is in the RDA? Craig mentioned the RDA is parcel specific and the east right-of-way on the highway goes one foot behind the sidewalk but the purpose of the RDA is to remove blight and add more tax base. The RDA is not setup to address safety issues. The council would have to decide if they deem this appropriate as it appears to not qualify.

Mayor Simmons asked how much the sidewalk fund is in the budget? Craig stated the current budget has \$5,000 allocated for sidewalk maintenance and repair and this project is estimated to cost at least \$30,000 to \$40,000.

Mayor Simmons asked if there is any grant funding available? Craig stated there is some safe routes to school funding but this project would not qualify. The city recently received a small grant from this program for some work on 100 North.

Kris asked if the sidewalk could be done a section at a time or if it had to be done all at once? Craig stated it would be cheaper to do it all at once. Mayor Simmons mentioned there is more to the project than just cement; there are trees, sprinkler systems and landscaping that would be required.

Kris mentioned maybe a meandering sidewalk would work as they look nice. Craig stated they look aesthetically pleasing but are hard to mow and trim and sprinklers watering the sidewalk will always be an issue on a meandering sidewalk. Curtis mentioned blowing snow on a meandering sidewalk is harder as well.

Barbara asked if there was an estimate to install sidewalk from 600 South to Lee's Marketplace? Craig stated there was not at this time since a request had not been made and the focus was 500 South to 600 South.

Margaret mentioned she did not think the trees would be an issue from 600 South to 800 South. Craig stated the city is only allowed to work in the right-of-way area and it would need to be reviewed. Margaret stated the trees are right by the curb and gutter.

Justin informed the council the cost estimate of \$30,000 to \$40,000 does not include the area the developer will put in when the Cantwell Lumber property is developed. The developer will be responsible for that cost. The cost to go from 600 South to 800 South would most likely be well over \$100,000. Craig also mentioned there are some elevation issues and landscaping issues that need to be dealt with on this project as right now there is just a rough cost estimate only.

Mayor Simmons mentioned the two homeowners might not be too happy having a new sidewalk in front of their homes as it would increase traffic walking in the area. Kris did not see an issue for the two homeowners if a new sidewalk was installed.

Barbara asked how many homes are affected? Margaret stated there are two homes plus the blue home on the corner of 600 South owned by Jack Nixon. Curtis mentioned a refugee family is living in the home owned by Jack Nixon. Margaret mentioned there are children living in the blue home and they have to walk on the road to get to school and that should never happen. There needs to be a sidewalk.

Curtis mentioned he was aware The Family Place wants to enclose their property with a privacy fence so they need to be notified of a possible sidewalk through the area so they can put their fence in the appropriate place.

Mayor Simmons mentioned he has been contacted by residents not wanting sidewalk in front of their home as they don't like people walking in front of their yard. This project is not as simple as just installing a sidewalk.

Barbara mentioned there is not any funding in the budget for this project. Craig concurred.

Mayor Simmons mentioned this project will be reviewed more in depth when the Cantwell Property is developed and a new sidewalk is installed there.

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 16-10, A RESOLUTION ADOPTING THE 2016 PRE-DISASTER MITIGATION PLAN: BEAR RIVER REGION, UTAH.

Mayor Simmons asked Chief Downs to give an update on the current wildfires that are burning. Chief Downs stated the Beaver Mountain area fire is still not under control and the focus has been to save the Beaver Mountain Ski Area as the fire had closely approached the area known as Marge's Triple. The city has a fire engine and tender on site as well as four employees. Another city crew is in Idaho City, Idaho fighting a fire and the crews switched the previous Sunday and will be gone another two to three weeks. The city responded to the fire in the Dayton/Clifton, Idaho area as well as the departments from Lewiston, Trenton and Clarkston as well as others. No structures were damaged. The fire has been extinguished but the area is being monitored. Four employees helped on the Dayton/Clifton area fire.

Chief Downs explained the proposed Resolution was created by BRAG (Bear River Association of Governments) and has brought together agencies and municipalities in Cache and Box Elder counties. The plan shows what the potential mass disasters would be locally and how they could be mitigated. The plan is very long. There are 22 categories to review in the plan created by BRAG. Each community in the valley has been asked to review the plan and pass the resolution. The county council and Sheriff Chad Jensen support the resolution and plan. The resolution will allow for the city to be included if grant funding is applied for by the city. There is no obligation on the part of the city by passing the resolution.

A motion to approve Resolution 16-10, a Resolution of Smithfield City, Utah adopting the 2016 Pre-Disaster Mitigation Plan: Bear River Region, Utah was made by Kris, seconded by Barbara and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON THE CITY SELLING PARCEL 08-036-0003, WHICH IS 2.4 ACRES, TO A PRIVATE PARTY. THE PARCEL IS LOCATED AT APPROXIMATELY 6600 NORTH 1600 WEST AND IS OUTSIDE OF THE CITY LIMIT.

Mayor Simmons stated the request is to sale a portion of land owned by the city known by the city staff as the “dog pit”. The parcel is quite a ways from the city boundary and has not been utilized in any capacity in several years. The council would need to approve the request if they want to sell the parcel. The sale price would be \$11,280 and after the associated fees are deducted the city would net \$10,190.

Deon asked if the right-of-ways were spelled out in the purchase agreement? Mayor Simmons stated all of the right-of-ways are included in the title report.

A motion to sell Parcel ID 08-036-0003 for \$11,290 was made by Kris, seconded by Curtis and the vote was unanimous.

Yes Vote: Hunsaker, Kent, Monson, Barnes, Wall

No Vote: None

CITY MANAGER REPORT

Craig informed the council the Human Resources Policy of the city will be reviewed and updated to make sure it is accurate and legal. As sections are reviewed and changed the council will be involved to offer their suggestions and input as well.

In 2015, paystubs were changed from printed to delivery by electronic format. Some council members and employees have not signed into the service but will be required to do so in order to receive their 2016 W-2 at the start of 2017.

Curtis mentioned there are companies that specialize in human resources policy if the city staff needs help. Craig stated that type of service is very expensive so he has been attending local meetings and discussions as well as working with other local leaders to use their policy when appropriate.

Curtis asked if there was any human resources training at the upcoming Utah League of Cities and Towns meetings? Craig stated the majority of the items are land use and policy.

COUNCIL MEMBER REPORTS

Deon informed the council he had been on the county boundary commission for several years and was being reclassified from a private citizen to an elected official on the board. The board does not meet very often but would be holding one hearing later this year.

Deon asked if it was possible to get a city email address he could start using? Craig stated he could and it costs the city \$11.00 per month per email address. Deon stated he would like to get it setup so he can keep his personal, business and city emails all separate.

The canal company is looking at piping the upper canal to the middle canal. The middle canal is already piped and buried to just before Smithfield City. The issue is there is not enough water available north of Smithfield as right now the upper canal feeds into Summit Creek. The local canal companies need to work together to keep the water from flowing into the creek.

A benefit would be by taking water from the upper canal to the middle canal on a high water year the city would be less likely to have flooding issues from the upper canal.

Deon expressed concern that there were 68 new building lots being proposed on the east side of town and he was worried the homes would not have enough water pressure.

One possibility for the future would be for the city to take and run an irrigation line from the golf course pond to the cemetery to water down there if needed. It would be expensive to install the line but would be possible.

Deon mentioned he has been informed by several residents they are not happy they are required to maintain trees in the city right-of-way. Kris agreed and stated she felt basic maintenance was okay but major tree trimming should be done by the city employees.

Craig asked for clarification on who the council wanted to maintain the trees; the residents or the city staff? Kris stated the city staff should be responsible to maintain and trim trees on the city owned right-of-way.

Craig reminded the council this had been a discussion point at a previous council meeting and the council was unanimous in stating it was the responsibility of the resident to take care of the trees like they do in other municipalities. The city does not own any tree trimming equipment and does not have trained tree trimming staff members.

Craig asked for suggestions on how the city would pay for this service as there is not any funding allocated for tree trimming.

Barbara asked if the city staff was doing any tree pruning at all? Craig stated the city street department employees used to trim trees and it was very costly and took the employees away from working on roads like they are hired to do. The city owned lift truck is not safe to use. The city is not allowed to trim trees by power lines since no city staff member is certified in this area.

Jeff stated the city staff should not pay for or take care of trees in the right-of-way. The residents plant them and should take care of them and pay for them to be removed down the road as well. Jeff mentioned he had always incurred the cost personally to have trees trimmed at his residence in the right-of-way and had paid tree removal costs as well.

Craig informed the council the city staff receives calls daily from residents wanting the city to trim their trees.

Barbara stated the residents need to be educated about taking ownership and responsibility for what is planted or put in the park strip area by their home.

Deon mentioned several residents have switched the park strip to a xeriscaped type area and now the trees could die because of a lack of water. Curtis stated education for the residents is good but he switched his residence to a bubbler type system so his trees won't die and others can as well.

Jeff asked what the policy is for trees blocking traffic or street signs? Craig stated the city staff mails the homeowner a letter stating they need to correct the problem immediately.

Mayor Simmons mentioned the city staff will trim a tree on an emergency basis if needed.

Mayor Simmons informed the council he had received a \$500 invoice from a resident in the past as they were not happy with how a tree had been trimmed in the park strip area and they wanted it replaced at a cost to the city.

Craig mentioned some residents take ownership of the park strip area and will maintain it while others refuse too. This is not just a Smithfield City issue but for municipalities everywhere.

The council agreed the city will not pay to maintain trees in the city right-of-way area and it is the responsibility of the property owner.

Barbara asked why photos had been taken of the area on 400 North from 300 West to 400 West? Deon stated he asked for the photos as the master plan shows a future road in that area but it would be impossible to install because of the lay of the land. Jeff mentioned that area is not a good area for a future road.

Barbara mentioned both the youth council and senior citizen programs are still doing great and up and going for the year.

Mayor Simmons asked which council member is responsible for the fair booth as he had received a letter from a resident disappointed the city was not represented at the county fair this year. Barbara stated the youth council had been in charge until two years ago and at that time it had been turned over to the historical society. Jeff stated the historical society had done a booth last year but not this year.

Mayor Simmons mentioned he has a resident willing to help with the fair booth in the future. Jeff asked for the information to be provided to Deon since he is over the historical society. Mayor Simmons thought it would be good for this person wanting to help to form a small committee so she would not have to do it by herself.

Mayor Simmons mentioned there were only a handful of communities who put up a fair booth this year but it would be nice to have the city represented if someone was willing to do it. Deon stated sadly only four communities did fair booths this year.

Kris mentioned the Cache County Trail Committee is looking for a trailhead in the city and some local property owners will be contacted. Dayton Crites is overseeing the project and doing a great job.

Kris mentioned she has a concern the city is not collecting enough revenue to keep up with the services being offered by the city and property tax and all other fees needs to be reviewed. Kris used the example of a local property owner is willing to donate some land to the city for a park but the city does not have any funds available to develop the park or maintain the park in the future. The residents need to start paying more to be able to continue to offer the current level of service being provided as well as to have funds available for future projects like this. The city should not have the highest taxes or the lowest taxes in the valley but needs to be to the point where revenue exceeds expenses and a fund balance is created. Money needs to be collected to pay for water system upgrades, creating a fund balance for emergencies and making sure employees are being fairly compensated so they don't leave after they are trained. Mayor Simmons mentioned the truth in taxation process can start in January and all fees and taxes can start to be reviewed at that time.

Jeff informed the council Jon Cheatham had reached his goal of raising \$10,000 for the new Veteran's Memorial and the plan is to have the project completed before Veteran's Day and then have a dedication ceremony on the afternoon of Veteran's Day. Curtis mentioned Jon had attended a Logan City Chamber of Commerce meeting soliciting donations for his project and he did a great presentation.

Curtis mentioned the local chamber of commerce does not meet in the summer. The Cache Valley Transit District will see a surge in ridership now the local schools are back in session.

Curtis thanked the fire department and police department in how they handled themselves at a recent call they responded to at a neighbor of his. The staff was professional and courteous and did a great job.

Curtis asked if there are plans to add pickle ball courts in the city in the future? Kris stated Brett Daniels and Sky View High School Principal Mike Monson will be working together on a proposal for the future but the long term plan is to add some pickle ball courts in the city. Curtis mentioned there are 17 pickle ball courts in Box Elder County with 12 of them being under the lights. A recent tournament was held and Brigham City made over \$10,000 profit from the 75 teams that participated. Logan City recently broke ground at Bridger Park to add eight new pickle ball courts. Jeff remarked Brett Daniels had previously stated some of the Pitcher

property that was purchased by Forrester Acres would eventually be developed into pickle ball courts. Mayor Simmons mentioned a proposed business looking at building in the city and would have a pickle ball court as well for senior citizens to utilize.

MAYOR'S REPORT

Mayor Simmons informed the council the monthly department head meeting had just been held and the city has some very good department heads. They need to be thanked and told they are doing a great job. The entire city staff from the managers to all the other employees are doing a good job.

Mayor Simmons stated he had received several positive comments about the direction public safety is going in the city and thanked Chief Allen and his department for working to better their relationship with the residents.

Mayor Simmons thanked Clay for always answering questions as they come up in the council meeting and the majority of them cannot be prepared for.

Mayor Simmons mentioned some other cities are being destroyed from within because of contention and he was thankful that is not a problem in the city. Mayor Simmons appreciated that the council could agree to disagree on items and vote in different ways but when the meeting is complete there would not be any backstabbing or fighting.

****Kris made a motion to adjourn at 9:48 P.M.****

SMITHFIELD CITY CORPORATION

Darrell G. Simmons, Mayor

ATTEST:

Justin B. Lewis, City Recorder

SMITHFIELD CITY CORPORATION
96 South Main
Smithfield, Utah 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, **August 24, 2016**. The meeting will begin at 6:00 P.M.

Welcome and Opening Ceremonies by Deon Hunsaker.

1. Approval of the city council meeting minutes from July 13, 2016 and August 10, 2016
2. Resident Input
3. Public hearing, no sooner than 6:10 P.M., to consider a request by Duane Williams of RND Properties, agent for BR Property Development, LLC, to rezone property from A-3 (Agricultural 3-Acre) to GC (General Commercial). The property is located at approximately 600 South 200 West. Parcel Number 08-105-0058 which is 4.92 Acres.
4. Discussion and possible vote on the rezone request by Duane Williams of RND Properties.
5. **CANCELLED.** Public hearing, no sooner than 6:20 P.M., to consider a request by Duane Williams of RND Properties, agent for BR Property Development, LLC, to rezone property from A-3 (Agricultural 3-Acre) to RM (Multiple Family Residential) The property is located at approximately 500 South 200 West. Parcel Number 08-105-0027 which is 7.33 Acres.
CANCELLED
6. Discussion and possible approval of a pioneering agreement for Kelly Winn of Key-Lix for fire hydrant service located at approximately 325 West 600 South.
7. Continued discussion and vote on Ordinance 16-03, an Ordinance approving the annexation request from Neighborhood Non-Profit Housing Corporation for Parcel ID 08-044-0035 (6.25 Acres) and 08-044-0036 (11.97 Acres). The parcels are located northwest of the Ridgeview Estates Subdivision on Crow Mountain Road (600 East), Smithfield.
8. Discussion and possible approval to the Employee Personnel Manual.
9. Continued discussion and vote on Ordinance 16-04, an Ordinance approving the annexation request from Neighborhood Non-Profit Housing Corporation for Parcel ID 08-044-0030 (13.92 Acres) and 08-044-0031 (2.89 Acres). Parcel 08-044-0031 is 13.66 acres of which 10.77 acres is already located within the city boundary. The parcels are located east of Hunter Meadows Subdivision Phase 13 (680 North), Smithfield.
10. Public hearing, no sooner than 7:00 P.M. for the purpose of discussing Ordinance 16-02, an Ordinance amending Municipal Code Section 15: Buildings and Construction.
11. Discussion and possible vote on Ordinance 16-02.

Smithfield City Council Meeting Minutes, August 24, 2016

12. Discussion and possible vote on the final plat for the Suncrest Estates Subdivision which is located at approximately 680 North 600 East. Zoned R-1-12.
13. Jay White of the Autumn Retirement Community would like to discuss why a privacy fence was not required during the approval process for the West Ridge Townhomes.

****Temporary Adjournment for RDA Board Meeting.****

14. Discussion and possible vote on the city selling Parcel 08-036-0003, which is 2.4 acres, to a private party. The parcel is located at approximately 6600 North 1600 West and is outside of the city limit.
15. Discussion and possible vote on Resolution 16-10, a Resolution adopting the 2016 Pre-Disaster Mitigation Plan: Bear River Region, Utah.
16. Discussion on adding a new sidewalk from 500 South Main to 600 South Main on the east side of the highway.
17. City Manager Report
18. Council Member Reports
19. 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 needed special accommodation for this meeting should contact the City Recorder at (435) 792-7990, at least (3) days before the date of this meeting.