

MINUTES OF A REGULAR CITY COUNCIL MEETING HELD FEBRUARY 19, 2015
AT THE CIVIC CENTER, 83 WEST MAIN, HYRUM, UTAH.

CONVENED: 6:30 p.m.

CONDUCTING: Mayor Pro-Tempore Martin Felix

ROLL CALL: Councilmembers Scot M. Allgood, Jared L. Clawson, Martin Felix, and Councilmember Paul C. James were present.

EXCUSED: Mayor Stephanie Miller and Councilmember Aaron Woolstenhulme.

CALL TO ORDER: There being four members present and four members representing a quorum, Mayor Pro-Tempore Felix called the meeting to order.

OTHERS PRESENT: City Administrator Ron Salvesen, and eleven citizens. City Recorder Stephanie Fricke recorded the minutes. etc.

AMENDED **WELCOME:** Mayor ~~Miller~~ Pro-Tempore Felix welcomed everyone in
03-05-15 attendance.

PLEDGE OF ALLEGIANCE: City Administrator Ron Salvesen led the governing body and the citizens in the Pledge of Allegiance.

INVOCATION: Councilmember James

APPROVAL OF MINUTES:

The minutes of a regular meeting on February 5, 2015 were approved as written.

ACTION Councilmember James made a motion to approve the minutes of a special meeting on February 5, 2015 as written. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

AGENDA ADOPTION: A copy of the notice and agenda for this meeting was faxed to The Herald Journal, mailed to each member of the governing body, and posted at the Civic Center more than forty-eight hours before meeting time.

ACTION Councilmember Allgood made a motion to approve the agenda for February 19, 2015 as published. Councilmember Clawson seconded the motion and Councilmembers Allgood, Clawson, Felix, and James

voted aye. The motion passed.

AGENDA

8. PUBLIC COMMENT
9. SCHEDULED DELEGATIONS:
 - A. Allison Richman, Bear River Associated Government (BRAG) - To discuss new programs, mobility and transportation through BRAG.
 - B. Chad Jensen, Cache County Sheriff - To introduce himself and to discuss Hyrum City's Law Enforcement Contract with Cache County Sheriff's Office.
 - C. Jami VanHuss, Hyrum Museum Director - To report on the activities and visitors at the Hyrum Museum.
 - D. Derik Page, JBS Swift Company - To request site plan approval for expansion of the meat packing plant and parking lot at 410 North 200 West.
 - E. Jared Adams, Harrington & Company - To request site plan approval for a storage building at 52 East Main Street.
10. OTHER BUSINESS:
 - A. Consideration and appointment of Youth Council Advisors.
 - B. Consideration and award of bid for the new Hyrum City Office Building.
 - C. Irrigation rates.
 - D. Mayor and City Council reports.
11. ADJOURNMENT

PUBLIC COMMENT:

Mayor Pro-Tempore Felix said if a citizen has a question or would like to make a comment to please keep it under three minutes.

Shari Miller said she would like to express her appreciation to Councilmember James for coming to her home to understand her concerns with JBS Swift Company's expansion and why she wants a 10' privacy fence rather than an 8' privacy fence.

Mayor Pro-Tempore Felix asked if there was any further public comment. There being none he continued with the next agenda item.

SCHEDULED DELEGATIONS:

ALLISON RICHMAN, BEAR RIVER ASSOCIATED GOVERNMENT (BRAG) - TO DISCUSS NEW PROGRAMS, MOBILITY AND TRANSPORTATION THROUGH BRAG.

Allison Richman said she is with Bear River Associated Government and a study was recently conducted in Cache Valley to determine if mobility and transportation needs were being met for those people who do or cannot drive. Hyrum has done a great job

addressing accessibility and encouraging business to provide accesses that are accommodating to all people. Better accessibility is smarter business but it also makes a community more marketable to all types of people. The only recommendation that could be made was for the City to consider a trail that would connect to Paradise to make walking to other nearby locations more accessible. She discussed the importance of trying to accommodate people with disabilities so they have access to all government buildings. There are simple things that can be done like changing the type of door handle that makes access easier.

Mayor Pro-Tempore thanked Allison Richman for coming and presenting the BRAG Mobility and Transportation Study.

CHAD JENSEN, CACHE COUNTY SHERIFF - TO INTRODUCE HIMSELF AND TO DISCUSS HYRUM CITY'S LAW ENFORCEMENT CONTRACT WITH CACHE COUNTY SHERIFF'S OFFICE.

Cache County Sheriff Chad Jensen said he was newly elected Sheriff of Cache County and took office on January 5, 2015. He has been in law enforcement for 23 years with Cache County. While being in office he has reduced the number of administrative jobs at the Sheriff's office and will continue to not backfill some of the administrative jobs when the people in those positions are no longer with the Sheriff's department. He is trying to reduce overall costs of the department. He has reviewed Hyrum City's Law Enforcement Contract with the Sheriff's Office. He is comfortable decreasing the contract from \$35.00 to \$48.54 per hour for the 2015-2016 year. Contract hours will only include actual patrol hours, which is different from years past. As of March 22 patrol officers will go back to 8 hour shifts rather than 10 hour shifts. Consistency and coverage seems to be better when shifts are 8 hours. He wants to make the City aware that every year there will be a small increase to the law enforcement contract hourly rate in order to keep up with increasing costs. He encouraged the City to contact him if it has any concerns or issues that needs to be addressed.

JAMI VANHUSS, HYRUM MUSEUM DIRECTOR - TO REPORT ON THE ACTIVITIES AND VISITORS AT THE HYRUM MUSEUM.

Museum Director Jami VanHuss said there are plans to expand the museum with money from private donations or money the Museum has raised over the past several years. The expansion will take place in phases to ensure that it has enough money to cover the costs. The immediate plans are to expand the museum 12' to the south. This will allow additional room for displays. She has professional volunteers that are willing to frame the walls, but

will have to pay for the walls to be sheet rocked. She also would like a reception desk at the entrance of the museum. It is difficult to welcome visitors when there is no work station at the entrance of the museum. A digital picture scanner will be purchased with funds donated by the Hyrum Lions Club. The digital picture scanner will be available for the public to use.

She serves on the Historic Preservation Committee and has submitted a grant for an engineering stability study on the Elite Hall. The State of Utah Offers a matching grant that should help cover the costs of the study. The Study will help Hyrum City determine if the Elite Hall is structurally stable and safe, and what improvements need to be made to the building.

The Museum will be holding its annual Hot Dogs and Hot Wheels fund raiser on Memorial Weekend and is hoping it will continue to grow and be a success.

DERIK PAGE, JBS SWIFT COMPANY - TO REQUEST SITE PLAN APPROVAL FOR EXPANSION OF THE MEAT PACKING PLANT AND PARKING LOT AT 410 NORTH 200 WEST.

City Administrator Ron Salvesen said the Hyrum Planning Commission is recommending approval of JBS Swift Company's site plan for the expansion of its meat packing plant and parking lot at 410 North 200 West with the following conditions: 1. JBS Swift Company pay for half of Center Street road and improvements including curb and gutter on the west side in front of its property; 2. A landscaping plan that includes the 30' buffer be completed and submitted to the Planning Commission for its consideration and approval; 3. JBS Swift install a light at the entrance to the parking lot on 200 West; 4. JBS Swift install a flashing light for the crosswalk on 200 West; and 5. JBS Swift submit storm water plan to the City for the City Engineer to consider and approve. The City Council on January 15, 2015 adopted Ordinance 15-01 amending the Zoning Map of Hyrum City, Utah by rezoning property from Residential R-2 to Manufacturing Medium to Heavy M-2 (JBS Swift property at approximately 200 West to 80 West between 320 North and 370 North - South of JBS Plant; and property at approximately 400 North between 230 West and 280 West - Northwest of the JBS Plant) with the following conditions: 1) A two sided decorative wall at least 8 feet tall, to be determined with site plan approval be installed as a buffer for residences on the south; 2) A 30 buffer zone south of the proposed wall to remain zoned R-2; 3) The 'Hammond Home' and shown lot area to remain zoned R-2; 4) The deed have a recorded restriction stating parking and landscaping are only allowed on the property rezoned; 5) A minimum 6 foot tall privacy fence be required on the west boundary of proposed parking lot west of

200 west; 6) JBS Swift consult with the residential property owners on type of landscaping they want done on the southside of the 8' high wall; and 7) If there is future expansion or an addition to the plant that the sound issues be addressed so that additional noise does not encroach on neighboring properties and that JBS Swift hire a sound engineer to conduct a study before any future expansion approvals are given.

Derik Page with JBS Swift Company said the Site Plan includes all of the recommendations made as part of the rezone. He understands there is a concern about the height of the privacy wall not being high enough to block the noise. JBS Swift had an engineer make recommendations on how to help reduce the noise from going over the privacy wall. The engineer recommended JBS lower the elevation of the road that will be adjacent to the privacy wall. By lowering the elevation of the road, sloping the hillside, and adding texture to the privacy fence all of these things should help minimize the noise. It will be too costly if the slope is too excessive requiring a retaining wall. JBS wants to keep it a privacy wall and not build a retaining wall.

Councilmember James said he visited the site tonight and understands the concerns of the residents bordering the privacy wall. Due to the elevation of the land he agrees with adjacent neighbors that an 8' tall privacy wall will most likely not block the noise. He suggested that JBS Swift be required to install a 10' high privacy wall.

Derik Page said JBS Swift is concerned about the additional cost of a 10' privacy wall and does not think it will be aesthetically pleasing to look at. The cost of the privacy wall will increase 20% to go from an 8' privacy wall to a 10' privacy wall. That is an additional cost that JBS Swift has not budgeted for.

Councilmember James said the additional cost of the privacy wall would not increase its total expansion budget by more than 1%, so he thinks asking for 10' privacy wall is not a hardship for JBS Swift. There is an impact on the neighboring properties and that needs to be considered in this site plan approval. He suggested that JBS Swift could compact soil under the fence increasing the existing elevation of the 30' property line by 2' and still install an 8' privacy wall.

ACTION

Councilmember James made a motion to approve the site plan for JBS Swift Company for the expansion of its meat packing plant and parking lot at 410 North 200 West with the following conditions: 1. JBS Swift

Company pay for the entire road construction costs and curb and gutter on the west side in front of JBS's property on Center Street; 2. A landscaping plan that includes the 30' buffer be completed and submitted to the Planning Commission for its consideration and approval; 3. JBS Swift install a light at the entrance to the parking lot on 200 West; 4. JBS Swift install a flashing light for the crosswalk on 200 West; 5. JBS Swift submit a storm water plan to the City for the City Engineer to consider and approve; and 6. The privacy wall be sloped to be at least 10' high behind the third lot on east of 200 west to the blue building near and if building is removed to the 100 West gravel road (a berm can be used to increase the height of the wall 2' as long as the overall height is 10'). Councilmember Allgood seconded the motion.

Councilmember Allgood recommended amending the motion to include JBS Swift Company pay for the entire cost of the road including curb and gutter along the entire length of the JBS Property parking lot area on Center Street and the City will pay for the improvement costs from there to 300 North. Councilmember James accepted the amendment to the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

JARED ADAMS, HARRINGTON & COMPANY - TO REQUEST SITE PLAN APPROVAL FOR A STORAGE BUILDING AT 52 EAST MAIN STREET.

City Administrator Ron Salvesen said the Planning Commission recommended site plan approval for Harrington and Company for a storage building at 52 East Main Street as submitted.

Jay with Harrington and Company said Jared Adams was not able to attend tonight's meeting and asked him to represent Harrington and Company on its site plan request. The building is an open front storage area that will store building supplies. There is an existing similar building on the site but this will not be as high as the existing one.

ACTION

Councilmember James made a motion to approve to approve the Site Plan for Harrington and Company for an additional storage building at 52 East Main Street. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

OTHER BUSINESS:

CONSIDERATION AND APPOINTMENT OF YOUTH COUNCIL ADVISORS.

Mayor Pro-Tempore Felix recommended appointing Marci Bingham and Amy Poppleton as Youth Council Advisors.

ACTION Councilmember Clawson made a appoint Marci Bingham an Amy Poppleton as Youth Council Advisors. Councilmember Allgood seconded the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

CONSIDERATION AND AWARD OF BID FOR THE NEW HYRUM CITY OFFICE BUILDING.

Dallan Young with Lundahl Building Systems said he has been working with City Administrator Ron Salvesen and the architects to value engineer the new City Office Building to meet the target of a 10% reduction in cost set by the City Council at its last meeting. Lundahl Building Systems was able to cut the cost to \$1,043,730 and will continue to look for additional savings.

ACTION Councilmember Allgood made a motion to award the bid for the construction of the new Hyrum City Office Building to Lundahl Building Systems in the amount of \$1,043,730. Councilmember Clawson seconded the motion and Councilmembers Allgood, Clawson, Felix, and James voted aye. The motion passed.

IRRIGATION RATES.

City Administrator Ron Salvesen presented an irrigation rate comparison chart with other systems in Utah. There is not another pressurized irrigation system in Cache Valley to compare rates with.

A short discussion ensued and the City Council recommended a resolution be prepared increasing the minimum pressurized irrigation rate by \$1.00 a month with a 10% increase to all other irrigation rates.

MAYOR AND CITY COUNCIL REPORTS.

Councilmember James said softball registration begins March 1.

Councilmember Allgood said he is working on finding a speaker for the Patriotic Program still and has Ken Godfrey arranged for a back-up speaker. He is also a working on inviting business to Hot Dogs and Hot Wheels.

Councilmember Clawson said the Hyrum Princess Pageant is on March 20 and all applications are due by March 6.

ADJOURNMENT:

ACTION **There being no further business before the City Council, the Council Meeting adjourned at 8:25 p.m.**

Stephanie Miller
Mayor

ATTEST:

Stephanie Fricke
City Recorder

Approved: March 5, 2015 ___
 As Amended