

RICHMOND CITY COUNCIL

MAY 19, 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 Thursday, May 19, 2022. The meeting began at 6:30 P.M.; Mayor Paul Erickson was in the chair. The opening remarks were made by Amber Ervin.

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

Council Member Kelly Crafts was excused.

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

VISITORS: Alan Lower, Laura Lower, Lee Lower and family, Cindy Smith, Vance Smith

APPROVAL OF THE CITY COUNCIL MEETING MINUTES FROM APRIL 28, 2022

A motion to approve the April 28, 2022 city council meeting minutes was made by Tucker, seconded by Lyle and the vote was unanimous.

Yes Vote: Thatcher, Bair, Wierenga, Ervin

No Vote: None

Absent: Crafts

DEPUTY'S REPORT

MAYOR: The sheriff's office will spend a lot of time in the city the next couple of days with it being Black & White Days week. The cattle show ends tomorrow. We then transition to the horse show and have a very busy Saturday.

RECOGNITION OF ALAN AND LAURA LOWER AS THE BLACK & WHITE DAYS GRAND MARSHALLS FOR 2022.

Council Member Ervin read the following:

"Alan is a third generation president and CEO of Lower foods. A quote Alan lives by is "Failure is not an option at Lower Foods". He is the 5th of 6 kids. He grew up in Smithfield working alongside his parents as a butcher and processing animals. People have said he is hardest working man I know. Extremely humble. When he finally takes a Saturday off, he loves snowmobiling, dirt biking and driving classic cars. He also loves to spoil his grandkids. On Sunday afternoons he can be found playing checkers with his granddaughters or at a park playing with grandkids, who absolute adore him.

Laura is the oldest of three girls. She grew up in Smithfield. She married Alan 40 years ago. She has a love and a talent for teaching elementary kids. Loves flowers and the color orange. Loves shopping and finding good deals. Family is super important to her. She often hosts family parties and get togethers.

Alan and Laura have two sons and seven grandkids. They are fiercely loyal to each other, family, and the business.

The business originally started in Smithfield as a service business that butchered and processed animals. Alan bought the building in Richmond in 1987. In the beginning, Alan would work at both locations; days in Smithfield butchering animals, then work in Richmond during nights processing meat and running the smokehouse. Alan was so dedicated to getting the Richmond location up and running that he would sometimes sleep in his car so he could get more work done. Once the Richmond plant passed all of the safety inspections, they sold the plant in Smithfield

and fully operated out of Richmond as a business that produces precooked meats. Their products are purchased by multiple restaurants and grocery stores.

When asking community members what being the Grand Marshall meant, the words they used to describe were, an individual or persons who contributed to the community in a positive manner.

As a city council and mayor, we want to recognize Alan and Laura Lower for the many contributions they have made to Richmond. The buildings you have are an invitation to the city. We appreciate the pride you take not only in your business but in our community. The jobs that are provided and the contributions that have been made are appreciated.”

MAYOR: Thank you for all you do for our community.

DISCUSSION AND POSSIBLE VOTE ON THE REQUEST BY VANCE SMITH TO HAVE AN EXCEPTION GRANTED FOR ROADS STEEPER THAN ALLOWED IN DESIGN AND CONSTRUCTION STANDARDS PART I “DESIGN STANDARDS”, CHAPTER 2.0 “STREET DESIGN”, SECTION 2.04 “GEOMETRIC DESIGN CRITERIA” FOR THE KNOLLS SUBDIVISION PHASES 1 AND 3.

VANCE SMITH: There are two places in the subdivision where the road would exceed eight percent on the slope. One is connecting to an existing road. The other is the road connecting to State Street. The initial design had that road well over ten percent. We have rearranged things to make it less than ten percent. The city code allows for ten percent or less with approval of the city council. I need a variance so we can proceed and get the new road connected to State Street. Not all of the road connecting to State Street would be around ten percent.

MAYOR: The State Street Road is not where you are starting your project at.

VANCE: We would create the emergency access road now. It would be a gravel road at this point. The construction equipment will use this road to access the subdivision; preferably. It is also a secondary access for emergency purposes.

DAREK: I have written a letter to the city council recommending approval of the request. The code allows for city council approval if the slope is above eight percent but less than ten percent. The one area is a new road which would tie into the existing road in front of Jordan Webb’s home in the northeast corner of Cherry Creek Heights. The new road would tie into that road and continue north. Coming off of the hill to State Street is very steep. Vance has done a good job winding the road down the hill. It will be a deep cut. I am guessing he will have to move around fifteen to twenty feet of soil. I recommend approving the request. There are not any snow removal issues in Cherry Creek Heights that I am aware of.

JEREMY: Early on we knew there would be grade issues. We were aware of this from our initial meeting with Vance. His engineer has worked with the city engineer from the beginning. We have roads steeper in the city than this request. I am good up to ten percent and they have met that amount. I am comfortable with the request as proposed.

TERRIE: I was part of the original approval of the Cherry Creek Heights Road. This request makes sense. This area is hard to build on. It is a short distance so I don’t see an issue.

AMBER: I have no conflict with the request. I have toured the area.

TUCKER: The fact is our construction standards allow for up to ten percent as long as it is not at an intersection. Both areas have been reviewed. I am good with the request.

LYLE: What about snowplowing other areas similar to this?

JEREMY: There are a few in the city.

LYLE: It can be hard to keep ice off of the north side of the road.

JEREMY: We have not had any problems I am aware of. We can keep the ice off the road as long as we get out early. I really don’t have any other north facing roads like this to compare too. I am not overly concerned about snow removal in this area.

LYLE: I am okay with the request if it won’t cause snow removal issues.

JEREMY: I have no concerns in that regard.

MAYOR: We were supplied a letter by their engineer and our engineer to review.

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A motion to approve the variance request by Vance Smith to have two roads, in Phases 1 and 3 of The Knolls Subdivision, exceed eight percent (8.00%) slope but less than ten percent (10.00%) was made by Terrie, seconded by Tucker and the vote was unanimous.

Yes Vote: Thatcher, Bair, Wierenga, Ervin

No Vote: None

Absent: Crafts

CONTINUED DISCUSSION ON A SALES TAX REBATE AGREEMENT FOR LEE'S MARKETPLACE.

MAYOR: I would like to thank the council members and city staff who attended the Lee's Marketplace groundbreaking ceremony.

JUSTIN: The agreement is completely different than the one presented by Jonathan Badger last month. Our legal counsel has rewritten the agreement. Any reference to waiving fees has been removed. The rebate terms have been changed as well from a ten-year payout to a six-year payout.

MAYOR: I proposed the six-year payout not the ten they originally proposed.

TERRIE: I have a concern with Section "D" in Recitals. I want to make sure it is clear it is only for the grocery store and no other business on the property.

JUSTIN: We will update the verbiage to grocery store only.

MAYOR: They are aware it is for the grocery store only.

TERRIE: We don't have an economic base and that has always been my concern. This is a big project and is popular with the residents. I have read Marlowe Adkins letter on this agreement. I understand his concerns. I have those same concerns as well. The state code changes on July 1st so the concern about precedent will be gone. I support bringing in a major retail store with additional retail pads. This helps with growth.

MAYOR: I agree.

AMBER: Marlowe's letter talks about road concerns on 400 West and 150 North. What are we going to do with this? I drove on this dirt road to go to the groundbreaking ceremony. There is a slope coming down off of 400 West going north. Has the road been discussed in any prior discussions?

MAYOR: Not really.

JEREMY: It has never been a city council discussion. All of us knew the road would be an issue from day one. Part of the road is in the county. We cannot control what happens with it. The county would have to approve any changes we want to make to the road. This is a serious concern. We cannot survive on residential growth alone. We don't get enough property tax revenue each year to do much road work. We will have to find another way to improve that area. We don't have a solid plan in place at this time. We need to discuss the road in the county with the county.

MAYOR: The road, 400 West, is very narrow. I think it is a double chip sealed road which was done decades ago. There are right-of-way issues along the road. We are aware of the impact to this road and others as part of this project. The city and county currently have approval to redo 500 North. We may ask them to reprioritize those funds to this area. We will meet with the county and let the city council know how that goes. This is not a new discussion and is a reality of what we need to deal with.

AMBER: Where is the access for Lee's?

JEREMY: They have two accesses off of the highway. One at the north end of the parcel and the other at the south end. There is also an access on 150 North. Lee's will be a big economic boost to the city.

MAYOR: This agreement is separate from the road concerns.

AMBER: I have heard concerns by giving them a rebate it will take funding away from us which could be used on the roads. The community wants the store but they don't want to pay more for it.

TERRIE: Don't we have money in the Capital Projects Fund for something like this?

JUSTIN: If I recall correctly from the west edge of the Lee's frontage on 150 North going west to 400 West and then south to Main Street it is about 1,800 linear feet. The last time I checked, which was a while back, the cost of a new block of road, 660 feet, was around \$250,000 to \$300,000. Darek would know this cost better than I do right now.

DAREK: It is substantially higher than that right now.

JUSTIN: We don't have enough funding in our Capital Projects Fund to pay for this. All of our Class "C" Road Funds are spent or tied up in other projects. Our Local Road Funds tax is the same way.

MAYOR: If the county would reprioritize our request the project would have an 8-10% match which we could handle.

TERRIE: Could we use ARPA (America Rescue Plan Act) Funds?

DAREK: We need to find out more on that grant. We are waiting for the final rules. Originally, we were told it was to replace old pipes and bridges.

MAYOR: There will be an investment on our part. A section of road is in the county so they would be involved. We have met with two engineers from the county and they are willing to listen to our request.

LYLE: With Lee's coming in we will have more growth in the northwest part of the city. Do developers pay for half of the road when they improve it?

JEREMY: They pay for half plus ten feet.

LYLE: It will take years for the area to develop. Maybe we wait and let growth pay for it. Can we install the road and have the developer pay for it when it is developed?

JUSTIN: Unfortunately, no.

MAYOR: There is some talk about annexing some land in that area of town. One of the property owners in this area does not have any interest in annexing at this time.

AMBER: Are we okay with the rebate amount as proposed?

MAYOR: It is estimated around \$100,000 a year would come to the city in sales tax revenue from Lee's. As proposed, they would get \$90,000 and we would get \$10,000 in year one. Year two they would get \$80,000 and we would get \$20,000 and so on through year six. From year seven and thereafter we would get 100%. We don't have to approve this request but we have been discussing it for a long time. I am favorable towards it. This will help the city long term and bring additional revenue to the city. There will always be a huge demand for groceries.

TUCKER: We want them to be successful. I feel better about six years than ten years. I think they will be happy with this proposal. It is a long-term investment on their part. We have to give up something to get them here.

LYLE: I am okay with the proposal.

MAYOR: What is the process to approve the agreement?

JUSTIN: We will modify the section which needs to be corrected. We will advertise a vote of the council on the agreement at the June council meeting.

MAYOR: Is a public hearing required?

JUSTIN: No.

MAYOR: Cindy since you reside in the area, I would like to hear your comments.

CINDY SMITH: The speed limit is a concern. I know Main Street is a state road and they determine the speed limit. It is 40 miles per hour right now. There is a new subdivision with homes and a construction business just west of there. We need to slow down traffic on 400 West.

MAYOR: Can the city request to lower the speed limit?

DAREK: No. UDOT (Utah Department of Transportation) will do a warrant analysis. They look at the 80% percentile of those driving on the road. They also look at wrecks in the area. Lowering the speed limit is not what they do. Sometimes a warrant analysis will result in an increase in the speed limit.

JEREMY: They look at driver expectations.

CINDY: There will be more traffic using the 400 West Main intersection.

MAYOR: We will proceed with voting on the agreement at the June city council meeting.

DISCUSSION AND POSSIBLE VOTE ON THE PURCHASE OF APPROXIMATELY 0.30 ACRES OF LAND FROM NICHOLAS AND TIFFANY SANDERS. THE PROPERTY IS LOCATED ON THE NORTHEAST CORNER OF CACHE COUNTY PARCEL NUMBER 09-049-0003 AT APPROXIMATELY 91 EAST ROCKY POINT ROAD.

MAYOR: A purchase agreement has been created. The Sanders won't sign it until the city council approves it.

TERRIE: I recently talked with Nick about this agreement and it was a very positive discussion.

MAYOR: I want to thank the Sanders family. We talked to them about many different options. We did not want to eminent domain the land. We made them an offer. We let them have time to think about it. After they reviewed the offer, they came back with an additional request. We will also pay for a ¾" culinary water impact fee for their barn located at about 300 East 50 South. They will pay for the meter and setter.

A motion to approve the purchase of 0.30 acres of Cache County Parcel Number 09-049-0003 for a purchase price of \$65,340 plus one (1) three-quarter inch (3/4") culinary water impact fee, currently valued at \$9,598, for Cache County Parcel Number 09-063-0050 was made by Amber, seconded by Lyle and the vote was unanimous.

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Yes Vote: Thatcher, Bair, Wierenga, Ervin
No Vote: None
Absent: Crafts

MAYOR: Jeremy, please send the Sanders family the agreement to review and sign.

TERRIE: What about the request for a fence?

MAYOR: We will work with them to install a barb wire fence across the property when the time comes.

JEREMY: They want a simple fence to keep their cattle in when the time comes, we develop the road.

CONTINUED DISCUSSION ON ORDINANCE 2022-06, AN ORDINANCE AMENDING THE RICHMOND CITY MUNICIPAL CODE, TITLE 11-000 "TRANSPORTATION, STREETS AND PUBLIC WAYS", CHAPTER 11-300 "STREETS AND PUBLIC WAYS", PARTS 11-340 "PARKING REGULATIONS (RESERVED)", 11-360 "SIDEWALK REGULATIONS", 11-361 "REMOVAL OF SNOW", 11-362 "PLACING TRASH OR OTHER OBSTRUCTION IN STREETS, GUTTERS, SIDEWALKS", AND 11-363 "OPENINGS IN STREET".

MAYOR: Tonight, is a discussion only. Terrie, Amber and myself have all offered additional updates and changes. I added some line-of-sight verbiage and clarification on areas with curb and gutter and without curb and gutter.

JUSTIN: Once the council is comfortable with the proposed Ordinance, we will schedule a public hearing and vote of the council.

TERRIE: I have concerns with Section 11-363 "Definitions", Section "B", Item 1. I think it needs to be reworded.

MAYOR: What do you recommend?

TERRIE: I am not sure. I know the bulk of the city does not have sidewalk or curb and gutter.

JUSTIN: We also have the widest right-of-way and park strip I am aware of.

AMBER: When I drafted the Ordinance, I just used what other cities were using as they were all very similar.

TERRIE: We need to add something about if there is not curb and gutter or a sidewalk.

JUSTIN: I will work with Terrie to rewrite this section.

MAYOR: We have a lot of sidewalks to nowhere but long term they will fill in.

AMBER: We were supposed to have sidewalk in front of my home but the funds were used by the city elsewhere a long time ago.

MAYOR: We will have the public hearing and vote next month.

PUBLIC HEARING ON AMENDMENTS TO THE FISCAL YEAR 2022 BUDGET WHICH IS THE PERIOD OF JULY 1, 2021 THROUGH JUNE 30, 2022.

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

Yes Vote: Thatcher, Bair, Wierenga, Ervin
No Vote: None
Absent: Crafts

The public hearing opened at 7:23 P.M.

JUSTIN: We have a lot of adjustments tonight. Increases to General Fund revenue would include property tax, sales tax, franchise tax, mass transit tax, building permits, local road tax, Class "C" Road funds, CLEF grant, justice court fines, interest, planning fees and Black & White Days sponsorships. Expense increases would be in all departments. Administration would include wages, IT improvements, attorney fees and the youth council. We have made some staffing changes and hired HollyJo Karren so we need to include this. Building changes would be for wages. Public Safety would include changes to wages, and fines to the state. When justice court revenue increases, we owe more to the state. Parks would include increases to Black & White Days, baseball and tree pruning. The Fire Department would have an increase for fuel. Almost all departments are seeing fuel line-item increases. The Library would include adding the CLEF grant. Streets has the biggest overall increase. Increases would be for wages, gasoline, equipment, Class "C" Road funds, local road tax funds, mass transit tax and the purchase of the land from the cemetery district and Sanders family. Water Fund revenue would increase for impact fees and interest. Expense

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would increase for wages, fuel, sampling and IT services. Sewer Fund revenue would increase for impact fees and interest earned. Expense would increase for fuel, IT services and sewer line cleaning. The overall change to the General Fund is \$266,426.

JEREMY: Part of the fuel increase is because we purchased the new fuel tanks and then filled them.

MAYOR: It is good to see us transferring \$44,791 into the Capital Projects Fund.

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

Yes Vote: Thatcher, Bair, Wierenga, Ervin

No Vote: None

Absent: Crafts

The public hearing closed at 7:28 P.M.

DISCUSSION AND POSSIBLE VOTE ON AMENDMENTS TO THE FISCAL YEAR 2022 BUDGET.

MAYOR: I appreciate the detail we provide. Nothing but positive changes included in these amendments. It is nice to see more funds coming in than going out.

A motion to adopt amendments to the Fiscal Year 2022 Budget was made by Lyle, seconded by Terrie and the vote was unanimous.

Yes Vote: Thatcher, Bair, Wierenga, Ervin

No Vote: None

Absent: Crafts

DISCUSSION AND UPDATE ON GARBAGE/SOLID WASTE SERVICE IN THE CITY.

MAYOR: In March, the legislature made changes to the tire recycling fund. The profit from the Logan City landfill located in Clarkston would start going to the county after July 1, 2023. Right now, there is a spirit of cooperation amongst the local mayors. We have tentatively agreed to a nine-member board which would include six mayors and three members from the county (county executive plus two council members). We don't have the specifics of the board members yet. The north should have three mayors and the south three mayors. The small cities might not have a majority of the representation. We want to always be equally represented. A tax would be created to support the system. There might be the possibility long term to purchase the new Logan landfill in Clarkston. The newly formed entity will need funding to make sure the current situation does not happen again. Logan City provided everything for several decades and no longer wants to offer the service. An interlocal agreement might be created where there is a local tax and then usage fees. The mayors do not support creating a district or service area where the county is in control. The current group is driven by the mayors. An RFP (Request for Proposal) is being created. At least three private companies are interested in bidding. I think there will be a short-term agreement and a long-term agreement as well as more information is known. None of the cities want to offer the service on their own.

TERRIE: What about green waste?

MAYOR: I am not sure what is going to happen with green waste or recycling.

AMBER: Remind me, what are we paying right now?

CHRIS: The 90-gallon can is \$17.45 per month and recycling is \$3.00 per month. The garbage can fee includes a \$1.30 administration fee for the city.

LYLE: With the change to state law how would the funds from the county be allocated?

MAYOR: They keep all the funds. This bill was created specific to Logan City.

TERRIE: I think there could be some EPA (Environmental Protection Agency) violations if they stop using the landfill.

MAYOR: The proposal from Logan City is they will sell the Clarkston landfill for fifty million dollars. It is good there are other options.

TUCKER: Private companies won't front the costs for a transfer station?

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MAYOR: The three private contractors mentioned they have no infrastructure in place right now. They have no location to park their vehicles or to transfer the garbage. They won't bid on the project if the contract is for less than five years. This is something we will continue to work on. Logan City will continue to work with us. There are many private entities who offer this service. When the RFP is approved, I will provide to everyone to review.

MONTHLY FINANCIAL REVIEW WITH DISCUSSION AND DECISIONS AS NECESSARY.

JUSTIN: We had another good sales tax month and received \$42,202. Through the end of April, we received \$7,700 in Black & White Days sponsorship payments. Through today we are around \$13,000. We received good news our RAPZ Tax application for a new pavilion on the north end of the park was approved. We received a \$50,000 grant. We also receive \$7,068 in population-based funding. It is good we are starting off the project with \$57,068 in available funding. Jeremy and I will start working with an architect and bring the plans to the council for review when they are ready. We made our annual MBR Plant payment this month. The payment was in the amount of \$177,000. The remaining balance on the loan is \$1,323,000. We will make the water tank project loan payment in June. Each payment is made once a year. Through the end of April, we received \$30,000 in water dedication payments and \$147,826 in impact fees. We also received \$82,717 in sewer impact fees. We will adjust the current budget in June and adopt the new budget in June as well. We will know the property tax amount before the June council meeting.

MAYOR: I am pleased to see we are able to save some money and put it aside for future needs in the current budget.

JUSTIN: We are going to change our council cloud from SharePoint to Synology so we will be visiting with each of you about this change.

CITY ADMINISTRATOR REPORT

MAYOR: Darek, please provide us an engineering update.

DAREK: I don't have any engineering concerns. We are working on bonding for The Knolls Subdivision. Several projects are moving forward. We are always watching for infrastructure grants. The red tape with them is always a concern.

The council discussed the chuckwagon breakfast which will be held on Saturday, May 21st.

The council discussed the Black & White Days parade.

The movie in the park on Friday, May 20th was discussed.

JEREMY: We hired a private street sweeping company to do some areas of town. We are pleased with their work and asked them to take care of some other areas as well. We will continue to use them in the future until we address what to do with our street sweeper. There were three building permits issued last month. The Lee's Marketplace final plat is ready to be recorded. The water dedication has been paid. We are working on the bonding. The City Creek Subdivision developer has started to install the infrastructure. We are meeting with representatives of Richmond Village as well. They don't want to record their plat for a while. They will do all of their improvements before recording the final plat. They cannot sell any lots until the final plat is recorded.

DAREK: Do we still collect funding for chip sealing?

JEREMY: Yes. Ryan will install all of the infrastructure and then record the final plat. Vance is working on The Knolls Subdivision Phases 1 and 2. Reese Hulbert is getting the fire hydrant project on the highway completed. We will see a conditional-use permit request from a business once that project is completed. A boring company hit a culinary waterline out by Lower Foods. Yumi has been driving a 2000 Ford Escape. It has some major frontend problems and they are getting worse. The interior is in terrible condition. It leaks oil. In fact, it leaks so much we don't park it in the maintenance shop. Justin and I reviewed the budget. We also reviewed with the mayor and reallocated some funds from other line items so we could purchase a new vehicle. We started looking for a vehicle we could purchase under the state contract. We found a Chevrolet Traverse for about \$31,000 with the state discount. The intent is we will use the Traverse for the city office staff. The truck I was driving will be put into the fleet. The Ford Escape will eventually be surplus.

MAYOR: Is there anything we need to be aware of in regard to the cemetery and Memorial Day?

JEREMY: The weather has put us behind. Black & White Days was this week. We are not where we want things to be but we are doing what we can. Sam, Brian and Austin have been helping Yumi.

MAYOR: We need more staff. I have been working at the city office this week. It is amazing to see all the behind-the-scenes activity going on.

JEREMY: We have a really good staff. Our staff is very dedicated. It is a team effort and I am pleased with our team.

COUNCIL MEMBER REPORTS

TERRIE: We received a UDOT (Utah Department of Transportation) grant for a General Plan update. We had a preliminary meeting with J-U-B Engineers. The hope is the project can be completed within eight to twelve months. We are seeing if we can start in June or if we have to wait until July in the new funding cycle. We will have an open house and recruit people to help. Typically, the planning commission does the brunt of the work. We have a different planning commission now than during the previous update. I will meet with them and see how involved they want to be. This update will consist of updating a lot of information. We will include the Trails Master Plan. The community will be surveyed. This project will not take 2 ½ years like the last time.

MAYOR: Please provide an update on the irrigation company.

TERRIE: They are applying for a metering grant. The state has allocated funding for two years which will pay seventy percent of the cost. If a property is not in greenbelt, then it is considered residential and must be metered. The cost is estimated around \$2,000 per connection. No funding is available for maintenance or meter reading. Most residential connections are in backyards which can be problematic.

MAYOR: There are some very old irrigation lines in the system.

TERRIE: They have tried to map the system for years. There are still some potential issues. We discussed the possibility of the city reading the meters. We have a good relationship with them. The only way to do the meter reading is through a telemetry system. If they use the Neptune system like ours, we can read their meters.

JEREMY: The mayor asked if there is a way to help them. If they can use the same radio read system, we can help them. It is an expensive system. I talked with Bret Christensen about this possibility. We will see if we can help them after the engineers' review what is required.

TERRIE: At their last board meeting Nathan Daus, Cache Water District Manager, gave an outstanding presentation. Eighty-five percent of the irrigation companies in the valley have less than five hundred connections. They are working with the legislature to see if small irrigation companies can get an exemption. A ¼ acre lot with a meter is very costly to install and monitor. This will not help with water conservation. It will actually drive people to use more culinary water. Agricultural lines will be metered long term.

MAYOR: The metering aspect makes sense. The legislation part not so much.

TERRIE: The law does not allow for laterals to be metered. It is for individual users. It would save a substantial amount of money by only putting one meter on a lateral.

TUCKER: We talked about one meter on each new subdivision.

TERRIE: We found out it is not legal in this regard.

AMBER: The planning commission has not met for a couple of months but will be meeting in June.

MAYOR: Jeremy, any changes in how we are supplying our culinary water?

JEREMY: Nothing new to discuss. Usage is going up as we go into summer. We will start to blend the well and the springs. The engineers are watching and monitoring. We should know by later summer what they want us to do.

MAYOR: Last year we entered into an agreement with the irrigation company to run the well.

TERRIE: In return the residents received more water.

The consensus of the council was for the city to enter into the same agreement with the irrigation company as last year regarding the operation of the well.

JEREMY: I think we can take last year's agreement and simply change the dates. They would continue to pay the electricity to run the well.

LYLE: I think we need to collect some revenue for maintenance and repair costs of the well.

MAYOR: I don't want to fight with the irrigation company. I want to work with them. We depend on each other. We need to keep a good relationship with them. Terrie is a great spokesman and liaison between the council and irrigation board.

MAYOR'S REPORT

MAYOR: Big J's was broken into. A 300-pound safe was stolen. They broke a window in a door getting into the building. Sadly, crime is a part of our lives. Big J's had a camera system but not an alarm system. Cameras don't stop thieves. We are going to add some alarms to this building. I am also aware of other instances like this. This was a smash and grab case where they were most likely in and out in less than fifteen minutes. Nobody from Big J's was in the building at the time. I know of another person who had about \$4,000 worth of tools stolen. Tell your neighbors and friends they need to lockup their homes and vehicles and be vigilant. I remember Jeremy got robbed when he lived in town.

JEREMY: I had lived here for about two weeks or so. The person went in through an unlocked basement door. There was no forced entry. I left the door unlocked by mistake. They took food out of some boxes and the freezer and left the empty boxes.

DAREK: Tim Harris, who lived across the road at the time, had his home broken into the same day as well.

MAYOR: I think there are some things we can do. Maybe we have the sheriff's office come and talk about home safety.

AMBER: I am aware of a person who was out walking and a person stopped and tried to get them into their van. We need to watch out for each other.

MAYOR: I want to thank Lyle for handling the citywide cleanup. Tina Ernstrom will be in the city taking photos during the foot and bike races. As well as the parade. I have provided each of you with a lanyard showing you represent the city. I want people to know who they can go to. Our next city council meeting will be on June 16th. The interest rate is going up. Demand for new homes is starting to fall off. There are fewer homes on the market right now than at the same time last year. Home prices are at an all time high. Inflation is soaring. Costs are increasing. If the interest rate doesn't increase the value of what we have will be gone. The stock market is going down. I am a loan officer so I get to see many different financial transactions. My parents had a loan in the 1970's at around thirteen percent.

DAREK: My sisters first home interest rate was around nineteen percent.

MAYOR: Everyone in the world watches finances. I am not sure how high interest rates will go. Price and demand should get more inline as the interest rate increases. I think supply chain problems will continue to be a problem. The economy is still doing quite well even with supply chain issues and the increasing interest rate. Unemployment is still very low. Inflation and gas prices are terrible. Interest must continue to increase as there is no other mechanism to stop inflation. Last year the interest rate on a thirty-year mortgage was around 2.6%. Right now, it is around 5.5%. The increase is already taking people out of the market.

DAREK: I am seeing homes which cost around \$300,000 not a long ago now costing \$600,000.

A motion to adjourn was made by Terrie, seconded by Tucker, and the vote was unanimous.

Yes Vote: Thatcher, Bair, Wierenga, Ervin

No Vote: None

Absent: Crafts

Adjournment at 8:34 P.M.

RICHMOND CITY CORPORATION

Paul J. Erickson, Mayor

ATTEST:

Justin B. Lewis, City Recorder