

SMITHFIELD CITY COUNCIL

OCTOBER 27, 2021

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, October 27, 2021. 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: Curtis Wall, Jamie Anderson, Deon Hunsaker, Jon Wells and Wade Campbell.

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

VISITORS: Marshae Stokes, Todd Horman, Holly Clement, Laurie Danielsen, Henry Shaw, Michelle Anderson, Bob Holbrook, Kris Monson, Marty Spicer, Brian Potts, Julie Rudie

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM SEPTEMBER 8, 2021.

A motion to approve the September 8, 2021 city council meeting minutes was made by Jamie, seconded by Curtis and the vote was unanimous.

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

No Vote: None

RESIDENT INPUT

There were not any comments.

DISCUSSION WITH REPRESENTATIVES OF CAPSA ON OCTOBER BEING DOMESTIC VIOLENCE AWARENESS MONTH.

Henry Shaw is the Service Awareness Educator at CAPSA.

Henry presented the following information to the council.

October is domestic violence awareness month.

CAPSA is meeting with all of the city councils in the valley to discuss what is offered.

The main building CAPSA operates out of in Logan has been expanded and new offices added. An open house will be held on Friday, October 29th. The tours will start at 10:00 A.M. There is a ribbon cutting ceremony at 11:00 A.M.

The following statistics refer to the period of July 2020 through June 2021:

- 1,670 people were served.

- 8,392 crisis phone calls were answered.
- 284 people were sheltered.
- 1,465 people were helped through case work or advocacy.
- There were 424 people helped through therapy.
- 67 families were housed as they are abuse survivors.

Over 700 presentations have been done with local schools and businesses and over 14,000 people have participated.

Case numbers are higher now than they were pre-COVID-19. It is unknown if it is because of COVID-19 or because the local population is growing so much.

People are not housed at the facility in Logan. The Logan facility is mainly offices.

There is a 24-hour support line where victims of abuse can call or people who know someone is being abused can call.

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY HERITAGE LAND DEVELOPMENT FOR APPROVAL OF THE FINAL PLAT FOR THE MOUNTAIN VALLEY PUD, A (40) LOT/UNIT SUBDIVISION LOCATED AT APPROXIMATELY 80 EAST 600 SOUTH.
--

Mayor Barnes mentioned the plat has been before the planning commission. Several items were changed at the request of the planning commission.

Jamie asked Clay if he had any concerns? Clay replied the plat meets all city standards. There are two access points: one at 85 East and the other at 690 South.

Mayor Barnes mentioned all of the units will have two-car garages. Marshae Stokes mentioned each unit will have a longer driveway so cars are not parked over the sidewalk.

Clay mentioned the road is 60 feet wide as proposed. The original proposal included a road 50 feet wide.

Mayor Barnes asked who is responsible for the landscaping? Marshae replied her company will complete the landscaping. A homeowner's association will oversee the maintenance and repair long term.

Jon mentioned the land was previously watered with irrigation water. Did irrigation shares come with the purchase and will irrigation water continue to be used on the parcel? Marshae replied her understanding is they purchased the irrigation water shares but she was not sure if the shares had been transferred into her companies name yet.

Mayor Barnes asked if any of the area would be xeriscaped? Marshae replied the park strip would be xeriscaped.

Deon asked what the 20 feet dedication on the south end of the property is for? Clay replied a sewer line runs through the area. City code requires the land is dedicated to the city when this happens.

Curtis asked Marshae when they hope to start the project? Marshae replied as soon as manholes can be purchased. The backlog on purchasing them right now is several weeks.

A motion to approve the Final Plat for the Mountain Valley PUD, a (40) lot/unit subdivision located at approximately 80 East 600 South was made by Curtis, seconded by Jamie and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY TWO BROTHERS INC. FOR APPROVAL OF THE FINAL PLAT FOR THE GEORGE R. WEEKS SUBDIVISION, PHASE 3, A (9) LOT/UNIT SUBDIVISION LOCATED AT APPROXIMATELY 220 SOUTH 1100 EAST.
--

Mayor Barnes mentioned the infrastructure is being worked on now for this project.

Todd Horman stated this is the last phase in the project. The LDS Church owns the land where Phase 1 is located and nothing has been built there at this time. Phase 2 was completed by Todd's company. Phase 3 is nine building lots.

Jamie asked what the plan is to finish up the asphalt work on 1000 East? Todd replied the curb and gutter is being worked on now. Asphalt will be put down in the next week; weather permitting. Craig mentioned the intent is to have the asphalt removed, area graded and new asphalt put down on Monday, November 1st.

Jamie asked if the road will be closed when this work is completed? Craig replied that is correct.

Mayor Barnes asked if asphalt would be put down throughout the entire phase at that time. Todd replied the intent is to pave it all at once.

Wade asked Clay if he had any concerns. Clay replied the plat meets city standards.

Jon asked if the storm water retention pond is a separate lot? Clay replied it is part of Lot 2. Jamie mentioned it appears to be a separate lot on the plat.

A motion to approve the Final Plat for the George R. Weeks Subdivision, Phase 3, a (9) lot/unit subdivision located at approximately 80 East 600 South was made by Wade, seconded by Jamie and the vote was unanimous.

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

No Vote: None

Mayor Barnes asked if any of the lots are sold? Todd replied he has reservations on a couple of them at this time.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 21-30, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, BY AMENDING CHAPTER 17.88 “PLANNED UNIT DEVELOPMENTS”, SECTION 17.88.110 “SUBDIVISION CONCURRENT WITH (PUD) APPROVAL”, SECTION 17.88.120 “PRELIMINARY PUD PLAN APPROVAL”, CHAPTER 17.81 “MASTER PLANNED COMMUNITY (MPC) ZONE”, SECTION 17.81.040 “REZONE REQUIRED (MPC)”, CHAPTER 17.89 “MIXED-USE OVERLAY ZONE”, SECTION 17.89.130 “SITE PLAN REQUIRED” AND TITLE 16 “SUBDIVISION REGULATIONS”, CHAPTER 16.09 “PRELIMINARY PLATS”, SECTION 16.09.040 “APPROVAL OF PRELIMINARY PLAT”.

Clay mentioned the goal of the Ordinance is to clarify when a preliminary plat is required. It is required in certain cases such as an MPC (Master Planned Community), mixed-used overlay or PUD (Planned Unit Development). A preliminary plan is required because the planning commission and council must review and approve items such as reduced setbacks, narrower roads and bonus densities.

Jon stated Section 16.09.040 needs to include mixed-use overlay zones and PUD’s (Planned Unit Development) not just MPC (Master Planned Community).

Deon stated he did not think Section 17.88.110 was allowed because it goes against state code.

A site plan cannot be required at the time of a rezone is what Deon thought the current state code stated. Clay replied this is not a normal rezone because setbacks, bonus densities and other amenities are included and must be approved by the planning commission and city council.

Deon stated requiring a site plan and landscaping plan is quite an expense for a request which might not be approved. Craig replied this only applies to three areas: MPC, PUD and Mixed-Use Overlay.

Clay mentioned a normal rezone does not require a site plan because items such as bonus densities are not included. The developer is making the choice to apply for a more dense area with certain amenities and those requests cannot be approved as part of a regular rezone.

Deon asked if the preliminary plat is approved with the rezone does that save the developer a future meeting with the city council and planning commission? Jon replied it does. Only final plat approval for each phase would then have to come before the city council and planning commission.

Deon asked if apartments are allowed in a commercial zone? Clay replied a PUD zone is allowed in several different zones in the city.

A motion to table Ordinance 21-30, so it can be reviewed to make sure it does not go against Utah State Code Annotated, was made by Jon, seconded by Wade and the vote was unanimous.

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

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 21-17, A RESOLUTION SEEKING FUNDING FROM THE WATERSMART: DROUGHT RESILIENCY PROJECTS GRANT AND COMMITTING TO THE FINANCIAL AND LEGAL OBLIGATIONS OF THE GRANT.

Craig mentioned as part of the Drought Resiliency Plan a pump station, water tank and piping project were identified as future needs of the city.

This Resolution would allow the city to apply for a WaterSMART Grant. The Resolution is required with the application. The application was due a month ago. The Resolution must be sent in within a month of the application. An extension was granted so the Resolution could come before the city council for review and approval.

Jamie asked where the new water tank will be located? Mayor Barnes replied north of Crow Mountain Road and 800 North. Craig mentioned the water tank will need to be located at an elevation of 5,000 feet or higher.

Jamie asked where the water from the new well will go? Clay replied long term it will be pushed up to the new tank. In anticipation of this project the city is paying to upsize some waterlines which are being installed in the area where the new tank will be located.

Mayor Barnes asked how much funding is being applied for? Craig replied the grant application is asking for \$2,000,000.

Mayor Barnes mentioned this is an extensive application which is submitted seeking the grant funds.

Curtis asked if by adopting the Resolution this would allow the city to apply for the grant? Craig replied that is correct.

Jamie asked for clarification on where it discusses water restrictions and fines in the grant application. Craig replied that is not something the city has done in the past but could do in the future if needed.

Jamie mentioned at the top of Page 5 there is a typo. It should say 720 homes not 7,200 homes.

A motion to adopt Resolution 21-17, a Resolution seeking funding from the WaterSMART: Drought Resiliency Projects Grant and committing to the financial and legal obligations of the grant was made by Curtis, seconded by Wade and the vote was unanimous.

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

No Vote: None

Jamie asked what happens if the grant is not approved? Craig replied the project would start over and the city would seek funding from other sources.

DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 21-16, A RESOLUTION ACCEPTING A PETITION FOR ANNEXATION ON CERTAIN REAL PROPERTY UNDER PROVISIONS OF SECTIONS 10-2-403 AND 10-2-405, UTAH CODE ANNOTATED, AS AMENDED. THE PARCEL BEING CONSIDERED FOR ANNEXATION IS LOCATED NORTH OF APPROXIMATELY 680 NORTH 280 EAST. PARCEL NUMBER 08-044-0083. THE PARCEL TOTALS APPROXIMATELY 6.69 ACRES.

Justin mentioned this is Step 1 of 3 in the annexation process. By accepting the Resolution the staff and county will start the review process. Step 2 will be at a future council meeting where comments from the county and staff are discussed. The date of the public hearing and advertising will start at that point as well. Step 3 is the public hearing and vote of the council. Most likely the public hearing and vote of the council will be in January.

The request is by Neighborhood Nonprofit Housing to annex 6.69 acres which is contiguous to other parcels they own in the area. This is a single parcel request.

By default, if the annexation request is approved the land would come into the city zoned A-10 (Agricultural 10-Acre).

Mayor Barnes mentioned Neighborhood Nonprofit Housing would incorporate this parcel into their development if it were approved.

Wade asked if this parcel was included in the recent rezone request by Neighborhood Nonprofit Housing? Justin replied it is not because the parcel is not currently located within in the city boundary. It would have to be rezoned if it is annexed.

Mayor Barnes mentioned a land swap was done and that is how the land was acquired. Jamie asked if the land involved in the land swap was located south of this area and was on a steep slope with potential water issues. Justin replied that is correct. Dennis Peterson and Neighborhood Nonprofit Housing did a land swap in this area.

A motion to adopt Resolution 21-16, a Resolution accepting a Petition for Annexation for Cache County Parcel Number 08-044-0083 was made by Jamie, seconded by Wade and the vote was unanimous.

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

No Vote: None

**DISCUSSION AND POSSIBLE VOTE ON RESOLUTION 21-18, A RESOLUTION
UPDATING THE PREVAILING FEE SCHEDULE OF THE CITY.**

Mayor Barnes mentioned all of the proposed changes have to do with fees charged at the Birch Creek Golf Course.

Craig mentioned he met with Golf Pro Eric Kleven and Golf Superintendent Chad Daniels to review the proposed changes.

The proposed changes are as follows:

Old Fee:

Regular – 9 Holes	\$15.00
Regular – 18 Holes	\$30.00
Senior – 9 Holes	\$13.00
Senior – 18 Holes	\$26.00
Junior – 9 Holes – Holiday	\$15.00
Junior – 18 Holes – Holiday	\$30.00
Season Pass – Age 18-59 – Nov 1 st – Oct 31 st	\$950.00
Season Pass – Senior – Nov 1 st – Oct 31 st	\$850.00
Fall Season Pass – Sept 1 st – Close of Season	\$250.00
Regular Punch Pass – 9 Holes – 20 Rounds	\$260.00
Senior Punch Pass – 9 Holes – 20 Rounds	\$220.00
Regular Punch Pass - 9 Holes – With Cart – 20 Rounds	\$390.00
Senior Punch Pass - 9 Holes – With Cart – 20 Rounds	\$350.00
Regular Punch Pass – 9 Holes – 10 Rounds	\$140.00
Senior Punch Pass – 9 Holes – 10 Rounds	\$120.00

New Fee:

Regular – 9 Holes – Monday – Thursday	\$16.00
Regular – 9 Holes – Friday, Saturday, Sunday and Holidays	\$18.00
Regular – 18 Holes – Monday – Thursday	\$32.00
Regular – 18 Holes – Friday, Saturday, Sunday and Holidays	\$36.00
Senior – 9 Holes – Monday – Thursday	\$14.00
Senior – 9 Holes – Friday, Saturday, Sunday	\$16.00
Senior – 9 Holes – Holiday	\$18.00
Senior – 18 Holes – Monday – Thursday	\$28.00
Senior – 18 Holes – Friday, Saturday, Sunday	\$32.00
Senior – 18 Holes – Holiday	\$36.00
Junior – 9 Holes – Holiday	\$18.00
Junior – 18 Holes – Holiday	\$36.00

Season Pass – Age 18-59 – Nov 1 st – Oct 31 st	\$1,100.00
Season Pass – Senior – Nov 1 st – Oct 31 st	\$1,000.00
Fall Season Pass – Sept 1 st – Close of Season	\$300.00
Regular Punch Pass – 9 Holes – 20 Rounds	\$300.00
Senior Punch Pass – 9 Holes – 20 Rounds	\$260.00
Regular Punch Pass - 9 Holes – With Cart – 20 Rounds	\$440.00
Senior Punch Pass - 9 Holes – With Cart – 20 Rounds	\$400.00
Regular Punch Pass – 9 Holes – 10 Rounds	\$160.00
Senior Punch Pass – 9 Holes – 10 Rounds	\$140.00

Spring Season Pass Regular, Summer Season Pass Regular, Spring Season Pass Senior and Summer Senior Pass Senior would all be removed from the fee schedule.

Jamie mentioned this is not different from how other golf courses charge their fees.

Jamie stated he did not have any concerns as proposed.

Jamie asked when the new fees would go into effect? Craig replied on November 1st when the new season passes start to sell.

A motion to adopt Resolution 21-18, a Resolution updating the Prevailing Fee Schedule of the City was made by Wade, seconded by Jamie and the vote was unanimous.

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

No Vote: None

DISCUSSION ON POLICE DEPARTMENT WAGES.

Mayor Barnes mentioned Chief Allen provided three different options for the council to consider.

Jamie asked for the options to be reviewed as he did not understand all of the information being presented.

Chief Allen mentioned he was approached by Wade and Mayor Barnes. They asked for options to make the wages offered by the police department similar to Logan City or more than Logan City.

Three options were presented. One being a band aid fix to get through this fiscal year but not offering a long-term solution. A second option would make the wages offered by the department comparable to the Logan City Police Department. The third option would be to offer a higher wage than the Logan City Police Department.

Jamie asked Chief Allen exactly what he is asking for in this proposal? Chief Allen replied he was asked to provide information for the council to review.

Craig mentioned Logan City also does a 2.5% 401K match. Jamie asked if that contribution is part of their URS (Utah Retirement System) plan? Craig replied it is not. It is separate.

Chief Allen mentioned Logan City offers other incentives such as an extra \$300 per month for those not needing Logan City's insurance as well. The North Park Police Department is doing sign on bonuses as well as giving the new employee 40 vacation hours and 40 sick leave hours the day they start their employment. All of these incentives are to attract new police officers.

Wade asked if North Park still has job openings? Chief Allen replied they have one or two.

Chief Allen was informed by the North Park Police Chief they had not obtained a new application in over 13 weeks. They have had open positions since the end of May 2021.

Mayor Barnes asked what North Park's starting wage is? Chief Allen replied it is \$22.65 per hour to start and goes to \$22.90 after 90 days. Paying \$22.90 per hour equates to \$47,600 per year. The Smithfield Police Department has been offering a starting wage of \$18.50 per hour or \$38,500 per year. The difference is over \$9,000 per year to do the same job in neighboring cities.

Mayor Barnes asked how the local department can compete with North Park and Logan? Chief Allen replied new officers want money. They will go where the highest wage is paid.

Jamie asked if offering a higher wage will help in recruiting? Chief Allen replied at least it would make it equal to other local departments. The issue is not enough recruits are entering the system on a yearly basis. Right now six recruits have signed up for the next class where in the past there would be 35 to 40 in a class.

Jamie asked for an update on the officers in the local department who are considering leaving. Chief Allen replied one officer is working through the process of becoming a Utah Highway Patrol Officer. The other officer turned down a job in Alaska but is talking with Logan City and the Cache County Sheriff's Office.

Jamie asked if it is possible to recruit some of the police officers who are leaving their jobs in big cities because of politics and not necessarily the job itself? Wade replied his neighbor is Doyle Peck who does recruiting for the Cache County Sheriff's Office. Recruiting is a national issue. High crime and no local support are making officers leave big cities. There might be an interest by some officers leaving big cities to come to Smithfield. They would only come if a reasonable wage were offered. Right now we don't offer a wage competitive enough to even pull officers from the Salt Lake area.

Wade stated one of his biggest concerns is the city has never put enough funding into the police department to attract the most qualified candidate. The city has only funded the department enough to get new candidates. Chief Allen mentioned Smithfield is known as a steppingstone and training ground for other departments. Other departments are more than happy to take local officers after they are trained.

Wade stated the city needs to offer a wage to attract employees and not allow them to leave. Jamie concurred but asked where will it stop if wages are adjusted now? Wade replied wages are constantly evolving. Where he works a job that paid \$9.00 per hour a year ago is now paying \$15.00 to \$16.00 per hour. Jamie replied a private enterprise can raise their prices to cover the extra cost where the city cannot. Craig mentioned this issue will be addressed often and the less that is updated the more often it will be addressed.

Jamie asked how an increase in wages would be paid for? Craig replied like all other expenses, through taxes. Chief Allen mentioned some other local cities have implemented a public safety utility fee. Brian Potts mentioned the current 911/Central Dispatch fee which is charged is to fund the Central Dispatch Center only. Other cities are adding an amount onto this fee to fund public safety costs. Chief Allen mentioned this is how North Park is funding their wage increase is through a public safety utility fee.

Jamie asked if the public safety fee is part of the monthly utility bill? Chief Allen replied that is correct. Craig mentioned the central dispatch fee on the monthly utility bill is being increased in cities who are choosing to go this direction.

Brian mentioned Hyrum City is funding the new fire/ambulance district contract in this manner as well. They are adding an additional \$4.00 per month for this service to the monthly utility bill.

Curtis mentioned residents of Smithfield are paying the county for fire service but receive nothing in return. Is there enough funding being paid to the county to pay for this increase? Craig replied he was not sure what funding Curtis was talking about as every entity in the valley pays property tax to the county.

Curtis mentioned funds paid by northern valley residents are being used to pay for fire coverage in the south end of the valley. How can the city get these funds? What amount is being paid to the county in this regard? Craig replied the city would be responsible to show local funds are being spent down there and it would result in a legal battle.

Jamie mentioned the county is considering raising taxes this year.

Curtis mentioned the local department needs to be supported. The officers need to be paid more.

Curtis asked if the city purchases a uniform for a new officer and he/she leaves a year down the road does the city recoup any of that cost? Chief Allen replied the city does not recoup any of those costs.

Curtis mentioned if a higher wage is paid, in return the employee needs to commit to a contract of maybe eighteen months. Chief Allen mentioned the local department is asked to sponsor an applicant for the academy on occasion. Curtis replied if the city sponsors them, they should then be required to sign a three-year work contract. Chief Allen replied it can be considered but most cities are not successful in keeping employees on contracts who no longer want to be there. Jamie replied the issue with an employee contract is it is telling the employee they are not

allowed to leave and earn a better living. Most likely the employee will leave and say sue me if you want me to stay.

Curtis mentioned he is willing to pay a higher wage but it needs to be a two-way agreement. The honorable thing to do would be to at least pay for the uniform if an employee leaves soon.

Curtis mentioned wages in the police department have been discussed for the last three years. Chief Allen replied it is not something he likes to continue to discuss but it is a current reality of what is going on and trying to keep a functioning department.

Curtis asked how new recruits are being found? Chief Allen replied Doyle Peck is in charge of the police academy. Chief Allen was not sure what type of advertising is done. Wade replied Doyle informed him the number of applicants this year is the lowest number he has ever had apply.

Chief Allen mentioned the legislature is concerned as well. They are considering changing the number of years for retirement from 25 back to 20 like in the past. They are also considering changing the length of time someone who retires must sit out from one year to 60 days. The biggest issue is officers who sit out for a year decide they don't want to come back. Those sitting out only 60 days might want to come back.

Jon mentioned policing is not considered a good career at this time on a national level; therefore, fewer people want to make it a career. Chief Allen concurred and mentioned the department lost one officer who decided he no longer wanted to be in law enforcement because of what is going on around the country at this time.

Jamie mentioned not holding the property tax rate the same this year was a mistake. By holding the rate this year this issue could have easily been resolved. Wade agreed and mentioned he has second guessed many times why he did not support the item earlier in the year.

Mayor Barnes asked how a departmental wage increase of \$152,000 would be funded? Craig replied there is approximately \$206,000 in property tax revenue which has not yet been allocated in the current budget. Jon mentioned that is one-time money and won't cover expenses in the future. Craig concurred and mentioned there are issues in other departments as well from wage concerns to capital improvement needs. At the Rec Center, three employees have quit in the last two weeks. One employee is currently on leave because of COVID-19. Recreation league sizes are having to be reduced because of a lack of employees, scorekeepers and referees. The city is growing which means employees will need to be added over time.

Mayor Barnes mentioned the three options for consideration would be a departmental increase of \$99,000, \$116,000 or \$152,000. Jon mentioned the ideal goal would be the maximum amount to get above Logan City.

Jamie asked what was needed tonight? A consensus of the council of how to proceed? Wade replied the staff needs to know how the council wants to proceed, if at all. Craig mentioned the budget would be adjusted in December if the council approves the increase.

Jamie mentioned there are more sources of revenue than just property tax. Craig mentioned sales tax is the most volatile tax. This year there is a concern by retailers they don't have any products to sell for Christmas. If there are not any products to sell or less than previous years this means the city will receive less in sales tax revenue.

Jamie stated he would support matching the wage offered by Logan City.

Wade stated he felt the council needs to be more bold than timid and consider offering a wage higher than Logan City.

Craig asked the council to confirm what they want done as it will be part of the December budget adjustments.

Jamie and Curtis stated they would support matching the wages offered by Logan City.

Wade stated he would support matching the wages offered by Logan City but would prefer to be slightly higher than Logan City.

Curtis stated he did not support being substantially above the wages paid by Logan City. Jamie concurred.

Wade asked how many sergeants are in the local department? Chief Allen replied there is one. There used to be two but the department made some changes recently and there is now only one.

Jamie stated his biggest concern was paying the officers on the lower end of the pay scale more and was not as worried about those on the higher end of the scale in the department.

Craig asked Jamie if his concern was paying one or more specific individuals more money? Jamie replied that is part of his concern. Chief Allen stated a budget needs to be based on the position/title not the employee's name. Employees will come and go but a wage scale needs to be put in place so employees know what to expect as their career advances.

Jamie asked Chief Allen what his five-year needs are? Chief Allen replied the city is growing rapidly and more officers will be needed. Right now North Park has one lieutenant and two sergeants. They need additional officers as well.

Jon asked Chief Allen if the North Park Police Department is top heavy? Chief Allen replied he would not comment on another department as there are some unknowns before a proper comment can be made.

Chief Allen would like to have a hierarchy structure in place where employees know exact chain of command and wage structure.

Deon mentioned three years ago the police department asked for a substantial wage increase. More is needed now. The fire department asked for higher wages and they were granted. They will be asking for more soon. The public works department will be asking for a higher wage as

well. There are “Help Wanted” signs everywhere in the valley and throughout the state. All industries are struggling to get people to work right now. When other departments ask for additional funding where will it come from? Smithfield has a different demographic where there is an older segment of town and a young segment of town. Taxing is hard to do. More businesses need to come to town to bring more sales tax. It is hard to find funding without raising taxes.

Wade stated his preference is to offer a slightly higher wage than Logan City.

Mayor Barnes stated he would support a slightly higher wage than what Logan City is offering.

Jon stated he would support having a slightly higher wage than Logan City.

Deon stated he would support a wage slightly lower than what Logan City is offering.

Jon stated by offering a wage higher than Logan City it should help with recruitment issues over the next year and until national turmoil in the police segment can settle down.

Curtis stated he would support an employee agreement as he knows of people who have signed them when they received a higher wage.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 21-28, AN ORDINANCE AMENDING THE SMITHFIELD CITY MUNICIPAL CODE TITLE 17 “ZONING REGULATIONS”, BY AMENDING CHAPTER 17.68 “CC COMMUNITY COMMERCIAL ZONE”, SECTION 17.68.060 “SPECIAL PROVISIONS”, CHAPTER 17.64 “CB CENTRAL BUSINESS DISTRICT ZONE”, SECTION 17.64.060 “SPECIAL PROVISIONS”, CHAPTER 17.120 “USE MATRIX TABLE”, SECTION 17.120.010 “USE ALLOWANCE MATRIX” AND CHAPTER 17.84 “INTRABLOCK DEVELOPMENT”, SECTION 17.84.010 “PURPOSE OF CHAPTER”.

Clay mentioned the city has a mixed-use overlay zone which allows residential and commercial units in the same area. Currently, the code allows residential units in commercial zones with a conditional-use permit. A lot of these units are unknown to the city. By removing the conditional-use permit requirement and making it a zoning requirement the city would be aware of what is happening in each unit/building.

Jon stated this Ordinance has been created because of a knee jerk reaction by the staff when the city got involved in a situation the city should not have been involved with. A conditional-use permit is required and has been for many years. People have made the request in the past. Mixed-use overlays are not allowed in all areas of town.

Jon mentioned this issue came to light when the post office informed the city there is a studio apartment in a commercial building. The postal service and tenant were having issues with mail service to the parcel. The city was notified of the issue by the postal service.

Jon stated he did not support the Ordinance. Clay replied the intent is to get rid of the conditional-use permit and make it an allowed use with a zoning change.

Deon stated at one of the Utah League of Cities and Towns meetings he attended it was recommended to get more residential units in commercial areas. This Ordinance would do the exact opposite. Bringing people into an area would strengthen the area.

Deon stated he did not support the Ordinance and would vote against it.

A motion to DENY Ordinance 21-28, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, by amending Chapter 17.68 “CC Community Commercial Zone”, Section 17.68.060 “Special Provisions”, Chapter 17.64 “CB Central Business District Zone”, Section 17.64.060 “Special Provisions”, Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix” and Chapter 17.84 “Intrablock Development”, Section 17.84.010 “Purpose of Chapter” was made by Jon, seconded by Wade and the motion to DENY passed by a vote of 3-2.

Yes Vote: Wall, Hunsaker, Wells

No Vote: Anderson, Campbell

Craig asked Jon if he wants this to be an allowed use or conditional-use? Jon replied it should be an allowed use with tighter restrictions.

Craig asked Jon if this is something the Planning Commission could work on to make a permitted use? Jon replied it is something they can review and make a recommendation on.

CITY MANAGER REPORT

Craig mentioned the pump station at the golf course has been installed but not hooked up. The roof on the building needs to be completed now. The intent is to hookup the system this year and test it a few times before winterizing it.

Mayor Barnes asked if the cemetery sprinkler system has been drained? Craig replied the cemetery and most of the park sprinklers systems have been winterized.

The underground infrastructure on the 1000 South Main project is almost complete. On Monday, November 1st, Staker Parson Companies will start the cleanup to prepare for the road and curb and gutter. The curb and gutter on the east side should start to be installed on November 8th and will take three or four days. The curb and gutter on the west side should take a day or less to install. The intent is to pave the new road before the end of November.

Cache Valley Electric has installed all of the conduit for the signal light. The signal light arms should be installed in the next one to two weeks.

The sidewalk on the sides of the road could possibly be installed by the end of November.

Curtis asked if there will be a notification sign before the signal light telling people when the signal light is going to change like in Hyde Park? Craig replied there will not be a notification like that for this signal light.

Jon asked when the signal light and project will be completed? Craig replied, weather permitting, by the end of November. As long as the temperature gets to 50 degrees or above, they can pave the new road.

The Cache Summit will be held on Thursday, November 18th in Logan. It will last the majority of the day. The mayor, city council, planning commission and staff are invited to attend.

Some documentation was provided showing the number of employees Clinton City has at this time. Clinton has a population of approximately 21,000 residents. They are about 1/3 larger in size than Smithfield but have a staff that is about three times the size. A city south of Smithfield with a population smaller than Smithfield has an office staff which is twice the size of Smithfield. The Smithfield staff does a lot with just a few employees.

COUNCIL MEMBER REPORTS

Wade mentioned the Utah State University Extension program wants to offer a course at the library. Where no fees or extra hours are involved the library board can review the request and make a decision. The city council does not have to be involved in the discussion. The request will be discussed at the November 17th library board meeting.

Wade informed the council the fire department recently lost three EMT's. Craig replied one of them has come back now after leaving.

The new ambulance has arrived. The artwork has been put on outside. The necessary interior equipment has been installed as well.

Richmond and Trenton will each have an ambulance in their city in the future to answer calls.

Mayor Barnes asked why the EMT who left the department came back? Craig replied he accepted full-time employment in Brigham City and will work with the local department on a part-time basis.

A discussion will occur at a future city council meeting to review revenue and expense in the fire department. Wages will be reviewed. Revenue is higher than initially projected. The wildland fire program has had an exceptional year as well.

Mayor Barnes asked if wage increases would be paid for with the increased revenue generated by the department? Wade replied that is correct.

Wade mentioned a lease on a new fire engine will be discussed as well. Craig mentioned the yearly lease payment would be about \$76,000.

Wade mentioned a new fire engine is being considered because the current one is a 2003. The lease would be for seven years. A buyer is already in place to purchase the fire engine at the end of the lease for 47% of the purchase cost.

Jamie asked if the new fire engine would be new or just new to the department? Wade replied it would be a brand-new vehicle.

Mayor Barnes asked who owns the ambulances in the Trenton and Richmond fire stations? Wade replied they are owned by Smithfield City and stationed in those fire stations for response purposes.

Mayor Barnes asked where the Richmond Fire Station is located? Justin replied at about 50 East Main which is just east of the Post Office.

Mayor Barnes mentioned the county was receiving about \$1,200,000 in revenue from this area and only paying Smithfield about \$700,000 of that amount. Now all of the money comes to the city.

Wade stated ambulance revenue is about \$387,000 higher than expected.

The wildland fire program should net about \$187,000 from this year's fire season.

Jon mentioned people did well conserving water this summer. Recent rains have been good for the area. The area is still in a drought and will be next year even with the recent moisture.

The Historical Society is focusing their efforts on the Douglas Mercantile Building. The windows on the west side have been replaced.

Two grants have been applied for. One with the Rocky Mountain Power Foundation. The other one from the State of Utah. The legislature approved \$2,000,000 in grant funding for arts and museums. The intent is to convert the Douglas Mercantile Building into a museum.

A grant application to install a new roof on the Douglass Mercantile Building was submitted on Monday, October 25th. The project cost will be over \$50,000. The entire roof and annex will be redone if the grant is approved. The chimney will be removed as part of the project as it is no longer utilized. New soffit and fascia will be installed as well.

Jon asked Craig for an update on creating a building inspection department for the city. It could generate additional revenue for the city. This year alone over 1,000 new building lots have been approved. Growth is here and will be here for a long period of time.

Craig mentioned he is still gathering information. Hyde Park has five employees in their building inspection department. Four building inspectors and a permit tech. Logan City has more employees than Hyde Park in their department. Cache County has six building inspectors and one permit tech.

Three of the county building inspectors work on Smithfield projects. A residential review takes about a half day to complete and a townhome takes about a full day to review.

State code requires the plans to be turned around in 14 days or less.

The salaries and benefits for the Hyde Park employees range from \$77,000 to \$117,000. The Logan City employee's wages and benefits range from \$54,500 to \$146,000.

Smithfield would need at least three building inspectors, one permit tech and assistance from other staff members to have a functioning department.

Building inspection positions are like police officer positions and hard to fill right now. Building inspection jobs on the Wasatch Front are paying as high as \$40 to \$50 per hour.

A building inspector needs four certifications to do residential inspections and eight certifications for commercial inspections.

The only way to start a new department in the city is to steal employees from other departments. They will not leave unless they are paid more than they are currently making.

Jon mentioned it takes about two years to get a building inspector trained.

Craig will finish putting some information together on a building inspection department and present to the city council for consideration.

Deon mentioned the seniors are holding their weekly luncheons again.

The Lion's Club cleaned and tested glasses at their last meeting in preparation for their humanitarian aid trip.

This Saturday, October 30th, the Lion's Club will work with other local Lions Clubs on building bunk beds. The bunk beds will be donated to families in need.

Jamie mentioned the golf course is slow because of the weather.

Nothing new with trails has occurred the last couple of months.

Wade mentioned the golf course is in really good shape for this time of year. Jon concurred and mentioned Chad Daniels is the best Golf Superintendent in the state.

Mayor Barnes asked if there is a trail on the south side of the Lantern Hills Subdivision? Clay replied the land has been dedicated to the city but no improvements have been done.

Curtis mentioned Health Days will move back to its regular date in May of each year. It is the first full week of May.

Deon and Curtis attended a townhall meeting hosted by Representative Blake Moore and Senator Chris Wilson. Blake is interested in helping rural areas when he can. Mayor Barnes mentioned local mayors meet with Representative Moore on a regular basis to discuss issues and concerns.

Curtis mentioned he is still attending monthly Cache Mosquito Abatement District meetings.

Jamie mentioned he received a request for more pickle ball courts as the current eight courts are always full.

Curtis mentioned he was surprised to still see the green waste bin at Forrester Acres. Mayor Barnes mentioned it will be there until around November 19th.

Jon mentioned he received a call from a resident wondering why the city cannot open up the old dump site for tree limbs and branches. The area is no longer allowed to be used as a dump. The city does not have the proper permitting or equipment to operate a dump. There are environmental issues which cannot be overcome to operate a dump at that location.

MAYOR'S REPORT

Mayor Barnes mentioned Summit Elementary recently had solar panels installed at the school. Representatives of the school district and Rocky Mountain Power recently had an assembly at the school to talk about the project.

Lewiston Elementary and Summit Elementary both have solar panels installed at the schools. These projects are utilizing natural energy.

Jon asked if grant funding was used to pay for the project? Mayor Barnes replied no taxpayer funds were used to complete the project.

Jon suggested seeing if this was an option for some of the city buildings.

****Jamie made a motion to adjourn at 8:54 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, October 27, 2021**. 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 September 8, 2021.
2. Resident Input
3. Discussion with representatives of CAPSA on October being Domestic Violence Awareness Month.
4. Discussion and possible vote on the request by Heritage Land Development for approval of the Final Plat for the Mountain Valley PUD, a (40) lot/unit subdivision located at approximately 80 East 600 South.
5. Discussion and possible vote on the request by Two Brothers Inc. for approval of the Final Plat for the George R. Weeks Subdivision, Phase 3, a (9) lot/unit subdivision located at approximately 220 South 1100 East.
6. Discussion and possible vote on Ordinance 21-30, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, by amending Chapter 17.88 “Planned Unit Developments”, Section 17.88.110 “Subdivision Concurrent With (PUD) Approval”, Section 17.88.120 “Preliminary PUD Plan Approval”, Chapter 17.81 “Master Planned Community (MPC) Zone”, Section 17.81.040 “Rezone Required (MPC)” and Chapter 17.89 “Mixed-Use Overlay Zone”, Section 17.89.130 “Site Plan Required”.
7. Discussion and possible vote on Resolution 21-17, a Resolution seeking funding from the WaterSMART: Drought Resiliency Projects Grant and committing to the financial and legal obligations of the grant.
8. Discussion and possible vote on Resolution 21-16, A Resolution accepting a Petition for Annexation on certain real property under provisions of Sections 10-2-403 and 10-2-405, Utah Code Annotated, as amended. The parcel being considered for annexation is located north of approximately 680 North 280 East. Parcel Number 08-044-0083. The parcel totals approximately 6.69 acres.
9. Discussion and possible vote on Resolution 21-18, a Resolution updating the Prevailing Fee Schedule of the City.

10. Discussion on Police Department wages.
11. Discussion and possible vote on Ordinance 21-28, an Ordinance amending the Smithfield City Municipal Code Title 17 “Zoning Regulations”, by amending Chapter 17.68 “CC Community Commercial Zone”, Section 17.68.060 “Special Provisions”, Chapter 17.64 “CB Central Business District Zone”, Section 17.64.060 “Special Provisions”, Chapter 17.120 “Use Matrix Table”, Section 17.120.010 “Use Allowance Matrix” and Chapter 17.84 “Intrablock Development”, Section 17.84.010 “Purpose of Chapter”.
12. City Manager Report
13. Council Member Reports
14. 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.