

RICHMOND CITY COUNCIL

JANUARY 11, 2022

The regular meeting of the Richmond City Council was held at the Park Community Center located at 90 South 100 West, Richmond, Utah on Tuesday, January 11, 2022. The meeting began at 6:30 P.M.; Mayor Paul Erickson was in the chair. The opening remarks were made by Mayor Erickson.

The following Council Members were in attendance: Tucker Thatcher, Lyle Bair, Kelly Crafts, Terrie Wierenga and Amber Ervin

City Administrator Jeremy Kimpton, City Engineer Darek Kimball, City Recorder Justin Lewis, and City Treasurer Christine Purser were also in attendance.

VISITORS: Roger Priest, Stuart Smith, Bryan Dayton, Minonette Dayton, Sherrie Davis and Kevin Richardson

ACCEPTANCE OF A PUBLIC DISPLAY, FROM THE RICHMOND LION'S CLUB, OF THE ORIGINAL CHARTER DOCUMENT FROM 1929.

ROGER PRIEST: We would like to present this plaque from 1929 for public display. In seven years, the local Lion's Club Charter will be 100 years old.

MAYOR: Stuart do you know any of the original signees?

STUART SMITH: I know Milton Webb and one other person.

MAYOR: The Lion's Club has been part of the city for many years.

STUART: There is a great history with this document. A lot of prominent names are listed. Many of their relatives still live in town. For historical purposes, the document should be saved somewhere. We have reframed the document and would like to give it to the city for display purposes.

MAYOR: With great appreciation we accept the document. Terrie and myself have been Lion's Club members. We will display in the council room and acknowledge what has been done in an upcoming newsletter.

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM DECEMBER 14, 2021

A motion to approve the city council meeting minutes from the December 14, 2021 city council meeting was made by Terrie, seconded by Lyle, and the vote was unanimous.

Yes Vote: Thatcher, Bair, Crafts, Wierenga, Ervin

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2022-02, AN ORDINANCE REZONING PARCEL NUMBER 09-085-0026 FROM RE-2 (RESIDENTIAL ESTATE 2-ACRE) TO RMD (RESIDENTIAL MEDIUM DENSITY, MINIMUM 10,000 SQUARE FEET). THE PARCEL IS LOCATED AT APPROXIMATELY 695 SOUTH 100 EAST AND IS 3.82 ACRES.

MINONETTE DAYTON: My family owns land north and south of our parcel. Eventually they want to rezone as well. We are the only one wanting to rezone right now. We are in the process of remodeling our home. We don't want to lose our land if something bad happens and we were to lose our house. We have to rezone the parcel in order to split the land off.

MAYOR: How will the land be split?

MINONETTE: The house is on the road so we would split off the back agricultural field.

JEREMY: The house lot will have to be a conforming lot when the split is done.

TUCKER: Is there enough frontage to split the lot?

MINONETTE: There is about 250 feet of frontage.

MAYOR: Will access to the rear parcel be from the south end of the current parcel?

MINONETTE: Yes.

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AMBER: The planning commission discussed the request. The west side of the road is all zoned RMD. The commissioners did not see a conflict with the request. The commissioners understood what the Dayton's are trying to accomplish and recommended approval of the rezone request.

A motion to adopt Ordinance 2022-02, an Ordinance rezoning Cache County Parcel Number 09-085-0026 from RE-2 (Residential Estate 2-Acre) to RMD (Residential Medium Density, Minimum 10,000 Square Feet) was made by Terrie, seconded by Lyle and the vote was unanimous.

Yes Vote: Thatcher, Bair, Crafts, Wierenga, Ervin

No Vote: None

TUCKER: Will they have to apply for a subdivision to split the lot?

JEREMY: Where it is considered a minor subdivision, they can split the lot now.

PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ORDINANCE 2022-01, AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 12-000 "LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO), CHAPTER 12-400 "ESTABLISHMENT AND PROCEDURAL MATTERS", PART 12-401 "PLANNING AND ZONING COMMISSION ESTABLISHED", PART 12-403 "ORGANIZATION", AND PART 12-404 "DUTIES AND POWERS".

JUSTIN: Last month the council discussed making some changes to the planning commission. The intent would be to reduce the size of the commission from six members to five members. The Chairperson would now be a voting member. We felt it was not fair the Chairperson is not a voting member. Another change would be to add an alternate commissioner. The alternate would serve on the commission and be a voting member in the absence of a commissioner. We adopted municipal code which allows council members and commissioners to participate virtually so they can still do that. The alternate would sit on the bench when a commissioner is not in attendance physically or virtually. We talked to other cities and they are all either a seven- or five-member commission and the chairperson votes in each of those cities. All of the cities, except for one, that we talked to have alternate commission members. Our goal is to always have a full quorum at planning commission meetings if at all possible.

A motion to close the regular council meeting and open the public hearing was made by Tucker, seconded by Kelly and the vote was unanimous.

Yes Vote: Thatcher, Bair, Crafts, Wierenga, Ervin

No Vote: None

The public hearing opened at 6:47 P.M.

There were not any comments or questions.

A motion to close the public hearing and reopen the regular city council meeting was made by Lyle, seconded by Kelly and the vote was unanimous.

Yes Vote: Thatcher, Bair, Crafts, Wierenga, Ervin

No Vote: None

The public hearing closed at 6:48 P.M.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2022-01.

MAYOR: The current planning commission is five members plus a chairperson. It would be nice to have an alternate. It is important they attend all meetings. They would only participate in the meeting when a commissioner is absent. We have a name of someone willing to serve if this Ordinance is adopted.

TUCKER: Some cities have two alternates. Should we go with one or two?

JUSTIN: The Ordinance can be amended to allow for two.

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TERRIE: The commissioners who cannot attend need to make sure they notify people. It is very important to let the alternate know they will be on the bench for the meeting. This position would be a volunteer position like the rest. I support this Ordinance. I think it makes sense.

JUSTIN: Our planning commission members have been very good to let us know when they cannot attend.

MAYOR: Jeremy what are your thoughts on two alternates versus one?

JEREMY: I am fine either way. We typically have good attendance by the commissioners.

JUSTIN: We adopted an Ordinance which allows for virtual participation and it has worked well.

AMBER: I agree with Tucker. It would be nice to allow for up to two alternates.

JEREMY: Our municipal code says four commissioners must be in attendance to form a quorum.

***A motion to adopt Ordinance 2022-01, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", Chapter 12-400 "Establishment and Procedural Matters", Part 12-401 "Planning and Zoning Commission Established", Part 12-403 "Organization" and Part 12-404 "Duties and Powers" amending "and one (1) alternate member" to read "and up to two (2)" alternate members" was made by Lyle, seconded by Terrie and the vote was unanimous.

Yes Vote: Thatcher, Bair, Crafts, Wierenga, Ervin

No Vote: None

PUBLIC HEARING FOR THE PURPOSE OF DISCUSSING ORDINANCE 2022-03, AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 12-000 "LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO)", CHAPTER 12-2000 "SUBDIVISION REGULATIONS", PART 12-2003-3 "PRELIMINARY PLAT PROCESS" AND PART 12-2003-4 "FINAL PLAT PROCESS".

JUSTIN: This is a housekeeping Ordinance to remove requiring printed copies of plats and instead requiring electronic copies. In today's world there is no reason for printed copies in some cases. Our intent is to switch to electronic copies where possible. There are a couple of clerical errors in the Ordinance as well which will be corrected.

MAYOR: Darek what are your thoughts?

DAREK: Our office prefers electronic copies. We don't want paper. It is quicker when an electronic version is submitted.

A motion to close the regular council meeting and open the public hearing was made by Lyle, seconded by Kelly and the vote was unanimous.

Yes Vote: Thatcher, Bair, Crafts, Wierenga, Ervin

No Vote: None

The public hearing opened at 6:56 P.M.

There were not any comments or questions.

A motion to close the public hearing and reopen the regular council meeting was made by Kelly, seconded by Terrie and the vote was unanimous.

Yes Vote: Thatcher, Bair, Crafts, Wierenga, Ervin

No Vote: None

The public hearing closed at 6:57 P.M.

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2022-03.

MAYOR: Why is the irrigation company included on the signature block?

DAREK: I started requiring this in other cities because of past experiences. It is best to get their signoff showing they have seen the plat. If they are affected, they have an opportunity to give input or let us know of problems. I know of one case where a developer cut into a ditch nobody knew about. It keeps all parties in the loop.

JEREMY: State statute requires we notify them. I don't think the signature block should be included.

TERRIE: I would disagree. I have been working with the irrigation company. One of their biggest issues is the city approving projects and promising secondary water on land which has previously not been irrigated. We have had a lack of communication in the past. If they know it is coming, they can work with all involved parties. I am not a fan of culinary water being put on grass. I would estimate about 15-20% of the bills the legislature is going to consider in the next couple of months deal with water. We need to be proactive in working with others or the state will tell us what to do.

TUCKER: So, the irrigation company could possibly deny a development if they won't sign the final plat?

JEREMY: Yes. All of the signatures have to be on the plat before the county will record it.

TUCKER: We need their input. This should be more of a checklist item. We don't want a development denied because of them. This concerns me this would be possible.

TERRIE: Talking to the irrigation board is more of an informational step. They want to know it is coming and see if anything needs to be done.

LYLE: I would prefer it be a checklist item. We can keep them informed. I don't want them to be allowed to hold up the process.

JEREMY: As written that is a possibility. Any subdivision goes through the plat process. State law changed a couple of years ago. Any development within, I think, three hundred feet of their irrigation system requires us to notify them in writing.

DAREK: In working with other cities there has never been an intention by the irrigation company to deny a subdivision. I do understand your concern. It was to protect us by having their signature so they cannot come back later and say they were not informed.

MAYOR: Do we need to come up with a notice or something showing they received notification of the subdivision?

JEREMY: You could update the code, or we can simply follow state statute and notify them as required. I understand Terrie's concern. We want to be a good neighbor.

MAYOR: Should we table this until we can modify it?

JUSTIN: You can amend the Ordinance to remove "Richmond Irrigation & Power Company" and still adopt it.

MAYOR: Are they aware we would be including them on the plat?

TERRIE: Yes. They are meeting this week. I can notify them of what is going on.

JEREMY: We could also invite them to attend the pre-plat meeting we hold as well.

TERRIE: I think that is a great idea to include them when possible.

A motion to adopt Ordinance 2022-03, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", Chapter 12-2000 "Subdivision Regulations", Part 12-2003-3 "Preliminary Plat Process" and Part 12-2003-4 "Final Plat Process" amending the Ordinance to remove "Richmond Irrigation & Power Company" from the following sentence "Provide signature blocks for County Surveyor, County Recorder, Richmond Irrigation & Power Company, City Planning and Zoning Commission, Mayor as authorized and acting in behalf of the City Council, City Attorney, and City Engineer along the bottom or right hand side of the plat sheet" was made by Terrie, seconded by Lyle and the vote was unanimous.

Yes Vote: Thatcher, Bair, Crafts, Wierenga, Ervin

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2022-04, AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 12-000 “LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO)”, CHAPTER 12-1000 “OVERLAYS”, PART 12-1030-6 “AREA, WIDTH, AND YARD REGULATIONS”.

JUSTIN: A developer asked for some clarification on setbacks in multi-family areas. After reviewing our code, it was determined it is very confusing and needs to be amended to be easier to understand. The planning commission took quite a bit of time this month and came up with new verbiage that is simple to read and understand. The commission felt that Richmond still has a lot of room, so they proposed setbacks at 30 feet rather than 15 feet like some other communities. The commission wanted to spread things out a little bit more where there is room. The proposal is to have the front setback at 30 feet. This is pretty much the standard in the valley. The discussion on side yards ranged from fifteen feet to thirty feet. Some cities go as low as five feet. The commission felt twenty feet was a reasonable number as it would allow people to get between buildings with equipment with no problem. The rear setback was recommended at thirty feet. The intent is to simplify the code and have reasonable setbacks at the same time.

AMBER: The commission made the point that Richmond has the land and can spread things out a little bit more than other cities. They felt there was no reason to shorten the setbacks from what is proposed. They felt twenty feet was better than fifteen feet. The commission felt with our community, as it sits today, these were reasonable numbers. By having thirty feet in the front and back it would give children a little bit more room to play outside.

TERRIE: I think this is a great move. We know what is coming. The current municipal code is hard to understand.

MAYOR: Developers know more than the city in some cases and will take advantage of us if they can. I know in Logan on 1400 North the townhomes are so close together I think they wish they were spread out a little bit more.

AMBER: We know growth is coming in this regard. This Ordinance offers clarity. We all need a clear understanding of what the code states.

TUCKER: I don't see “adjacent property” included on side yard setbacks like in the current code. I think that is a clerical mistake or oversight.

JUSTIN: We can amend the Ordinance as needed.

A motion to adopt Ordinance 2022-04, an Ordinance amending the Richmond City Municipal Code, Title 12-000 “Land Use, Development and Management (LUDMO)”, Chapter 12-1000 “Overlays”, Part 12-1030-6 “Area, Width, and Yard Regulations” amending the following sentence to read “Side yard setbacks shall be a minimum of twenty (20) feet from any wall projection, adjacent structure or adjacent property” was made by Tucker, seconded by Lyle and the vote was unanimous.

Yes Vote: Thatcher, Bair, Crafts, Wierenga, Ervin

No Vote: None

DISCUSSION AND POSSIBLE VOTE ON ORDINANCE 2021-11, AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 12-000 “LAND USE, DEVELOPMENT AND MANAGEMENT (LUDMO)”, CHAPTER 12-1000 “OVERLAYS”, PART 12-1010-7 “OPEN SPACE”.

MAYOR: I was asked about the definition of “open space” when I was running for office. Developers complain our 40% requirement is too much. I think it is who we are and I am okay with that.

JEREMY: I support this ordinance. It better defines “open space”. The planning commission had no interest in reducing the 40% requirement. They talked about it extensively.

JUSTIN: The planning commission reviewed this Ordinance for about six months last year. They spent a lot of time on it. They used some verbiage from Lehi, Logan and other places. They adapted to what they felt was best for the city. This process started in about February 2021. The planning commission worked on it for a few months and made many changes. The commission then did not meet for a couple of months and adoption of the final Ordinance never took place. The request is to finally adopt the proposed Ordinance. It was an oversight it did not come before the city council sooner.

AMBER: This was a hot topic last year. We know what is coming. The Ordinance includes all of our concerns. We specifically address waterwise landscaping and what is required. This is a good definition for the future.

TERRIE: One key for me is the waterwise landscaping. It requires 25% of the open space to be landscaped with waterwise landscaping. The current definition in our code is not good.

TUCKER: I attended some of the planning commission meetings when this was discussed. A developer asked us to reduce the 40% amount. After extensive review there was a thought to even increase it more than 40% and not reduce it at all. The end result was recommending it stay at 40%. The planning commission was solid in leaving the 40% in place when this Ordinance was drafted. I agree with this Ordinance as written. This puts us in a better position to understand what will be required.

A motion to adopt Ordinance 2021-11, an Ordinance amending the Richmond City Municipal Code, Title 12-000 "Land Use, Development and Management (LUDMO)", Chapter 12-1000 "Overlays", Part 12-1010-7 "Open Space" was made by Terrie, seconded by Amber and the vote was unanimous.

Yes Vote: Thatcher, Bair, Crafts, Wierenga, Ervin

No Vote: None

MONTHLY FINANCIAL REVIEW WITH DISCUSSION AND DECISIONS AS NECESSARY.

JUSTIN: The mayor has asked that we change things up with the financial report. Moving forward we will include the check register from the previous month along with the financial statements so you can see each payment from the previous month. As an item of clarification, you will see EFTPS on the check register. This is the IRS and we are paying our payroll tax. There are a few payments to Lewiston State Bank each month. We have a sweep account for our payroll. All payroll is paid via direct deposit. The sweep account pulls the exact amount of the payroll when it is paid. The last transaction of each month will show to Modern Payments. This is all of our credit, debit and bank fees rolled into one payment. Rather than show daily payments of these fees we roll them all into one payment at month end. Let us know of any questions or concerns you have with the check register. We received \$208,350 in property tax revenue last month. The vast majority of this revenue comes in December and January. We had another good sales tax month and received \$44,627. The cemetery district paid us for burials for July through December. They paid \$2,850 to the city for that period of time. An agreement was reached where the district will pay the city more for burials moving forward. The new fee structure went into effect on January 1st.

MAYOR: The council and I are responsible for the fiscal well being of the city. Inquire about the finances as needed.

JUSTIN: We are also making another change moving forward at the request of the mayor. Rather than pay bills once a month which depending on meeting dates can be anywhere from four to six weeks apart, we are going to start paying invoices weekly. We don't want to incur late fees or penalties. Not paying some invoices until after 30 days is not good. We want to be a good vendor and will start paying weekly. You will no longer sign bills at council meetings.

TUCKER: I like the idea of seeing the check register each month.

MAYOR: Jeremy, please update the council on the new plow truck.

JEREMY: I have been getting specifications on a new snowplow truck. We cannot get a 2022-year model. The soonest we can get one is 2023.

MAYOR: We purchased a new dump truck a couple of years ago and have been saving to purchase another new one.

JEREMY: I started tracking expenses on each plow truck about two years ago. We are spending, on average, about \$1,200 to \$1,400 a month in repairs on each of the two trucks. The frame on the old truck busted this winter and had to be welded. We need to do a better repair after the snowplow season. The snowplow on that truck needs to be overhauled.

MAYOR: What is the age of the old truck we are using?

JEREMY: I believe it is a 1997. Snowplows are hard on trucks. We recently installed a new computer but are still having problems. We have major gauge issues right now. Sometimes they work. Sometimes they do not. The old truck is a big money pit. I used to be a truck driver and was driving a truck seven days a week. I wasn't spending that much money per month on maintenance and repair on a truck being operated continuously. The trucks have long hard lives when they are snowplow trucks. The truck would be the exact same as the six-wheeler we purchased other than this one would be a ten-wheeler. It will have a fourteen-foot bed. It is a baseline model. We will be replacing the 1997 with a 2023.

MAYOR: By placing a deposit now we are saving money.

JEREMY: I shortened the length of the truck and that saved about \$8,000 - \$9,000.

MAYOR: Tucker has been involved in this process as well and reviewed the specifications.

JUSTIN: This item will be an expense in a future budget. Possibly the 2023 budget.

JEREMY: The hope is the new truck will arrive in the first quarter of 2023.

MAYOR: Jeremy, please update us on the generator project.

JEREMY: We are getting prices and still finalizing specifications. One generator would be to run certain sections of this building. We are considering propane, diesel or natural gas. We are looking at all options. It is more important we get a generator at the water tank. It is an easier project than here. We already have the specifications of what we need there. We will make a minor modification for the chlorine building.

MAYOR: We are in an instantaneous pickle if we lose power at the well. We cannot not have power at the well if something bad happens. We will get a cost of what is being proposed. I am fearful of not being able to supply water for drinking or sanitation if we lose power. I think the generator for the well needs to be purchased as soon as possible.

JEREMY: If we have an earthquake scenario and we lose power we need a source to be able to keep the tanks flowing.

COUNCIL MEMBER REPORTS

MAYOR: I would like Kelly to address Black & White Days.

KELLY: The council oversees the budget for Black & White Days. I have asked each committee to supply a budget number for their event or program. I have asked Sherrie Davis to talk about the Youth Council and Hamburger Stand.

SHERRIE DAVIS: I am in charge of the Richmond City Youth Council. We have not really done anything the last two years because of COVID-19. The numbers I submitted are from taking 2018 actual numbers and adding 30%. We don't have any information for the last two years where the stand did not operate.

MAYOR: Any idea how much money they make per year?

JUSTIN: We don't track the profit per committee. Outside of the horse pulls basically every item loses money.

MAYOR: The youth council plans to operate the Hamburger Stand this year.

SHERRIE: We talked with the health department. We need at least five people working at the stand at all times. Others will be outside of the stand selling candy and other items.

MAYOR: Darek will oversee the chuckwagon breakfast. Amber is going to oversee the parade. We have some issues with the float which need to be dealt with.

SHERRIE: I am guessing the costs to operate the Hamburger Stand will be \$5,000 to \$5,500.

KELLY: Are you still planning on taking the kids to Lagoon this year?

SHERRIE: It depends on how much we make from the stand. Some kids have never been to Lagoon before so it is fun to take them.

KELLY: Have we done scholarships for the youth council before?

JUSTIN: Yes. The youth council mayor has received a scholarship in the past.

MAYOR: We are thinking of doing something big for many of the kids not just one.

KELLY: What was the youth council mayor paid in the past?

JUSTIN: \$500.

MAYOR: I am thinking of finding a way to raise \$5,000 or so for scholarships. I want the kids involved in community service.

AMBER: How many kids do you have involved this year?

SHERRIE: I need all 30 to help with Black & White Days. We have ten very active members.

AMBER: My daughter was part of the youth council in the past. It was a very positive experience. I think the biggest issue is getting adult help at the Hamburger Stand. We need to find more adults to help out. We need to give the youth council the support it needs. It is needed in the community. It will help the kids forever.

MAYOR: How many advisors are there?

SHERRIE: Two. Our husbands help when they can.

AMBER: You need more adults helping where 30 kids are involved.

KELLY: I have been provided a budget for the Cow-A-Bunga race.

MAYOR: I would hope it will at least break even.

JUSTIN: Typically, it always loses money.

MAYOR: What has the cost been in the past?

TERRIE: For the registration fee and t-shirt it has been \$15. Without a t-shirt it has been \$10.

KELLY: A family of four with no t-shirts cost \$30.

TERRIE: We have used the website to sign up people in the past. We have a PayPal account. It has worked well doing it online.

KELLY: We need a Cow-A-Bunga race coordinator.

JUSTIN: What about Reese and Lacey Hulbert.

KELLY: I will contact them. We need an advertising person as well.

MAYOR: Vern Fielding said he would do it.

KELLY: We need to incorporate all of this with the Stallion Sprint.

MAYOR: There would be two races. The 50-mile Stallion Sprint and the 25-mile Pony Ride. Eleven of us attended the kickoff meeting for the race. John Hortin, Vern Fielding, Joel Draxler, Jay Bair, myself and others were in attendance. We were in unanimous agreement to find sponsors so there is no cost to the city. The 50-mile sprint would end at the Cherry Peak Ski Resort. I have already talked to John Chadwick about the race ending there in the parking lot. Troy Oldham oversees the Gran Fondo which is a local race. He is willing to let us use his equipment. An initial route has been planned. I think there will be 150 to 300 riders. It is early in the year and people are ready to start riding. Joel is connected to the Logan Race Club. The bike race would happen at a different time than the foot race. There are a lot of logistics to work out. Permits need to be obtained as well. We will find out the cost of supplies and other items as well. The bike race will not cost the city any money. Riders are happy to spend money to participate. I would say the lowest cost would be \$25 and it could be around \$50. If the biker is chipped then most likely \$60.

LYLE: I talked to Vern. Bair Auto is going to be a sponsor of the race. Lots of people are willing to be sponsors.

MAYOR: I will be working with Al's Sporting Goods as a potential sponsor. I am very excited. It will bring people to Richmond who normally don't come to the city. We could consider incorporating the Hamburger Stand into the race as well. Everyone who races gets a hamburger and chips or something like that.

KELLY: The t-shirts will be the same as the Cow-A-Bunga race.

MAYOR: Lyle came up with the name Stallion Sprint. I talked with Senator Chris Wilson about obtaining funding to repair the Black & White Days building and pavilion area. The cattle committee would like to replace the dirt areas under the pavilion with cement. It would be very expensive. We would look to the state for some funding. Exhibitors attend Black & White Days in their RV's. There is not a local place to put them. There is no power for them or a sewer cleanout. We can get them water. We should consider finding some funding to create five to ten RV's pads with electrical hookups. A sewer connection would be needed as well.

TERRIE: You would need to address sewer cleanouts in our code before you can do something like this.

MAYOR'S REPORT

COUNCIL MEMBER ASSIGNMENTS

2022 CITY COUNCIL MEETING SCHEDULE

MAYOR: I would like each of you to review your proposed council member assignments. Terrie is going to work with me with the irrigation company. Please review and let me know if you have any concerns with your assignments. We received a letter from the Cache County Sheriff's Office about the new county impound facility. They are asking for a representative of the city to be on the steering committee. I would like that to be a council member. If any of you are willing. Let me know. I can be the representative if needed. Jeremy, please give us an update on the lead and copper project in the water fund.

JEREMY: The last set of samples were clean. We need to get the new lead and copper system installed. We are going to use ARPA (America Rescue Plan Act) funds to pay for the project. The equipment is designed. A contract is in place.

MAYOR: The problem needs to be resolved by 2024?

JEREMY: This problem has to be dealt with now. The project should have been completed in 2021. The state is working with us on it. By 2024, we have to inventory all of the culinary water hookups in the city and determine if they are copper, lead, galvanized or some other material. If you don't know what the service is then by default it is considered lead or copper. It is a big deal. We might have to dig into people's yards to determine the service line material. Most new homes are on poly pipe. The sampling plan we use is based on the year the home was built. This has to be done by 2024.

MAYOR: Long term we are going to have to hire more staff. I would expect we will try and include a new employee in the new budget. Chris is going to retire later this year and we will have to figure out how to fill her position down the road.

JEREMY: We would like to consider adding one more employee to the Public Works Department.

MAYOR: The new employee could be paid from the Water Enterprise Fund. Let's talk about a generator at the city office building. A disaster will impact us. Look at the homes in Colorado that just burned in the winter months. I was in California last week. They were talking about wildfires and not having any water to fight the fires. Their

power system was destroyed as well. With the LDS Stake Center next door and this building being so large we need to be prepared to run the office and if needed provide shelter for the residents. Now is the time to review and consider this as it would be a benefit to the city for years to come. I have been looking at ways to cut costs at the MBR Plant. I would like to look for some funding to put in a passive solar system at the MBR Plant. It would help to offset the cost of the plant for 20 years or so. A passive solar system has no mechanical parts. The sun hits the panels and they transfer the power into the grid. We would have to visit with Rocky Mountain Power about this proposal. It might not be feasible financially. I would look for funding options which would not impact our existing budget.

AMBER: I don't have a problem with reviewing the request but I need to be educated on solar power.

MAYOR: I have solar at my home. I have had it for two years. In the winter months it does not quite cover my monthly cost. From April through October, we have a lot of good sun days. When the sun is up my system is generating power. The power from my house goes into the electrical system and helps to offset my monthly bill. I would say my solar panels cover 90-95% of the cost of my monthly electrical bill. I would like to review this and discuss in the future.

AMBER: I am certainly willing to discuss it and get educated on this type of system.

LYLE: I agree. Let's review it but not until we know the cost.

MAYOR: There are two payouts of ARPA Funding. We have received one so far. We are going to use the funds to pay for the lead and copper system as well as the generator at the well. We can decide at a later date what we do with round two of the funding when we have it in-hand. I will look into some possible FEMA grants as well.

TERRIE: I think this is a good time to review. Utah is unique. Rocky Mountain Power is always negotiating with the State of Utah. Those negotiations can be good or bad for the city on this type of system. Let's review and investigate this possibility.

MAYOR: I have some administrative concerns. We have no signed agreements in place with some people. We are okay in some cases with the handshake agreement. We cannot let certain people have unlimited access to our buildings. I heard the Lion's Club possibly had an issue where someone went through the items in their closet without permission. We have a key access agreement. Legal counsel has reviewed it. Key fobs can limit access. With a key access agreement, we know what is going on. We need this in place for safety purposes. The Black & White Days building was built in 1974. Mayor Richard Bagley signed a 50-year lease on that property. The lease expires in 2024. The building needs some maintenance and repair.

TUCKER: When was the pavilion built?

MAYOR: I don't know. I know the pavilion collapsed in 1984 from heavy snow. I want the council to review the lease agreement. We also need agreements in place for the Relic Hall and Relief Society building. I have been working with Jeremy and Terrie and the only mention of an agreement with the DUP (Daughter's of Utah Pioneers) is in the minutes of a city council meeting in 2000. I am not aware of a signed agreement. We are looking to see if we can find a written agreement. We have some agricultural land by the horse arena. The Christensen family has been farming it for decades. I think there is about three to five acres of land.

DAREK: It is in the area of the old city dump.

MAYOR: We need to get it surveyed to see what we actually own. We need to address what we want to do with the land. We could do a lease agreement with the Christensen family. We met with the Sanders family recently. I learned part of the Main Street water tank is not actually on our property. A new lease agreement has been entered into with Spartan Companies for the space they use in this building. Mayor Young was able to get the lease agreement renewed before he left office.

JEREMY: There were not any major changes to the agreement. The monthly rent increased \$1,000 per month. We also put in some verbiage about us supplying them an internet connection. We have been doing that all along but it was not in the lease agreement so we added that verbiage.

MAYOR: What is the term of the lease?

JEREMY: Five years.

MAYOR: It helps to pay the utility costs for this building. We are always in need of replacing furnaces and air conditioning units. This facility is important to the community but it is expensive to keep open. I plan to review the IT contract the city has with Alltech. Jeremy will be working with all of our IT needs in the future. I have not seen our agreement with AllTech but plan to review it. Justin will continue to handle our social media and city communication emails in the future.

JUSTIN: We need to discuss the scheduling of the February council meeting.

MAYOR: The city council meeting will be held on Thursday, February 17th and the State of the City will be rescheduled to Thursday, February 24th.

LYLE: Reed Blau has retired and is willing to help us write grants if needed.

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MAYOR: Ron Natali is willing to help with grants as well.

A motion to adjourn was made by Lyle, seconded by Kelly, and the vote was unanimous.

Yes Vote: Thatcher, Bair, Crafts, Wierenga, Ervin

No Vote: None

Adjournment at 8:30 P.M.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder