



SMITHFIELD CITY COUNCIL MINUTES January 8, 2025

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, January 8, 2025 at 6:30 p.m. Mayor Monson was in the chair. Opening remarks made by Todd Orme

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

City Staff: Justin Lewis (City Manager), Dana Lazcanotegui (City Recorder), Clay Bodily (City Engineer), Brian Boudrero (Planning Manager), Jeremy Hunt (Fire Chief), Travis Allen (Police Chief)

Visitors: Jeff Barnes, Dan Sundstrom, Jake Thompson, Tami Midzinski, Jennie Orme, Stuart Reis, Mike Z., Caralee Stokes, Arnica Hull, EvaLee Wadsworth

Approval of City Council Meeting Minutes from December 11, 2024

***** Motion made by Councilmember Campbell to approve the December 11, 2024 meeting minutes. Motion seconded by Councilmember Staker. Vote 5-0. *****

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

No Vote: None

Resident Input

No public comments or questions.

Youth Council Report

Arnica Hull and Brooklyn Evans reported that the Youth Council helped with the Night of Giving which is hosted by the Chamber of Commerce last month and will help with the indoor triathlon at the rec center this month.

Discussion and possible vote on Ordinance 24-30, an Ordinance rezoning Cache County Parcel Numbers 08-222-0026, 08-222-0027, 08-222-0028, 08-222-0029, 08-222-0030, 08-222-0031, 08-222-0032, 08-222-0033, 08-222-0034, 08-222-0035, 08-222-0036, 08-222-0037, 08-222-0038, 08-222-0039, 08-222-0040, 08-222-0041, 08-222-0042, 08-222-0043, 08-222-0044, 08-222-0045, 08-222-0046, 08-222-0047, 08-222-0048, 08-222-0049, 08-222-0050, 08-222-0051, 08-222-0052, 08-222-0053, 08-222-0054, 08-222-0055, 08-222-0056, 08-222-0057, 08-222-0058, 08-222-0059, 08-222-0070, 08-222-0071, 08-222-0072, 08-222-0073, 08-222-0074, 08-222-0075, 08-222-0076, 08-222-0077, 08-222-0078, 08-222-0079, 08-222-0080, 08-222-0081, 08-222-0082, 08-222-0083, 08-222-0084, 08-222-0085, 08-222-0086, 08-222-0087, 08-222-0088, 08-222-0089, 08-222-0090, 08-222-0091, 08-222-0092, 08-222-0093, 08-222-0094 and 08-222-9001 from RM PUD (Multiple- Family Residential Planned Unit Development Overlay Zone) to RM PUD (Multiple-Family Residential Planned Unit Development Overlay Zone). The parcels are located at approximately 380 East 800 South. The request was submitted by Jake Thompson.

Jake Thompson is requesting a rezone from RM-Planned Unit Development to another RM-Planned Unit Development. They have resubmitted plans to increase the remainder of the units in the existing Meadows at Sky View PUD, located at 800 South 380 East. The lot size is 8.11 acres. The goal is to make the units affordable by making them smaller than the originally approved project. Another project coming in adjacent to this project will be comparable in size.

Mayor Monson reminded the Council that tonight's consideration is only for the rezone.

***** Motion made by Councilmember Campbell to approve Ordinance 24-30, an Ordinance rezoning Cache County Parcel Numbers 08-222-0026, 08-222-0027, 08-222-0028, 08-222-0029, 08-222-0030, 08-222-0031, 08-222-0032, 08-222-0033, 08-222-0034, 08-222-0035, 08-222-0036, 08-222-0037, 08-222-0038, 08-222-0039, 08-222-0040, 08-222-0041, 08-222-0042, 08-222-0043, 08-222-0044, 08-222-0045, 08-222-0046, 08-222-0047, 08-222-0048, 08-222-0049, 08-222-0050, 08-222-0051, 08-222-0052, 08-222-0053, 08-222-0054, 08-222-0055, 08-222-0056, 08-222-0057, 08-222-0058, 08-222-0059, 08-222-0070, 08-222-0071, 08-222-0072, 08-222-0073, 08-222-0074, 08-222-0075, 08-222-0076, 08-222-0077, 08-222-0078, 08-222-0079, 08-222-0080, 08-222-0081, 08-222-0082, 08-222-0083, 08-222-0084, 08-222-0085, 08-222-0086, 08-222-0087, 08-222-0088, 08-222-0089, 08-222-0090, 08-222-0091, 08-222-0092, 08-222-0093, 08-222-0094 and 08-222-9001 from RM PUD (Multiple-Family Residential Planned Unit Development Overlay Zone) to RM PUD (Multiple-Family Residential Planned Unit Development Overlay Zone). The parcels are located at approximately 380 East 800 South. The request was submitted by Jake Thompson. Motion seconded by Councilmember Orme. Vote 2-3. Motion failed. *****

Yes Vote: Campbell, Orme

No Vote: Hyer, Staker, Stokes,

Public Hearing for the purpose of discussing Resolution 2025-01, a Resolution amending the Fiscal Year 2025 Budget which is the period of July 1, 2024, through June 30, 2025

Mr. Lewis explained that the City is mid-way through the Fiscal Year. Grants, impact fees, and RAPZ tax are items not budgeted for initially but are accounted for once received. He provided a brief overview:

The most significant increases in the General Fund:

- \$20,000 for zoning and subdivision fees
- \$20,000 grave digging
- \$5,099 Safety Grant
- \$10,000 Surplus Sale
- \$4,800 Police Early Intervention Grant
- \$5,300 Donations to the Library
- \$1,100 Arts Council Revenue
- \$4,700 Donations for a Police project
- \$4,100 Donations for Historical Preservation
- \$35,000 Grant for Fire Department
- \$7,600 Utah Fire Grant
- \$271,000 Wildland Fire Revenue

The Wildland crew returned home Monday; another crew departed this morning to help with the fires in California

Expenses:

There has been no change to the Youth Council or Court. The funds earmarked for the multicultural committee, which did not take off, have been reallocated to the Arts Council, which will adjust its budget from \$1,500 to \$4,000.

Accounting for bank fees as more payments are being made with debit or credit cards; the original projection was low, so more funds will be added to cover those associated fees.

A claim was filed and approved for unemployment insurance; the City will pay its portion of this claim.

Streets—adding in the transportation grant. The Transportation Plan coincides with the General Plan. Mass Transit Tax is up \$30,000. The \$30,000 allocation for sidewalks has been used; staff is requesting an additional \$20,000 to continue for the rest of the fiscal year.

The Public Works safety grant is for protection equipment such as steel-toe boots, vests, ear and eye protection, coats, etc.

RAPZ tax park project of \$91,000 is for Forrester Acres Park playground equipment.

The Civic Center had to replace a heater, and the Senior Center had to replace a furnace.

The Library has asked that \$5,300 of the donation be divided between collections and programs, with \$2,500 going to collections and \$2,800 going to programs.

The Cemetery is adding a new mapping software to help find graves without having to call the city office.

Proposing to transfer \$106,000 to the Capital Improvement Fund. This fund is where equipment is paid through.

Requesting to allocate the wildfire revenue and grant to help with a new ambulance. Several months ago, the Fire Department lost an engine in one of the ambulances. Replacement of the engine would cost \$30,000-\$35,000. Chief Hunt and staff came up with a plan to purchase a new cab and chassis, take the box off the existing ambulance and put on the new one, and essentially have a new ambulance, which should last at least another five years or more.

Park Impact fees revenue is approximately \$188,000 for the first six months.

Pickleball is growing and revenue has increased by \$16,000.

The golf course surplus sale raised over \$31,000. The proposal is to use \$21,000 for building maintenance and repair at the clubhouse and \$11,000 for tree trimming.

Capital Improvement Fund expense of \$653,000 is for the land purchase from the Olague family as well as some equipment that was ordered in the last fiscal year but did not arrive until this fiscal year.

Interest revenue is up across all the funds.

Water Enterprise Fund picking up \$288,000 in water dedication payments.

The largest expense for water, sewer, and stormwater is increasing depreciation which is not actual cash going out. This was recommended from the last audit. Water would increase by \$70,000, sewer by \$100,000, and stormwater by \$50,000.

Water Impact fees \$519,000 in revenue,

Sewer Impact Fees are \$497,000, but \$325,000 goes to Logan City for treatment costs. The fund expenses decreased because the 200 North Sewer project was completed.

Storm Water Impact fees \$327,000.

Solid Waste \$24,000 in revenue and expense as the City grows.

6:51 p.m. Public Hearing Opened

There were not any comments or questions.

6:52 p.m. Public Hearing Closed

Discussion and possible vote on Resolution 2025-01, a Resolution amending the Fiscal Year 2025 Budget which is the period of July 1, 2024, through June 30, 2025.

Mr. Lewis appreciates all the department heads and their help finding grant opportunities.

Mr. Lewis, Mr. Boudrero, and Mr. Bodily met with J-U-B Engineers, which has a full-time grant staff. The City will bring forward a couple of grant opportunities offered through the State of Utah for improvement projects. He thanked J-U-B for letting the City know about these potential grants.

Councilmember Orme asked about central dispatch. Mr. Lewis explained that this is a pass-through fee for individual utility accounts for the 911 system. Each utility account is charged \$3.00 per month and this amount is remitted to Logan City for the cost of the 911 Central Dispatch Center.

Councilmember Stokes pointed out that he has been adamant about lowering water prices in Smithfield and asked if the Water Fund would apply to this concern. Mr. Lewis said the \$391,000 revenue consists of \$50,000 interest, \$4,890 miscellaneous such as selling back old water meters, \$48,500 in new construction water taps, and \$288,128 in dedication payments. Currently, there is no proposed change in water utility fees.

Councilmember Stokes asked which line item was for water; Mr. Lewis said it would be Acct. #51-37-11000 (Residential Water Sales) budgeted at \$2.65 million.

Councilmember Stokes asked how an amendment to alter the tiered system, as discussed previously, affects feasibility. Mr. Lewis said that is difficult to answer; for example, the \$288,000 Dedication Payments cannot be used for anything other than water rights/water share purchases. Interest rates and new construction taps can also have an impact, which are difficult to gauge. Councilmember Stokes would like to alter the tiered water system, to some degree, to be more flexible. Mr. Lewis noted that engineering is currently involved in the new waterline and tank project; when that goes online, a rate study will be done, and the City will have more information about how much water is being saved. \$103,000 is proposed as an expense, but \$70,000 is depreciation. The goal is not to increase the base rate; the tiered rate can be adjusted if the Council wants to after information is gathered and presented on the actual costs of the new waterline and tank projects.

Mr. Lewis answered for Councilmember Campbell that \$50,000 is the interest on the \$391,500 in the water fund; the City is doing well on interest revenue currently.

***** Motion made by Councilmember Campbell to approve Resolution 2025-01, a Resolution amending the Fiscal Year 2025 Budget which is the period of July 1, 2024, through June 30, 2025. Motion seconded by Councilmember Orme. Vote 5-0. *****

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

No Vote: None

City Manager Report

Mr. Lewis provided a report on the following:

- ✓ The overall email conversion to .gov went smoothly. Old emails will be filtered for the next six months. The existing website now runs under smithfieldutah.gov but can still be found at smithfieldcity.org during the transition.
- ✓ Cemetery mapping software is close to being launched. It will allow for online grave searches and other information.
- ✓ Douglass Mercantile building improvements continue; we are appreciative of Historic Preservation Commission and all their hard work. The RAPZ tax reimbursement was requested and received. Once the funds are used, the next reimbursement will be filed. Next month, a representative from Rocky Mountain Power will be in attendance to present a donation to this project.
- ✓ The state has a grant which can be combined with a RAPZ tax project to improve Forrester Acres Park; more information will be provided later.
- ✓ The speed limit change on 600 South has resulted in 5 warnings and 2 citations since December 1, 2024 per information provided by Chief Allen.
- ✓ Staff Service – Dana Lazcanotegui has been with the City for 1 year; Clay Bodily 22 years, Chief Hunt 20+ years, Chief Allen 20+ years, Chad Daniels 20+ years, Brian Boudrero 4 years. Mr. Lewis thanked all staff for their hard work.

Council Member & Mayor Reports

Wade Campbell

- ✓ Cache Mosquito Abatement District (CMAD) passed their small property tax increase.
- ✓ Library board has new members.
- ✓ Health Days meetings will begin soon.

Todd Orme

- ✓ Douglass Mercantile Building – electrical in place, installation of the south side outer wall, sheet rock will begin soon.
- ✓ Tree Committee – met last night, hope to provide a presentation of proposed changes in March. Excited about James Hunsaker becoming a certified arborist.

Ted Stokes

- ✓ Trails Committee– he is working on a grant application for \$45,000. Working on owner access and owner approval if the power line route is completed.

Jen Staker

- ✓ Health Days Ambassador Pageant is coming up in two months.
- ✓ Arts Council has some good ideas for next year.

Mayor Monson

- ✓ Have received 10 applicants in the last two days expressing interest to serve on the Planning Commission.
- ✓ Smithfield will not be raising garbage rates like some other local communities have done or will be doing.
- ✓ The “3 Things About Smithfield” information will be provided to City staff a few days before it is publicized so they can gather information on any questions they might have.

Closed Meeting to discuss the purchase, exchange or lease of real property. Utah Code Annotated 52-4-205 (1) (d).

***** Motion to close the regular council meeting and open the closed meeting was made by Wade, seconded by Jenn, and the vote was unanimous. *****

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

No Vote: None

The closed meeting opened at 7:11 p.m.

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

***** Motion to close the closed meeting and reopen the regular council meeting was made by Wade, seconded by Jenn, and the vote was unanimous.* ****

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

No Vote: None

The closed meeting closed at 7:25 p.m.

Closed Meeting to discuss the character, professional competence, or physical or mental health of an individual. Utah Code Annotated 52-4-205 (1) (a).

***** Motion to close the regular council meeting and open the closed meeting was made by Wade, seconded by Sue, and the vote was unanimous. *****

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

No Vote: None

The closed meeting opened at 7:27 p.m.

Those in attendance: Mayor Monson, Todd Orme, Jenn Staker, Sue Hyer, Ted Stokes, Wade Campbell, Justin Lewis

***** Motion to close the closed meeting and reopen the regular council meeting was made by Wade, seconded by Todd, and the vote was unanimous. *****

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

No Vote: None

The closed meeting closed at 8:37 P.M.

***** The meeting adjourned at 8:38 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 8, 2025. The meeting will begin at 6:30 PM.

Welcome/Pledge of Allegiance and thought/prayer by Jenn Staker

1. Approval of the City Council meeting minutes from December 11, 2024.
2. Resident Input
3. Youth Council Report
4. Discussion and possible vote on Ordinance 24-30, an Ordinance rezoning Cache County Parcel Numbers 08-222-0026, 08-222-0027, 08-222-0028, 08-222-0029, 08-222-0030, 08-222-0031, 08-222-0032, 08-222-0033, 08-222-0034, 08-222-0035, 08-222-0036, 08-222-0037, 08-222-0038, 08-222-0039, 08-222-0040, 08-222-0041, 08-222-0042, 08-222-0043, 08-222-0044, 08-222-0045, 08-222-0046, 08-222-0047, 08-222-0048, 08-222-0049, 08-222-0050, 08-222-0051, 08-222-0052, 08-222-0053, 08-222-0054, 08-222-0055, 08-222-0056, 08-222-0057, 08-222-0058, 08-222-0059, 08-222-0070, 08-222-0071, 08-222-0072, 08-222-0073, 08-222-0074, 08-222-0075, 08-222-0076, 08-222-0077, 08-222-0078, 08-222-0079, 08-222-0080, 08-222-0081, 08-222-0082, 08-222-0083, 08-222-0084, 08-222-0085, 08-222-0086, 08-222-0087, 08-222-0088, 08-222-0089, 08-222-0090, 08-222-0091, 08-222-0092, 08-222-0093, 08-222-0094 and 08-222-9001 from RM PUD (Multiple- Family Residential Planned Unit Development Overlay Zone) to RM PUD (Multiple-Family Residential Planned Unit Development Overlay Zone). The parcels are located at approximately 380 East 800 South. The request was submitted by Jake Thompson.
5. Public Hearing for the purpose of discussing Resolution 2025-01, a Resolution amending the Fiscal Year 2025 Budget which is the period of July 1, 2024 through June 30, 2025.
6. Discussion and possible vote on Resolution 2025-01.
7. City Manager Report
8. Council Member and Mayor Reports
9. Closed Meeting to discuss the purchase, exchange or lease of real property. Utah Code Annotated 52-4-205(1)(d).
10. Closed Meeting to discuss the character, professional competence, or physical or mental health of an individual. Utah Code Annotated 52-4-205(1)(a).

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) 792-7997, at least three (3) days before the date of the meeting.