

SMITHFIELD CITY COUNCIL

MARCH 11, 2015

The Smithfield City Council met in a regularly scheduled meeting at 96 South Main Street, Smithfield, Utah on Wednesday, March 11, 2015. The meeting began at 6:03 P.M. and Mayor Pro Tempore Bent Buttars was in the chair.

The following council members were in attendance: Dennis Watkins, Barbara Kent, Jeff Barnes, Kris Monson and Brent Buttars.

City Recorder Justin Lewis was also in attendance.

City Manager James Gass arrived during the meeting.

Mayor Darrell Simmons was excused.

The opening remarks were made by Kris Monson.

VISITORS: Scott Archibald, Kelly Cannon (The Herald Journal), Robert Laursen, Esterlee Molyneux, Karen Nicholes, Blake Dursteler, Dennis Thornley, Allison Richman, Kelly B. Anderson, Marty Spicer, Jeff Jackson, Brent Lawyer, Allen Burningham, Brett Rigby

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM THE FEBRUARY 25, MARCH 4 AND MARCH 9, 2015 CITY COUNCIL MEETINGS

A motion to approve the city council meeting minutes from the February 25, 2015, March 4, 2015 and March 9, 2015 city council meetings was made by Dennis, seconded by Barbara and the vote was unanimous.

Yes Vote: Watkins, Kent, Monson, Barnes, Buttars

No Vote: None

RESIDENT INPUT

Robert Laursen residing at 72 North 100 East came before the council to discuss the city burn ordinance. Robert asked the council to consider prohibiting the burning of yard waste in residential areas.

Kris asked Robert if he wanted to restrict bon fires and hot dog cooking as well? Robert stated those are recreational fires and he just wanted to see the city restrict the burning of yard waste.

Robert stated the city has a green waste system and lawn clippings and yard waste can be hauled away in this manner. Burning is not necessary.

Kris remarked some people burn the yard waste as it is easier to do but the city can easily stop the burning of yard waste as there is already an alternative in place to remove the waste from people's yards.

Jeff asked Robert to read the portion of the city ordinance he had issue with. Robert read the city code stating that the burning of trees, bushes, plants, dead trees, and including stubble was allowed if a permit was obtained.

Barbara asked if a permit was currently required for burning? Justin explained a person applies on-line for a burn permit with the State of Utah and then the state notifies the local fire department that a burn permit has been issued. The city does not have control of the burn permit process of who obtains them and for what reason.

Robert suggested having the fire department check the material that is being burned to see if the material is allowed to be burned.

Kris mentioned Robert had made some good points and the city has a way to haul away the waste without the material having to be burned. Less burning would help air quality as well.

Robert informed the council yard waste can be removed through the local green can waste removal system or by hauling the yard waste to the local landfill.

Kris asked Robert if he wanted to restrict bon fires as well? Robert stated he did not but he thought the state code restricted fires over four feet tall but he was not sure.

Barbara stated any new regulation needed to make sure that what is considered a recreation fire is defined.

Jeff suggested the council review the issue in the future and consider Robert's request to limit the burning of yard waste.

DISCUSSION WITH REPRESENTATIVES OF THE CHILD & FAMILY SUPPORT CENTER ABOUT MAKING APRIL 2015 CHILD ABUSE PREVENTION MONTH IN THE CITY.

Esterlee Molyneux came before the council to request Smithfield City support the Child & Family Support Center in making April 2015 Child Abuse Prevention month in the city.

Esterlee is the director of the Child & Family Support Center based out of Logan.

Alpine Cleaning & Restoration had approached the center about helping to remodel the IHC building located at approximately 500 South Main that was given to the center. Alpine Cleaning & Restoration works in helping families recover from disasters and wanted to help the center remodel the building.

The center is rebranding itself after 33 years as there has always been confusion surrounding the name of the center and what it represented.

In the future the center will be renamed to "The Family Place".

The child part of the center is going to be rebranded under a different name in a new organization that is being created.

Alpine Cleaning is currently working on the remodel project and has secured some donated carpet and carpet pad. Some of the sheetrock work and plumbing services have been donated as well. The center will be a great new asset to the community and is being supported by local businesses and residents.

The center is currently constructing a small addition to their building in Hyrum.

The main center will continue to be located in Logan.

The center is all about supporting and helping children and families.

April is child abuse prevention month.

As part of the monthly activities in April; there will be 327 pairs of shoes displayed on the steps of the Cache County courthouse. The shoes represent each case of substantiated abuse or neglect from Cache Valley in 2014.

Esterlee read the "Child Abuse Prevention Month Proclamation".

Other events taking place in April include a walk and fun run. There will also be a dinner and auction. The theme for the dinner is the 1970's era.

DISCUSSION AND POSSIBLE VOTE ON WAIVING THE BUSINESS LICENSE FEE, BUILDING PERMIT FEE AND SIGN FEE FOR A LOCAL NON-PROFIT ORGANIZATION LOCATING WITHIN THE CITY.

Kris informed the council Alpine Cleaning & Restoration was doing the remodel of the Child & Family Support Center in the city free of charge. Alpine Cleaning & Restoration asked Kris to ask the council if the fee for the building permit, sign permit and annual business license could be waived as this is a non-profit organization with a building being remodeled with donated time and materials. The total of the three fees would be around \$200.

Brent thought it would be a good idea to waive the fees.

Jeff asked if anyone else had made this request in the past? Justin mentioned the council could only consider the request for a non-profit organization.

Kris mentioned the fees that would be waived are about \$50 for the sign fee, \$100 for the building permit and \$50 for the business license. Alpine Cleaning & Restoration is donating all of their time on the project.

Barbara stated it was not a big cost that was being asked to be waived.

Jeff asked what the plan was for the new sign? Esterlee Molyneux stated the existing sign holder in the front of the building would be utilized and Sign Pro was donating the new sign.

Justin stated all of the paperwork and building inspections would still be completed as required but there just would not be an associated fee if the request was granted by the council.

A motion to approve the request by The Child & Family Support Center to have the building permit fee of approximately \$100, sign fee of approximately \$50 and business license fee of approximately \$50 waived for their building and remodel project at approximately 500 South Main was made by Kris, seconded by Barbara and the vote was unanimous.

Yes Vote: Watkins, Kent, Monson, Barnes, Buttars

No Vote: None

PRESENTATION BY BRAG ON THE MOBILITY MANAGEMENT PROGRAM.

Allison Richman came before the council to explain some of the programs currently offered by BRAG.

Most of the programs are for elderly and low income families.

BRAG offers a first time home buyer program.

BRAG offers a program to help cities plan for future planning issues. There are not any fees charged to the cities for this service as Rich County, Box Elder County and Cache County are already paying fees to BRAG for this service as well as other programs.

Allison informed the council the mayor will be receiving a letter in the mail regarding an upcoming disaster mitigation pre-planning meeting that representatives of the city can attend.

Allison explained to the council that the Utah Department of Transportation (UDOT) had come to BRAG seven years ago with a concern about the lack of mobility for people in rural areas. Some areas of the valley do not have access to the local bus system. The Cache Valley Transit District (CVTD) offers a great service but cannot reach all areas of the valley. A medical voucher program was started last year where low income or elderly people that cannot get a ride to a doctor's appointment now have an option. This program would pay the driver who takes the person to the appointment \$0.35 per mile. Low income is set as 200% under the poverty line and most senior citizens qualify. This program helps clients in areas such as Lewiston where transportation service is limited.

Brent asked when the disaster mitigation meeting would be held? Allison responded the mayor will receive a letter this week. Zak Covington oversees this program and can answer any questions the council or mayor has regarding what is involved.

Brent asked Allison how the city can help BRAG? Allison stated by helping to list the information on the medical voucher program and other programs in city places and on the city website.

Brent asked Allison to please send the information she wanted posted to the city recorder and he would make sure it was included in the newsletter, on Facebook and in the city office building.

DISCUSSION AND APPROVAL OF NEW MEMBERS OF THE SMITHFIELD TREE COMMITTEE. LONNIE MCCULLOCH AND KELTON MILLER.

Jeff informed the council there is an opening on the tree committee for two new members and Kelton Miller and Lonnie McCulloch want to serve. Kelton is young but wants to help the community and serve on the committee. Kelton wants to do a survey of the city owned trees marking the location and type of tree.

Brent asked what the survey would be used for? Jeff explained the survey could be used to discuss potential areas where borers could be an issue. If all of the ash trees in the city are located the city would be aware of where the borers would most likely kill trees.

A motion to appoint Lonnie McCulloch and Kelton Miller to the Smithfield City Tree Committee was made by Jeff, seconded by Kris and the vote was unanimous.

Yes Vote: Watkins, Kent, Monson, Barnes, Buttars

No Vote: None

COUNCIL MEMBER REPORTS

Dennis informed the council the library renovation project is close to completion and the library board would like to have a dedication event. The question was asked if the council wanted to plan the event or have the library board plan the event. Barbara and Kris both thought it would be great if the library board made all of the arrangements.

Brent asked if program would be some talks and songs? Dennis stated the library board would meet next Wednesday night and discuss. The city has a copy of the original program from the dedication of the Carnegie library in 1923. The original program was held at the Youth Center and consisted of some talks and songs. When the program was done the building was then toured by those in attendance. The actual completion date of the project is still not finalized so the ceremony is mostly symbolic.

Brent stated he felt it would be nice to have copies of the original program available for people to see and review. Dennis stated that could be easily done. Brent suggested including a picture of when it was originally completed and a picture of how it looks now.

The consensus of the council was to have the library board oversee the dedication event.

Barbara state the youth council would be helping the Lion's Club with their annual spaghetti dinner on March 26th. The youth council would also be stuffing Easter eggs for the upcoming Easter egg hunt. The youth council will be helping with the day of service as well.

Brent asked where and when the Easter egg hunt would be held? Kris stated on April 4th at Mack Park at 9:00 A.M.

Barbara asked the council if they had any suggestions for projects for the upcoming day of service to please pass those along to her. Jim had suggested having the city workers cut the overgrowth on the sides of the roads, trails and sidewalks and the volunteers could help to load the overgrowth into the trucks to be hauled away.

Barbara mentioned there is the possibility of an Eagle Scout project being done at the Weeks wildlife preserve and shooting range. The range needs to be cleaned up as there is quite a bit of litter and debris in the area.

Brent asked if there were any projects at the city dump that could be completed? Barbara stated she would add the area to the list.

Kris asked if the canyon cleanup crew had been contacted? Barbara stated they had been contacted and the group was going to help clean up the Senior Center and Mack Park as well as the canyon.

Dennis asked if neighborhood projects could be included? Barbara stated her understanding was they could be included as long as they were safe. Dennis mentioned in his neighborhood the city had dredged the canal and put all of the byproduct on the canal pathway. The intent of the project would be to smooth the byproduct out on the existing pathway. Barbara stated Comcast was doing a site project walk through on Friday, March 13th and she would add the area to the list. Dennis remarked the project is the canal bank on 600 South.

Brent asked if any projects were being setup to help the senior citizens in the city? Barbara stated the local faith based groups had not come up with any projects yet but are willing to help.

Kris informed the council the Health Days pageant had been held the previous Saturday. Eight young ladies were involved and five were chosen for the royalty to represent the city in the local parades this year. Mike Nielsen would be helping decorate the float this year and the colors will be red, white and blue.

Kris informed the council Jim's retirement open house will be held on March 26th at the Birch Creek clubhouse from 4:00 P.M. to 6:30 P.M.

City Manager James Gass arrived at the meeting.

Jeff mentioned the Scouting for Food drive will be held on March 21st. The annual tree pruning demonstration is also on March 21st. Jeff stated those helping with the food drive would utilize the back of the Civic Center to gather the food, box up the items and then deliver the food.

Brent asked if the cemetery cleanup had been delayed? Justin explained the city had sent out some information about the cemetery grounds being cleaned up starting on March 9nd. The city crew overseeing the project were finishing up a project at the Blue Sox diamond and it had delayed getting them up to the cemetery to start up the cleanup process. The intent was to start the cleanup of dead trees, wreaths, flowers, balloons and other miscellaneous items on Monday, March 16th.

PUBLIC HEARING TO CONSIDER A REQUEST BY RYAN REEVES, AGENT FOR C & T DEVELOPMENT LLC, PROPERTY OWNER, FOR A REZONE OF 8.17 ACRES LOCATED AT 532 SOUTH MAIN, PARCEL# 08-110-0017, FROM CC (COMMUNITY COMMERCIAL) TO RM (MULTIPLE FAMILY RESIDENTIAL).

Brett Rigby and Blake Dursteler came before the council to request a rezone of the property currently owned by Cantwell Lumber at 532 South Main.

Blake informed the council the parcel is currently zoned commercial. The request is for the property to be rezoned to multi-family residential. The intent would be to have a buffer zone of townhomes, some senior citizen living for those 55 and older and then an assisted living center on the west side by the highway.

Jim remarked that 100 East runs through the east side of the property and the city has a right of way through the area. The improvements in this area would have to be put in as part of the project.

Barbara asked how many units would be for those 55 and older? Blake stated he guessed around 20 or so units.

Kris expressed concern that the current business brings sales tax dollars to the city and the new proposed rezone would not bring any sales tax dollars to the city as it would make the area a residential area.

Kris stated she was concerned that commercial property in the city was going to be replaced with homes.

Kris felt the city already has enough high density housing.

Kris agreed there is a need for senior housing in the city.

Blake remarked the intent is to do clustering for the development to make it look appealing.

Blake commented in his opinion commercial businesses want to locate south of this area around the Lee's Marketplace property. The sales tax revenue on the parcel in question would be replaced with property tax revenue.

Kris asked how much sales tax the city receives from the parcel? Justin stated on average over \$2,000 per month. Jeff mentioned for October 2014 the amount was \$4,107.

Kris wanted the area to stay as a business area. Blake remarked that Cantwell Lumber is closing whether or not the property is rezoned.

Barbara asked if an assisted living center could be located in a commercially zoned area? Blake stated it depends on the city code.

Barbara asked how many residents would be in the assisted care facility? Blake commented around 34 units with an average of 1 ½ people per unit. The intent would be for the people to transition from the 55 and older area to the east to the assisted living center as they got older.

****The public hearing was opened at 7:01 P.M.****

Dennis Thornley stated he had come to the meeting to find out what was going to be built there as he was not aware that Cantwell Lumber was closing.

Dennis Thornley expressed concern that more homes, apartments or living quarters requires more services from the city and Dennis did not feel like the city had the means to supply the services.

Dennis Thornley commented Cantwell Lumber does not use much culinary water but new apartments or homes will consume a significant amount of culinary water. The city states there is plenty of water at this time but eventually it will dry up and well permits are being denied on the west side of town according to Dennis.

Dennis Thornley suggested only adding the new homes if the city is in a position to supply the services for the homes.

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

DISCUSSION AND POSSIBLE VOTE ON THE REZONE REQUEST FOR PARCEL# 08-110-0017 LOCATED AT 532 SOUTH MAIN.

Jim explained to the council a water study had recently been completed and it did projections out until 2040. The city has sufficient culinary water until at least 2040. The study did not look past 2040. The water model includes future development.

Jim stated the amount of water used in apartments and townhomes is less than in subdivisions because 8 to 9 out of every 10 gallons used at a home is put on the ground to water grass. Apartments have little to no grass. The highway would be the barrier to the west and 600 South would be the southern boundary. There is a significant amount of multi-family housing in the city but the demand has been there and developers are trying to meet the demand. New single family dwellings are up this year compared to the last five or so years. The city does not have an assisted care facility and a zoning classification for one needs to be determined by the city.

Kris expressed concern that people who reside in a lockdown environment can escape and the area would be dangerous with the highway so close by. Blake Dursteler responded the concern

would be mitigated in the design of the building. Hospitals are built on major corridors all the time. People visiting nursing homes come and visit and then leave. The vast majority of the occupants of an assisted living facility cannot drive or have a car.

Jeff asked if all of the roads in the development would be private? Jim remarked he had only seen a concept plan of the design and it would need to be drastically modified.

Jeff asked who would maintain the roads? Jim stated the townhomes would have public roads and the 4-plex area would have to be reviewed. All public roads must be designed to the new city standard. The area most likely would be developed as a PUD which would force all of the roads to be publicly owned.

Barbara asked if the property had been purchased? Blake stated the property is under contract.

Barbara remarked the rezone request is for 8.17 acres to be switched from commercial to multi-family and her preference was not to see more multi-family housing in that area.

Barbara stated if the area is rezoned to multi-family the area could be filled with a couple of hundred apartments. There is no guarantee of a senior living area or assisted living facility. Jim concurred and stated the city is bound by how the land is zoned once it is changed.

Barbara asked if the new owners had given thought about keeping some property by the highway as commercial? Blake informed the council he had worked on many developments in other cities and based on his past experience the commercial zone of Smithfield City is further south. Users want all of the commercial buildings in close proximity. Blake suggested leaving the corner property to the south of the Cantwell property zoned as commercial for a future business to build there.

Blake mentioned he understood the concerns of the council but the Cantwell Lumber property is no longer a viable commercial area in his opinion. The old Del Monte plant is located across the highway to the west of the Cantwell Lumber property and the owner has a hard time leasing space in the building according to Blake.

Barbara mentioned having an assisted living center in Smithfield would be nice.

Blake mentioned the parcel had been purchased as an entire piece. The previous owner of the property was not willing to split up the parcel into pieces.

Kris asked who are the developers of the property? Brett Rigby and Blake stated they were.

Jeff asked if all of the buildings would be single level? Brett remarked all of the units would be slab on grade and single level.

Barbara asked if basements would be allowed in the area? Jim said there is not water table issues in the area. Brett mentioned some of the units could have a basement area for storage.

Barbara mentioned portions of the area are blighted already.

Jeff stated the area was mostly gravel and asphalt surface and asked who would be responsible to put in 100 East? Jim commented the developer would pay the cost of the road and infrastructure. Blake stated they would comply with the city code. Jim also mentioned curb, gutter and sidewalk would need to be included as well.

Jeff asked if any of the utilities run through the area? Jim stated there is a telephone line along the side of the Champlin property against the fence. There is not any water or sewer service in the area.

Barbara asked if the surrounding area was all zoned residential? Jim mentioned parcels to the north and south might be zoned agricultural.

Barbara asked how the property to the east is zoned? Jim stated it was multi-family and there were still a couple of small parcels that are zoned multi-family that have not yet been built on and they are owned by Champlin Development.

Kris expressed concern she did not want to arrive in Smithfield and only see multi-family units crammed in on the highway. Logan has many multi-family areas and there is no room for kids to play and in some cases park.

Kris felt the city had enough multi-family housing at this time and would vote against a multi-family rezone request. Blake responded he felt the area will not be utilized if left as commercial and it will become a vacant lot. The demand is there for multi-family or the request would not have been asked for. Blake felt the Lee's Marketplace area will be the huge commercial zone for the city in the future and putting multi-family on the Cantwell Lumber property would allow those residents close access to local business.

Barbara asked how many townhomes would be included? Brett stated he thought around 20 to 24. Blake mentioned the number would be based on what the city code allowed for.

Dennis mentioned all of the Cantwell Lumber property is located within the boundary of the RDA.

Jeff commented he would like to see commercial on the front by the highway and multi-family would be fine behind it to the east. Commercial business would thrive in that area at some point. Blake mentioned there is a significant amount of highway frontage in Smithfield and recommended guarding against spreading the commercial out to much as it would result in a significant decrease in traffic flow.

Jeff asked how multi-family unit property tax is collected? Jim stated each unit has its own property tax number and pays its own property tax.

Jeff asked how property tax is assessed on an assisted living facility? Blake stated the property tax would be assessed on the value of the building. Sales tax would not be collected but the property tax would be more than the parcel is currently paying.

Barbara asked if the dentist office to the north was still operating? Jim stated it was and since it is a service business no sales tax is collected. When the accountant was located in the house to the south on the corner it was a service business and no sales tax was collected. All commercial businesses do not necessarily generate sales tax. Blake mentioned usually sales tax generating businesses are located by each other to get enough foot traffic to make the business viable.

Jeff asked if parking would be an issue with the assisted living center? Blake stated the city code would dictate the number of parking stalls required but assisted living centers usually don't have very many cars as the people residing in the center are not allowed to drive; in most cases.

Barbara asked Brent if the planning commission was close to determining which zone an assisted living center should be included in? Brent said he was not sure. Jim stated the planning commission is discussing the topic at their meeting on Wednesday, March 18th.

Blake state he understood the concerns of the council but the parcel needed to be put into what is best for the city 30 to 40 years down the road. Assisted living is needed in the city and Cantwell Lumber is closing whether or not the property is rezoned. Kris responded the decision affects the city now as well as many years down the road.

Blake stated he felt the reality is there needs to be more residential units to have more people to encourage commercial development.

Jeff asked what drives a family to want to reside in a multi-family area? Blake answered affordability is the biggest component. People want to be flexible and pay a lesser cost but have access to commercial areas quickly. The market drives the demand and right now there is a market for multi-family housing.

Jeff asked if the 55 and older area would be on the east side of the property? Jim stated that was correct.

Jeff asked for clarification on the access points to the proposed development. Blake stated the highway, 100 East and 600 South would all have access to the property.

Jeff felt like something needs to fill the area and assisted living is a viable option.

A motion to deny the rezone request by Ryan Reeves, agent for C & T Development, LLC for 8.17 acres located at 532 South Main, Parcel # 08-110-0017 from CC (Community Commercial) to RM (Multiple Family Residential) was made by Kris, seconded by Dennis and the motion passed by a vote of 4-1.

Yes Vote: Watkins, Kent, Monson, Buttars

No Vote: Barnes

DISCUSSION AND POSSIBLE APPROVAL OF SIGNING THE LOCAL CONSENT FORM TO ALLOW JIM'S LC TO APPLY WITH THE STATE OF UTAH FOR A FULL SERVICE ALCOHOL LICENSE.

Justin informed the council that Marty Spicer, the owner of Trader Jim's, would like to apply for a full service alcohol license with the State of Utah but needs consent of the council. Due to the location of his building a variance would be required since there is a school, library and city park close by.

Justin mentioned he was told by a state employee that a public hearing would be required before the state would grant a variance. Marty needed to notify the council of his intent to apply for the license and this was the first step in the process.

Marty Spicer informed the council he was the owner of Trader Jim's and the legal business name is Jim's LC. The goal is to provide good food from the restaurant at a reasonable price.

The building interior is Jim Bridger themed and decorated and some changes have been made since the eatery was temporarily closed several months ago. The new name when the restaurant reopens will be Jim's Grill but the focus will still be on the Jim Bridger theme.

Marty explained he felt it was better to have an easy name for people to remember since social media and texting are so popular.

Marty felt a new full service restaurant is needed in the north end of the valley. The building has been remodeled over the last several months. Weather permitting people can now eat on the patio and the staff will consist of greeters, wait staff and cooks. A conference room can hold up to 25 people for gatherings or luncheons.

Marty mentioned he had been the owner of Fung Shui and Trader Jim's and learned what people want to eat. Jim's Grill will be open Wednesday through Saturday. The weekday hours will be from 4:00 P.M. to 10:00 P.M. with extended hours on Friday and Saturday. Eventually a Sunday brunch will be offered if there is an interest from the public. Opening for lunch may be considered at a later date but the lunch market in Smithfield is tough. Catering and corporate lunches will be available during the week.

Mike Harrington is the lead chef and has previous experience at Angie's, Chili's and most recently the Beehive Grill. Edward Gilgan is also a chef and is from Las Vegas and has large restaurant experience.

Marty asked the council for the opportunity to apply for the liquor license even though there is a close proximity to a local city owned park.

Marty informed the council the main parking for the restaurant will be on the west side of the building as parking on the east side or south side would require people to park on the side of the road.

Kris asked when the restaurant would be open? Marty stated right now the cooks are doing a soft opening and the wait staff is training. Tentatively the restaurant will open on March 18th. A grand opening will be held a few weeks later.

Jeff asked if only beer would be served if the license is approved? Marty remarked he would like to apply for a full service license that includes liquor. A meal must be served in order for a person to receive an alcoholic beverage. The license request would be for the same license that Callaway's Bistro has currently.

Jeff asked if the beer would be served in cans or glasses? Marty commented he would expect the beer to be served in glasses not in cans but it had not been considered yet until the license was approved.

Dennis and Barbara both asked for clarification on the consent form as it appeared the form was stating the city was granting the variance request not just allowing Marty to apply for the license. Marty asked if the form could be amended or changed so he could start the application process? Dennis remarked more due diligence was needed in regards to the required form and the process of getting approval of the request. Jeff and Jim both concurred with Dennis and Barbara. Justin stated he would contact the State of Utah Alcohol Licensing Department and get the correct forms and information on how to proceed in the process, when public hearings are needed to be held and any other pertinent information. Marty remarked he will be opening with or without an alcohol license and will wait to be contacted by the city about the next step in the process.

*****TEMPORARY ADJOURNMENT FOR THE REGULAR RDA MONTHLY MEETING.*****

The city council temporarily adjourned at 7:57 P.M. for the regular RDA monthly meeting.

The city council reconvened at 8:45 P.M.

CITY MANAGER REPORT

Jim informed the council that city employee Jess Daines had inadvertently swallowed a machine screw while working on a light fixture at the Blue Sox diamond. If the screw has not passed through his body by Tuesday, March 17th a medical procedure will be necessary to go in and remove the screw.

Jim thanked the council for approving the project of furring out the walls in the library and covering the electrical work and adding new sheetrock. The carpet had just been laid in the old library building and the coving still needed to be completed. The interior of the project is almost completed. When the weather is warmer the exterior projects will be worked on and completed. The inside of the building should be completed by the first week of April. The furniture for the Children's Library is on order and has not yet arrived. The city will be responsible to move all of the furniture, shelving, books, computers and other items into the newly renovated building. A preliminary walk through of the project is being done on Thursday, March 12th at 10:00 A.M.

Barbara asked if the project is on schedule? Jim stated the project had been delayed because of potential asbestos issues but the current delay is waiting for the new furniture to arrive.

All of the trees on Main Street had been pruned by the city staff from 800 South to the north end of the city. Trees were trimmed on both sides of the highway. Lyle Izatt and Kevin Ogden worked on the tree trimming project for three weeks.

The trenches and landscape damage repair work at Forrester Acres is being completed. The intent was to install the new Blue Sox diamond light poles when the ground froze this past winter but the ground never froze and the landscape damage was more than anticipated.

The Utah State University club team will be utilizing the Blue Sox diamond this year. Previously, they have played in Providence.

A larger pump had been installed in the pump house for the Birch Creek well on the golf course in 2014. There is a resident in the area that can hear a sound when the pump is running that no other person has been able to hear or verify. Rocky Mountain Power and Glenn's Electric have come in and done tests and they cannot find any problems. The homeowner claims he cannot sleep because of the noise from when the pump is running. Utah State University came in and did some tests and offered some suggestions. The city furred out the walls and added sound proof insulation and sound proof sheetrock inside the well house building. The pump cannot be heard outside of the pump house building. The homeowner says he can still feel a vibration in the floor of his house when the pump is running. The city and other people that have reviewed the problem cannot feel the vibration. At this point; the city does not know what to do to remove the vibration that nobody but the homeowner can feel. The homeowner has indicated he will continue to push the city to resolve the vibration problem. The vibration has not been able to be verified on any meter. The homeowner is convinced there is a vibration in his house when the pump is turned on. The city is considering trying to coordinate not running the pump when he is sleeping but that might not always be the case if the water tank levels drop.

Barbara asked how long ago the pump had been installed? Jim stated in the summer of 2014. Jim explained the pump house is located on the golf course . The homeowner with the issue is Steve Hoggan.

Jim informed the council Steve stated the city should remove the current pump and put in a smaller pump and go elsewhere and drill another well and put a new pump there to meet the demands of the city. Jim stated it is not possible to do as Steve is asking.

Dennis and Jim both stated it would be cheaper for the city to buy Steve's home and disclose to the new owner the vibration concern. The city has over \$600,000 invested in the well project on the golf course.

The city submitted a RAPZ tax application for a new splash pad. The park impact fee fund does not have enough money to pay for the city portion of the project but the capital improvement fund can loan money to the park impact fee fund if necessary. The project will only be completed if grant funding is obtained.

Brent asked Jim to announce the hiring of the new city manager. Jim informed the council that Craig Giles had been offered the city manager job and accepted it. Craig will be attending the next council meeting to be introduced and be part of the council meeting and specifically the budget hearing. Craig has a Master's Degree from Brigham Young University in Public Administration and is currently the Public Works Director for North Ogden City.

****A motion to adjourn at 8:59 P.M. was made by Kris.****

SMITHFIELD CITY CORPORATION

Darrell G. Simmons, Mayor

ATTEST:

Justin B. Lewis, City Recorder

SMITHFIELD CITY CORPORATION 96 South Main Smithfield, Utah 84335

AGENDA

Public Notice is given that the Smithfield City Council will meet in a regularly scheduled meeting at 96 South Main, Smithfield, Utah on Wednesday, **March 11, 2015**. The meeting will begin at 6:00 P.M.

Welcome and Opening Ceremonies by Kris Monson.

1. 6:03 P.M. Approval of the city council meeting minutes from February 25, 2015, March 4, 2015 and March 9, 2015
2. 6:05 P.M. Resident Input
3. 6:15 P.M. Discussion with representatives of the Child & Family Support Center about making April 2015 Child Abuse Prevention month in the city.
4. 6:35 P.M. Discussion and possible vote on waiving the business license fee, building permit fee and sign fee for a local non-profit organization locating within the city.
5. 6:45 P.M. Presentation by BRAG on the Mobility Management program.

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6. 7:05 P.M. Public Hearing to consider a request by Ryan Reeves, agent for C & T Development LLC, property owner, for a rezone of 8.17 acres located at 532 South Main, Parcel# 08-110-0017, from CC (Community Commercial) to RM (Multiple Family Residential).
7. 7:25 P.M. Discussion and possible vote on the rezone request for Parcel# 08-110-0017 located at 532 South Main.
8. 7:35 P.M. Discussion and possible approval of signing the Local Consent Form to allow Jim's LC to apply with the State of Utah for a full service alcohol license.
9. 7:50 P.M. Discussion and approval of new members of the Smithfield City Tree Committee. Lonnie McCulloch and Kelton Miller.

Temporary Adjournment for regular RDA monthly meeting.
10. City Manager Report
11. Council Member Reports

Adjournment

Items on the agenda may be considered earlier than shown on the agenda.

In accordance with the Americans with Disabilities Act, individuals needed special accommodation for this meeting should contact the City Recorder at (435) 792-7990, at least (3) days before the date of this meeting.

Prepared, posted in the City Office and library, emailed to each Council Member, emailed to the Herald Journal, Smithfield Sun, and forwarded to be posted on the City Web Site on 03/09/15, and the Utah Public Meeting Notice website.