

SMITHFIELD CITY COUNCIL

January 10, 2024

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, January 10, 2024. The meeting began at 6:30 P.M. Mayor Kristi Monson was in the chair. The opening remarks were made by Sue Hyer.

Council Members in Attendance: Wade Campbell, Sue Hyer, Todd Orme, Jenn Staker, Ted Stokes

City Staff: City Manager Justin Lewis, Fire Chief Jeff Peterson, Police Chief Travis Allen, City Engineer Clay Bodily, Planning Manager Brian Boudrero, and City Recorder Dana Lazcanotegui

The new council members (Todd Orme, Jenn Staker, and Ted Stokes) were sworn in on January 3, 2024. The Mayor welcomed them to the meeting and thanked them for their willingness to serve the residents of Smithfield.

New City Recorder Dana Lazcanotegui was sworn in as the new City Recorder by Justin Lewis.

Visitors: Jim Marshall, Quinn Dance, Dave Forrester, Stuart Reis, Chris Olsen, Scott Gittens, Kenneth Bell, Katie Bell, Lyle Coleman, Jeff Barnes, Anita Gerber, Bob Holbrook

Approval of City Council meeting minutes from December 5, 2023.

*****Motion made by Councilmember Campbell to approve the December 5, 2024, City Council meeting minutes. The motion was seconded by Councilmember Hyer. Vote 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Resident Input

Kenneth Bell congratulated the new council members and thanked them for their service. In the last campaign season, there was some discussion about culinary water and school concerns. He voiced his opinion that the City is doing a fantastic job with water. There is a plan in place to maintain the water system and he does not see any evidence to the contrary. The school district is aware of future growth and is making necessary plans.

Katie Bell, a current Planning Commission member, thanked the council members for being so willing to serve Smithfield. She said the Council has the responsibility to teach the City that it is all right to disagree, but that it is important to work together to come to conclusions that can satisfy everyone. Councilmember Hyer mentioned the importance of acting with dignity in her opening remarks, and she agreed. The Council needs to look at all the aspects and rights of everyone involved in growth, including the landowner, and not just the emotions of people who voice concerns. The professionals

who help determine roads and water need to be trusted. There are a lot of issues that are raised out of fear, the Council has the wisdom and assets to work on issues.

Initial discussion and introduction with representatives of J-U-B Engineers on the upcoming General Plan and Transportation Plan projects.

Quinn Dance, with J-U-B Engineers, explained that Smithfield was able to obtain funding to work on a new General Plan and Transportation Master Plan update through UDOT's (Utah Department of Transportation) TPA (Technical Planning Assistance) program. A planner will be at the next Council meeting on February 14th. It will be a 12-month process which will include public input and involvement with an open house which will begin this spring. A steering committee will be selected which will include a broad range of people. The Transportation Plan will coincide with the General Plan. There will be a community survey and more outreach during the summer months to help identify target areas and needs. The State Code requires specific areas to be highlighted and discussed and the focus will include land-use, parks, moderate-income housing, transportation and traffic, water use, and trails.

Councilmember Stokes asked about the difference between a Master Plan and a General Plan because the terms are often used interchangeably. Mr. Dance explained that a General Plan is broad and based more on land-use, zoning, and growth (action plans and policies can be determined from a General Plan). Master Plans are more specific to certain issues like transportation, water, and parks. A General Plan sets the stage for growth.

Justin Lewis, City Manager, said J-U-B Engineering, Zions Bank and City staff are all working hand-in-hand with this process.

Councilmember Staker asked how the steering committee would be formed. Mr. Dance said it is left up to the Council to determine how and who to recommend.

One of the things the Mayor hears most often is that "the City is not sticking to its plans". This is going to be a really important plan that will be adhered to and will be the driving force moving forward and helping make decisions for the future. She invited the public to be very involved in the process.

Discussion and update on culinary water projects.

Mayor Monson pointed out that the current spring waterline is 101 years old and needs to be replaced. Justin noted that Mr. Dance from J-U-B is an expert on water issues. J-U-B has specialists in all fields such as land-use, water and roads. Over the last year the staff has been discussing concerns and the 100-year-old waterline is the biggest concern. The staff has been working with J-U-B to determine the deficiencies in the culinary water system, a list of projects has been established and ranked in order of importance:

<u>PROJECT</u>	<u>Engineering Estimate</u>
Replace the 12" Spring Collection Line through Smithfield Canyon	\$ 5,864,697
New 3 MG 5,000 ft. Reservoir including Booster Station and Piping to Tank	\$ 7,261,963
Replacement piping for fire flow deficiency at 200 E between 300 N and 400 N	\$ 181,800
Replacement piping for fire flow deficiency at 300 S between 300 W and 400 W	\$ 164,653
Replacement piping for fire flow deficiency at 500 N between Main St. and 80 W.	\$ 180,200
New piping for fire flow deficiency at the end of 470 N near 200 W	\$ 45,725
New piping for fire flow deficiency at 800 W between 10 S and Maintenance	\$ 159,426
New piping for fire flow deficiency at 200 W and 560 S	\$ 399,110
Repair Existing 500,000 Gallon Tank	\$ 230,561
Replace existing lines less than 6" with 8" lines	\$ 9,005,000
TOTAL	\$ 23,493,135

Discussion about how to potentially fund the projects will begin next month. Zions Bank will be at the February meeting to discuss some potential long-term financing options. The Council will need to discuss and determine what is a priority. This process will involve public meetings and hearings. Tonight is just to introduce some of the needs.

Councilmember Campbell asked about the cost difference between a 3,000,000- and 5,000,000-gallon storage reservoir. Mr. Dance, from J-U-B, said the biggest difference would be the piping that would be necessary. If there is too much water, it does not get cycled as much. The three-million-gallon tank will take care of the current deficiency and the next 10 to 20 years in the future and would not stretch capital resources as much. The cost difference is approximately \$1.50 per gallon. Councilmember Campbell wants to be sure the City is not doing "just enough" and to make sure it is the correct size. Mr. Dance said they believe a 3,000,000-gallon tank is appropriate.

RESCHEDULED - Discussion and possible vote on Ordinance 23-32, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042-0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to MPC (Master Planned Community). The parcels are located at approximately 485 North 400 West and total approximately 28.81 acres. The request was submitted by Heritage Land Development.

This item was not discussed or voted on as it was rescheduled to a future city council meeting.

Discussion and possible vote on Ordinance 23-36, an Ordinance amending the Smithfield City Municipal Code Title 5 "Business Licenses and Regulations", amending Chapter 5.20.060 "Childcare Centers; Regulations".

Brian Boudrero, the Planning Manager, explained that as more childcare centers come into the city, the safety requirements should be consistent with those required in

daycares and preschools. The Planning Commission has recommended approval of this ordinance. It addresses health, safety, sanitation, and other general requirements.

Councilmember Campbell asked how complaints would be handled (e.g., a vindictive neighbor who might find a loophole with a current facility). Mr. Boudrero said inspections are required completed by the Health Department and requirements are enforced by the City, although that may not stop every complaint. Councilmember Campbell asked why the verbiage “as listed in the State Code” was not used. Mr. Boudrero said that can be done if the Council prefers. Mayor Monson said she would like it to be easily found by being included in the ordinance. Having to access several different codes can make finding the information difficult.

Councilmember Stokes asked about 5.20.060 A.3 “*The daycare shall have adequate vehicle parking as required by SMC 17 of this code*”. Mr. Boudrero explained that Smithfield City Code Section 17 addresses the parking needs of different types of businesses so it makes sense to refer to that section of the Code. Councilmember Stokes wants to be careful that this requirement will not eliminate the ability to have a business. For example, in 5.20.060 E.8 “*The daycare shall comply with all fire, sanitation and safety requirements within one year from the issuance of the city business license*” allows time to satisfy appropriate requirements. He does not want this to penalize current businesses. Mr. Boudrero agreed and said this will not; however, if the Council thinks something is overreaching it can be changed, the general idea of this ordinance is to make sure the requirements are consistent. Councilmember Stokes noted that the owner of the Learning Turtle Preschool was in attendance and asked if it would be appropriate for her to share her thoughts; he would hate to miss out on something he might not be aware of. Mayor Monson said this is not the time for public discussion; however, it can be added to the agenda next month. She also noted that citizens can send in letters with concerns. Mr. Boudrero said this might be a good idea to reach out to obtain more information from owners and citizens. Any information received can be sent out to the Council before the next meeting.

***** Motion by Councilmember Campbell to TABLE Ordinance 23-36. The motion was seconded by Councilmember Staker. Vote: 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Discussion and possible vote on Ordinance 23-37, an Ordinance amending the Smithfield City Municipal Code Title 16 “Subdivision Regulations”, Chapter 16.12 “Final Plats”, Sections 16.12.050 “Administrative Land-Use Committee”, 16.12.080 “Recording of the Final Plat”, 16.12.090 “Expiration of Final Approval” and Chapter 16.04 “General Provisions”, Section 16.04.050 General Responsibilities”.

Mr. Boudrero explained that, as requested by the Council, the changes to the Ordinance were presented and discussed by the Planning Commission. Administrative Land-Use Committee was changed to Land-Use Authority and several grammatical changes were made. The Commission requested that two (2) members of the Planning Commission

be selected by the Planning Commission Chairperson. Any member of the Planning Commission may serve on the Administrative Land-Use Authority as approved by the Chairperson but commissioners must be involved from the start of a review process until the request is approved or denied. Commissioners may not be switched until a new review process on a new project is submitted and started.

Councilmember Campbell likes that the Commission will be involved and asked if there would be some compensation for their additional time. Mr. Lewis said there could be; however, that issue will have to be handled separately from the ordinance being discussed tonight. He said the wording of the ordinance is to allow all the members an opportunity to participate over time if they can.

Councilmember Stokes does not like this proposal and feels compelled to express why he believes this is not what the residents of Smithfield want. He agrees with Councilmember Campbell that there should be compensation considered and accounted for but it should not be pinned on the City for a requirement that the State has put in place. He feels like the residents have voiced out against being commandeered by the state. Some people like it, some people do not; however, it was clear by the last election that the majority of Smithfield does not like it. This statute was the most aggressive attempt at housing and development that the state has ever had. In the legislative meeting notes, there were (77) revisions to get to a final statute. Many of the revisions changed integral parts of the language of the statute for the purpose of not letting this be over-commandeering. It is a huge outreach of the state to tell us that we can no longer make these decisions on a Council basis and force us to expedite these decisions so developments can be pushed through quicker. He understands the administrative benefit and agrees that getting these done quicker can be a good thing. He disagrees with some of the interpretations of the statute. He thinks that we have self-imposed restrictions that the statute does not impose if read with legislative intent. In a previous meeting, Councilmember Campbell said “...to the extent that Smithfield City wants its elected officials making its decisions...” and that should be allowed to happen as much as possible. The statute does not require that the Council has to delegate the authority to choose individuals who will serve on the Administrative Land-Use Authority. He read the minutes from the Planning Commission and noted that Chairman Anderson believed that the Council’s desire to select the members was “politically motivated” and he 100% agreed. As a Council, we should be politically motivated to implement what the residents who voted us in have asked us to do, including retaining as many decisions as possible to implement their desires. He believes the Council should appoint the members to the Administrative Land-Use Authority and he does not want it delegated to the Planning Commission. He likes Chairman Anderson as a person and has respect for his integrity, but he does have a different political viewpoint. The bottom line is that the residents of Smithfield voted on what they wanted. He would like to hold on to some legislative authority, which the statute does allow and retain the ability to appoint people to serve on the Administrative Land-Use Authority. He would like to be able to appoint a person because some people have almost unanimously voted for certain types of development their entire time on the Planning Commission. Diversity of thought is very important, but he also wants someone on the Authority who will bring back to the Council concerns with development and the Code. What the Council can do, although

the state has taken some authority, is to identify if there is a loophole in the Code that developers can take advantage of. He would like a person to be willing to bring that to the Council's attention so that those issues can be addressed. He thinks it is very important to be able to select the Commissioners who serve on the Authority. This does not comply with the absolute and apparent desire that was expressed by residents.

Councilmember Orme said if this was done rotationally it might alleviate some of the potentially negative political effects. He does like the fact that it could educate all members of the Commission.

Mayor Monson said a rotation would avoid the "same opinion" and seems like a fair compromise.

Mr. Boudrero noted that this ordinance is only a starting point, this is not a legislative decision, it is all administrative. The Code and Zoning have already been set; decisions cannot be based on opinions. Councilmember Stokes agreed and said decisions need to promote consistency, developers need to know what to expect. The legislative decision tonight is whether the Council wants to retain the authority as to who is appointed. He reiterated the most important point, that the Commissioners involved will know the deficiencies of the Code, and if the right people are on the Authority, they will bring it to the Council's attention to determine whether changes need to be made.

Councilmember Campbell said elected officials need to make decisions as they have been elected to represent the citizens of Smithfield and should be directly involved in decisions as often as possible.

Mr. Lewis said the ordinance can be adopted or amended; however, he asked that it not be tabled altogether. He asked that at least Sections 16.12.050, 16.12.080, and 16.12.090 be adopted and other sections can be discussed and/or amended as needed.

Councilmember Stokes recommended amending Section 16.040.050 to read "two (2) members of the Planning Commission selected by the City Council (removing *by the Planning Commission Chairperson*) and removing *"Any member of the Planning Commission may serve on the Administrative Land-Use Authority as approved by the Chairperson but said commissioners must be involved from the start of a review process until the request is approved or denied. Commissioners may not be switched until a new review process on a new project is submitted and started."*

***** Motion by Councilmember Stokes to adopt Ordinance 23-37, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.12 "Final Plats", Sections 16.12.050 "Administrative Land-Use Committee", 16.12.080 "Recording of the Final Plat", 16.12.090 "Expiration of Final Approval" and Chapter 16.04 "General Provisions", Section 16.04.050 General Responsibilities" as amended. The motion was seconded by Councilmember Campbell. Vote: 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Discussion and possible vote on Ordinance 24-01, establishing a time and place for holding regular meetings during calendar year 2024.

Mayor Monson said the idea of holding meetings at 6:00 P.M. is up for discussion because employees begin work at 7:00 A.M. Wade said he has obligations that make 6:00 P.M. difficult and prefers 6:30 P.M. He has also heard from residents who prefer 6:30 P.M.

Councilmember Stokes asked how employee's time is handled. Mr. Lewis said that time off can be adjusted for meeting time obligations. Councilmember Stokes believes resident input is important and is worried that having an earlier start might impede that.

Councilmember Orme agreed that public input is critical and in an attempt at transparency, believes that keeping the meeting at 6:30 P.M. would be the better option.

***** Motion by Councilmember Campbell to adopt Ordinance 24-01, establishing a time and place for holding regular meetings during the calendar year 2024 with City Council meetings starting at 6:30 P.M. The motion was seconded by Councilmember Stokes. Vote: 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Public Hearing for the purpose of discussing Ordinance 24-03, an Ordinance amending the Smithfield City Municipal Code Title 8 “Health and Safety”, Chapter 8.20 “Garbage Collection and Disposal”, Section 8.20.050 “Service Charges”, Title 13 “Public Services”, Chapter 13.04 “Water Service System”, Section 13.04.080 “Rates and Connection Fees”, and Chapter 13.16 “Sewer Service System”, Section 13.16.050 “Establishment of Fees”.

Mr. Lewis said the reason for this addition is that a resident recently wanted to dispute a utility bill going back five years. This would allow a resident to have twelve months for any dispute.

7:47 P.M. Public Hearing Opened

There were not any comments or questions.

7:48 P.M. Public Hearing Closed

Discussion and possible vote on Ordinance 24-03.

Councilmember Staker said residents must have some type of responsibility to know what is being charged, twelve (12) months is more than generous; Councilmember Orme agreed.

Councilmember Stokes said he feared that the City might be extending the deadline. He

thought a notice of claim statute was 180 days. Mr. Lewis said he did not know the timeline of the statute but he would be fine with adjusting it to six (6) months.

***** Motion by Councilmember Campbell to adopt Ordinance 24-03, an Ordinance amending the Smithfield City Municipal Code Title 8 “Health and Safety”, Chapter 8.20 “Garbage Collection and Disposal”, Section 8.20.050 “Service Charges”, Title 13 “Public Services”, Chapter 13.04 “Water Service System”, Section 13.04.080 “Rates and Connection Fees”, and Chapter 13.16 “Sewer Service System”, Section 13.16.050 “Establishment of Fees” amending the time period from twelve (12) months to six (6) months. The motion was seconded by Councilmember Staker. Vote: 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Selection of Mayor Pro Tempore for 2024.

Councilmember Campbell was selected to serve as Mayor Pro Tempore for 2024.

Mayor Monson thanked him for his willingness to help in her absence when necessary.

Approval of City Manager Justin Lewis as the Smithfield City Committee Member of the Wastewater Rate Setting Committee.

Mr. Lewis said sewage from the city is sent to the Logan City treatment facility. There is a committee, which includes one member from each city who uses the treatment facility to meet and discuss impact fees and other items. Typically, it is the City Manager from each city; meetings are one (1) to four (4) times a year. He attended last week’s meeting. If selected he will bring back information to the Council. The new plant has a grant which will help expand it. Mr. Lewis said any council member can attend; the meetings are open to the public.

***** Motion by Councilmember Campbell to approve City Manager Justin Lewis as the Smithfield City Committee Member on the Wastewater Rate Setting Committee. The motion was seconded by Councilmember Orme. Vote: 5-0. *****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

Discussion and update on a storm water impact fee analysis.

Mr. Lewis said the City is in the process of doing three (3) impact fee studies. Every five (5) years an impact study needs to be done. Currently the city is working on stormwater, parks, and culinary water studies. J-U-B Engineering and staff are working on a list of projects needed for new growth. Engineering estimates are created, and information then goes to Zions Bank who does a study and determines what can be charged.

Currently, with the last study, the maximum amount the City could charge for 0.25 acres was \$1,287, and under 0.25 acres was \$643. There has been significant growth in the last five years. The new proposal would be that the fee for a 0.25-acre lot would increase to \$3,968 and under 0.25 acre would increase to \$1,984. He is looking for guidance as to whether the Council wants to charge the maximum increase or less. An ordinance will be drafted and a public hearing will be held. A new rate cannot go into effect until 90 days after the ordinance is adopted.

Councilmember Campbell would like to consider the maximum increase to help with growth.

Councilmember Stokes asked if the state statute requires a different fee for less than 0.25 acre? Mr. Lewis explained that stormwater is complicated and is based on acreage. The calculation is based on a one-acre size and then the fee is determined from that amount.

Councilmember Orme asked if there would be any change to a redevelopment or redesign of an existing residence. Mr. Lewis said this will have no impact on current residences or anything that is currently submitted. It will only affect a development that is proposed after the change goes into effect.

The Council recommended drafting an ordinance with the maximum increase. This will be a public hearing and vote of the city council next month.

City Manager Report

Lieutenant Gary Bunce from the police department will retire on April 1, 2024.

Chief Allen has been doing interviews for a new administrative assistant position.

Treasurer Jane Price will retire next month and will be honored at the next Council meeting.

City offices will be closed on Monday for the Martin Luther King Jr. holiday.

The Birch Creek Golf Course clubhouse carpet will be done by the end of next week. The current carpet lasted for 20 years.

The budget process will begin in March; a new budget will be adopted in June.

Council Member & Mayor Reports

Councilmember Campbell said there will be another CERT class. Fire Chief Peterson said the last class had 30 people attend. Councilmember Campbell said the Library Board will meet next week, there are great improvements and it is running great.

Councilmember Hyer provided an update from the Youth Council. An indoor triathlon will be held at the Recreation Center on February 3rd and a Senior luncheon will be held on March 9th with a Red-Carpet theme at the Lions Lodge.

Councilmember Stokes went to the Chamber of Commerce lunch and met some great people. The Trails Committee has appointed Tara Jensen as the new president. Nicole and Aaron Mecham and Jason Staley are also part of the committee.

Councilmember Staker said Jonathan Young from the Arts Council would like to be replaced and a larger committee is needed. Mr. Lewis will work on getting the information out. Lowe's is donating paint for a mural. Someone is needed to help write grants. Mayor Monson said there have been people who have volunteered to help. The 2024 Health Days Scholarship Pageant theme is "Empowering Women"; applications will be accepted until February 1, 2024. The Senior Citizens Center needs more weekly entertainment ideas. They would like to get another couch and new flooring.

Councilmember Orme attended the Tree Committee last night, there was good attendance. The removal of dead trees from the cemetery will move forward with D's Trees being contracted to do the work. Hayden Downs is in the process of becoming certified as an arborist. Several of the committee members have been looking at the creek area at Forrester Acres where there is good vegetation but some erosion concerns. There was a discussion about having a city garden. They are still looking for a slogan for the Arbor Day poster contest.

Mayor Monson said the City will be posting various facts every Friday on the City's social media sites (3 Things to Know) and on CivicReady (mass notification service). This Friday there will be information about snow plowing. At the end of the month, the 12 items that have been shared will be put into a newsletter for the senior citizens. The Dignity Index training at the Cache County Events Center (based on the three principles of respect, collaboration, and outcomes) has been opened to all mayors, city councilmembers and youth council members. The ULCT (Utah League of Cities and Towns) is paying for it and she is excited that it will help bring a new level of dignity to community meetings moving forward. She would like to create a city statement and used Brian Head as an example. She asked residents and council members to submit ideas.

Executive Session to hold a strategy session to discuss the purchase, exchange or lease of real property and to discuss pending or reasonably imminent litigation. Utah Code Annotated 52-4-205(1) (c) & (d).

*****A motion to close the Council meeting and open the Executive Session to discuss the purchase, exchange, or lease of real property and to discuss pending or reasonably imminent litigation. Utah Code Annotated 52-4-205 (1) (c) & (d) was made by Councilmember Campbell. The motion was seconded by Councilmember Staker. Vote 5-0.*****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

The Executive Session opened at 8:23 P.M.

Those in attendance: Mayor Monson, Todd Orme, Jenn Staker, Sue Hyer, Ted Stokes, Wade Campbell, Justin Lewis, Clay Bodily, Dana Lazcanotegui, Debbie Zilles

****A motion by Councilmember Campbell was made to close the Executive Session and re-open the regular Council Meeting. The motion was seconded by Councilmember Hyer. Vote 5-0.*****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

The Council meeting was re-opened at 9:01 P.M.

Discussion and possible vote on authorizing Mayor Monson and City Manager Justin Lewis to negotiate with representatives of the Kenneth Tuveson regarding the purchase of real property.

****A motion was made by Councilmember Campbell authorizing Mayor Monson and City Manager Justin Lewis to negotiate with representatives of the Kenneth Tuveson estate regarding the purchase of real property. The city council authorizes Mayor Monson and City Manager Justin Lewis to offer an amount not to exceed \$105,000.00 per acre for this purchase. The motion was seconded by Councilmember Orme. Vote 5-0.*****

Yes Vote: Campbell, Hyer, Orme, Staker, Stokes

No Vote: None

***** The meeting adjourned at 9:15. P.M. *****

SMITHFIELD CITY CORPORATION

Kristi Monson, Mayor

ATTEST:

Dana Lazcanotegui, 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, January 10, 2024**. The meeting will begin at 6:30 PM.

Welcome/pledge of allegiance and thought/prayer by Sue Hyer

1. Approval of the city council meeting minutes from December 5, 2023.
2. Resident Input
3. Initial discussion and introduction with representatives of J-U-B Engineers on the upcoming General Plan and Transportation Plan projects.
4. Discussion and update on culinary water projects.
5. Discussion and possible vote on Ordinance 23-32, an Ordinance rezoning Cache County Parcel Numbers 08-042-0012, 08-042-0013, 08-042-0014, 08-042-0015 and 08-043-0015 from A-10 (Agricultural 10-Acre) to MPC (Master Planned Community). The parcels are located at approximately 485 North 400 West and total approximately 28.81 acres. The request was submitted by Heritage Land Development.
6. Discussion and possible vote on Ordinance 23-36, an Ordinance amending the Smithfield City Municipal Code Title 5 "Business Licenses and Regulations", amending Chapter 5.20.060 "Childcare Centers; Regulations".
7. Discussion and possible vote on Ordinance 23-37, an Ordinance amending the Smithfield City Municipal Code Title 16 "Subdivision Regulations", Chapter 16.12 "Final Plats", Sections 16.12.050 "Administrative Land-Use Committee", 16.12.080 "Recording of the Final Plat", 16.12.090 "Expiration of Final Approval" and Chapter 16.04 "General Provisions", Section 16.04.050 General Responsibilities".
8. Discussion and possible vote on Ordinance 24-01, an Ordinance establishing a time and place for holding regular meetings during calendar year 2024.
9. Public Hearing for the purpose of discussing Ordinance 24-03, an Ordinance amending the Smithfield City Municipal Code Title 8 "Health and Safety", Chapter 8.20 "Garbage Collection and Disposal", Section 8.20.050 "Service Charges", Title 13 "Public Services", Chapter 13.04 "Water Service System", Section 13.04.080 "Rates and Connection Fees", and Chapter 13.16 "Sewer Service System", Section 13.16.050 "Establishment of Fees".
10. Discussion and possible vote on Ordinance 24-03.
11. Selection of Mayor Pro Tempore for 2024.
12. Approval of City Manager Justin Lewis as the Smithfield City Committee Member on the Wastewater Rate Setting Committee.
13. Discussion and update on a storm water impact fee analysis.

14. City Manager Report
15. Council Member and Mayor Reports
16. Executive Session to hold a strategy session to discuss the purchase, exchange, or lease of real property and to discuss pending or reasonably imminent litigation. Utah Code Annotated 52-4-205 (1) (c) & (d).
17. Discussion and possible vote on authorizing Mayor Monson and City Manager Justin Lewis to negotiate with representatives of the Kenneth Tuveson Estate regarding the purchase of real property.

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.