

NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold their regularly scheduled on Thursday, **October 19, 2023**, at the Millville City Offices, 510 East 300 South in Millville, Utah, which meeting shall begin promptly at **8:00 p.m.**

1. Call to Order / Roll Call
2. Opening Remarks / Pledge of Allegiance
3. Approval of agenda
4. Approval of minutes from October 5, 2023
5. Agenda Items
 - A. Swearing in of Garrett Greenhalgh as Planning & Zoning Commissioner
 - B. Swearing in of Bonnie Farmer as Planning & Zoning Commissioner
 - C. Zoning Clearance- Deck Addition- Colby Martin- 285 N 300 E, Millville, UT
 - D. Zoning Clearance- New Home- Colter Wilker- 431 N Wilker Lane (100 W), Millville
 - E. Zoning for Cold Storage Annexation
 - F. Other
6. City Council Minutes-October 12, 2023
7. Agenda items for next meeting
8. Calendaring for future Planning Commission Meeting- Thursday, November 2, 2023, at 8pm.
9. Adjournment

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Kara Everton at (480) 528-1467 at least three days prior to the meeting.

This agenda was posted on/before October 17, 2023, to the city posting locations, the City Website and the Utah Public Meeting Notices Website.



Kara Everton, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING
City Hall - 510 East 300 South - Millville, Utah
October 5, 2023

PRESENT: Garrett Greenhalgh, Larry Lewis, Darcy Ripplinger, Matt Anderson, Kara Everton, Pam June, Tara Hobbs, Chad Kendrick, Tom Davis, Clay & Wendy Wilker, Colter Wilker, Camille & Brian David, David Hair, Callie Knowles

Call to Order/Roll Call:

Commissioner Greenhalgh opened the meeting for October 5, 2023, at 8:00 pm. Commissioners Garrett Greenhalgh, Darcy Ripplinger (Alt) and Matt Anderson (alt) were present. Commissioner Thompson is absent, with Commissioner Farmer & Commissioner Dickey are excused and Commissioner Lewis to arrive shortly. Development Coordinator Kara Everton was present and took the minutes.

Opening Remarks/Pledge of Allegiance

Commissioner Greenhalgh led all present in the Pledge of Allegiance.

Approval of Agenda

The agenda for the Planning Commission Meeting was reviewed. **Commissioner Anderson moved to approve the agenda for October 5, 2023.** Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Darcy Ripplinger (Alt) and Matt Anderson (alt) voted in favor. Commissioner Thompson was absent, with Commissioner Farmer & Commissioner Dickey are excused and Commissioner Lewis to arrive shortly.

Approval of the Minutes of the Previous Meeting

The Planning Commission reviewed the minutes for the Planning Commission Meeting for September 21, 2023. **Commissioner Ripplinger moved to approve the minutes.** Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Darcy Ripplinger (Alt) and Matt Anderson (alt) voted in favor. Commissioner Thompson was absent, and Commissioner Farmer & Commissioner Dickey are excused and Commissioner Lewis to arrive shortly.

Commissioner Lewis arrived at this point.

5.A. Zoning Clearance- Accessory Building- Tom Davis- 270 N 350 E, Millville UT

Tom is present. The height of the shed will be around 18' tall. No electricity or plumbing. There will be storage in the roof portion.

Commissioner Ripplinger motioned to approve the Zoning Clearance for an Accessory Building for Tom Davis located at 270 N 350 E., Millville UT. Commissioner Anderson seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Darcy Ripplinger (Alt) and Matt Anderson (alt) voted in favor. Commissioner Thompson was absent, and Commissioner Farmer & Commissioner Dickey are excused.

5.B. Zoning Clearance Pool- Lakeview Pools and Spas for Angalee Roberts located at 593 E 100 S

There is not a representative present. The concrete will go to approximately 1' away from the property line. At present Millville City does not have a code specifically for pools. Commissioner Anderson suggested we create a code to specify our requirements for a fence, setbacks, etc. with how many pools have been installed recently.

Commissioner Ripplinger motioned to approve the Zoning Clearance for a Pool for Lakeview Pools and Spas for Angalee Roberts located at 593 E 100 S, Millville UT with the contingency that a fence is installed before water fills. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Darcy Ripplinger (Alt) and Matt Anderson (alt) voted in favor. Commissioner Thompson was absent, and Commissioner Farmer & Commissioner Dickey are excused.

The commission inquired about any plans to open a business using the pool. If they do so, they will need to apply for a business license.

5.C. Final Plat Review Knowles Minor Subdivision- located 295 E 200 South, Millville

David Knowles asked why there is a "fee in lieu of" for a house that has been there for years, and if there is an option to waive the fee. Commissioner Ripplinger stated she doesn't disagree, but the code states that when a lot is created there are water shares that need to be transferred or fees to be given to the city, even though this lot would not create an additional impact. Commissioner Greenhalgh suggested they speak to City Council regarding fees. Camille David has the mylar, but is missing signatures, and asked if Century Link or Comcast was required, and the commission said they do not need those ones but will require all others. Camille will gather signatures and let Development Coordinator know to contact Commissioner Greenhalgh to sign before City Council.

Commissioner Lewis motioned to recommend the Final Plat for Knowles Minor Subdivision located at 295 E 200 South, Millville. Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Darcy Ripplinger (Alt) and Matt Anderson (alt) agreed. Commissioner Thompson was absent, and Commissioner Farmer & Commissioner Dickey are excused.

5D. Final Plat Review R.K.S Minor Subdivision- located at 447 E 300 S, Millville

This development has Garr Springs water shares and will inquire about the transfer of one-half share with City Council. Camille & David were asking about the property that is being given to the city.

When Mondelle developed Mond-Aire subdivision there was already a piece of the property given to the city. Commissioner Greenhalgh clarified that this is a different portion, and when a development is subdivided, the development is required to give 33' from the centerline of the road, and this is that portion. Camille David has the mylar, but is missing signatures, and asked if Century Link or Comcast was not required, and the commission agreed. Camille will gather signatures and let Development Coordinator know to contact Commissioner Greenhalgh to sign before City Council.

Commissioner Anderson motioned to recommend the Final Plat for RKS Minor Subdivision located at 447 E 300 S, Millville. Commissioner Ripplinger seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Darcy Ripplinger (Alt) and Matt Anderson (alt) agreed. Commissioner Thompson was absent, and Commissioner Farmer & Commissioner Dickey are excused.

5.E. Final Plat Review- Private Lane- Wilker Subdivision

Lot 2 is an existing lot with frontage along 400 North, but the driveway is creating the private lane which will give Lot 1 the frontage. Originally the Rasmussen's (who used to live where the McGee's live) built over the property line. To rectify there was an easement given so that the Wilker's could retain their frontage. Director of Public Works, Chad Kendrick asked about the available width of the lane to accommodate the future development of 100 West to connect to 450 North. Clay said that they do meet the requirement to install a road in the future. Commissioner Greenhalgh asked what the width of the private road in front of Lot 1. Clay Wilker said it was 20 feet wide. The commission asked that the measurement be stated on the drawings specifying the width. Clay Wilker said that he owns more than 33' from center of the road for the future road development. The commission reviewed plans in more detail to see that measurement.

The commission reviewed the list of questions from the engineer and made sure that plans will be updated to meet standards. The utilities are all coming from Clay's house and the west side of the shop. Commissioner Ripplinger requested to see an updated copy of the final plat to review before the recommendation is given. Commissioner Greenhalgh stated that he's okay with the recommendation with a contingency to allow the city council to be the final check to ensure all requirements will be met. Commissioner Ripplinger stated that this is the first private lane in Millville and needs to be done correctly and as Clay is a sitting councilmember the transparency is important. Commissioner Greenhalgh asked Councilmember Pam June what her suggestion would be. She said that she can see both sides, but that she is confident in the city council to review the checklist if asked. Commissioner Anderson agreed that he can see both sides, but a lot of the items are just questions and don't need a lot of review or correction. Commissioner Lewis stated that he can see both sides as well, but as a city we cannot be concerned with timing, money, interest rates, etc. and asked why it wasn't done previously. Clay Wilker stated that this process has been months in the making and feels they have been very cooperative with the extensive process with asking permission, creating code, maintaining roads, etc. Commissioner Greenhalgh stated that he agrees that he sees the notes back primarily as questions deferring back to Millville City for clarification. Most of them are opinion questions asking for clarification. The commission agreed that if Clay can make the changes required, print the mylar and gather all the signatures, including Commissioner Greenhalghs, before the City Council meeting then they will recommend with contingencies.

Commissioner Anderson motioned to recommend the Final Plat for the Private Lane and Wilker Subdivision contingent on the engineer's approval of the changes, and the signatures obtained before City Council can review. Commissioner Lewis seconded. Commissioners Garrett Greenhalgh, Larry Lewis, Darcy Ripplinger (Alt) and Matt Anderson (alt) agreed. Commissioner Thompson was absent, and Commissioner Farmer & Commissioner Dickey are excused.

5.F. Other

Rebecca Hedelius asked the Development Coordinator to inquire about installing an 8' fence in their backyard. Our code states highest of 6'. The commission defers to the code for rules and suggested she can go to City Council to ask about a variance.

6. City Council Minutes - None

7. Agenda Items/Notes for Next Meeting

8. Calendaring of future Planning Commission Meeting

- October 19, 2023, at 8:00 pm.

9. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at approximately 9:23 p.m.



MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
 THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Colby Martin
 APPLICANT'S NAME

2. PO Box 697
 MAILING ADDRESS

Millville UT 84326
 CITY STATE ZIP CODE

3. 435-881-0662 4. _____
 HOME TELEPHONE BUSINESS TELEPHONE

5. _____
 OWNER'S NAME (if different from applicant)

6. Deck
 TYPE OF STRUCTURE

7. 396 ft² 8. _____
 SQUARE FOOTAGE ZONE

9. Millville Estates Phase 1, Lot 10
 SUBDIVISION NAME AND LOT NUMBER (if applicable)

10. 02 - 193 - 0010
 TAX IDENTIFICATION NUMBER

11. 285 N. 300 E.
 ADDRESS OF CONSTRUCTION

12. 0.34 acre 13. _____
 LOT SIZE LOT ELEVATION

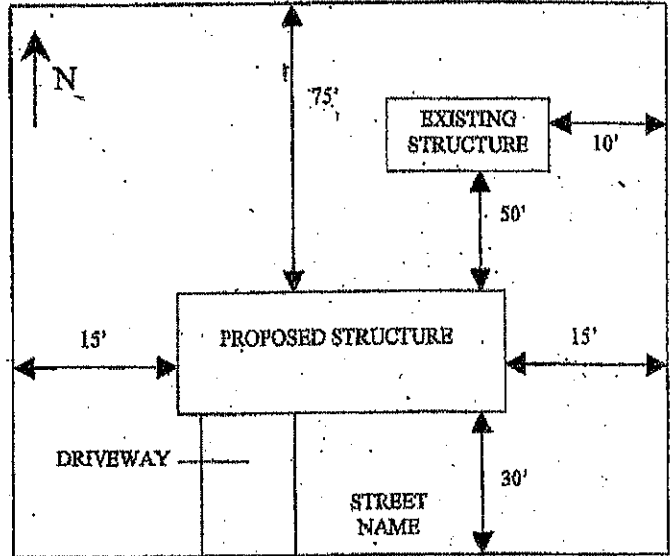
14. SEWER SEPTIC TANK N/A
 (choose one)

15. CITY WATER PRIVATE WELL N/A
 (choose one)

16. ELECTRICITY GAS OTHER UTILITY
 (specify in remarks)

17. We are replacing the existing
 REMARKS
deck with a new larger
deck.

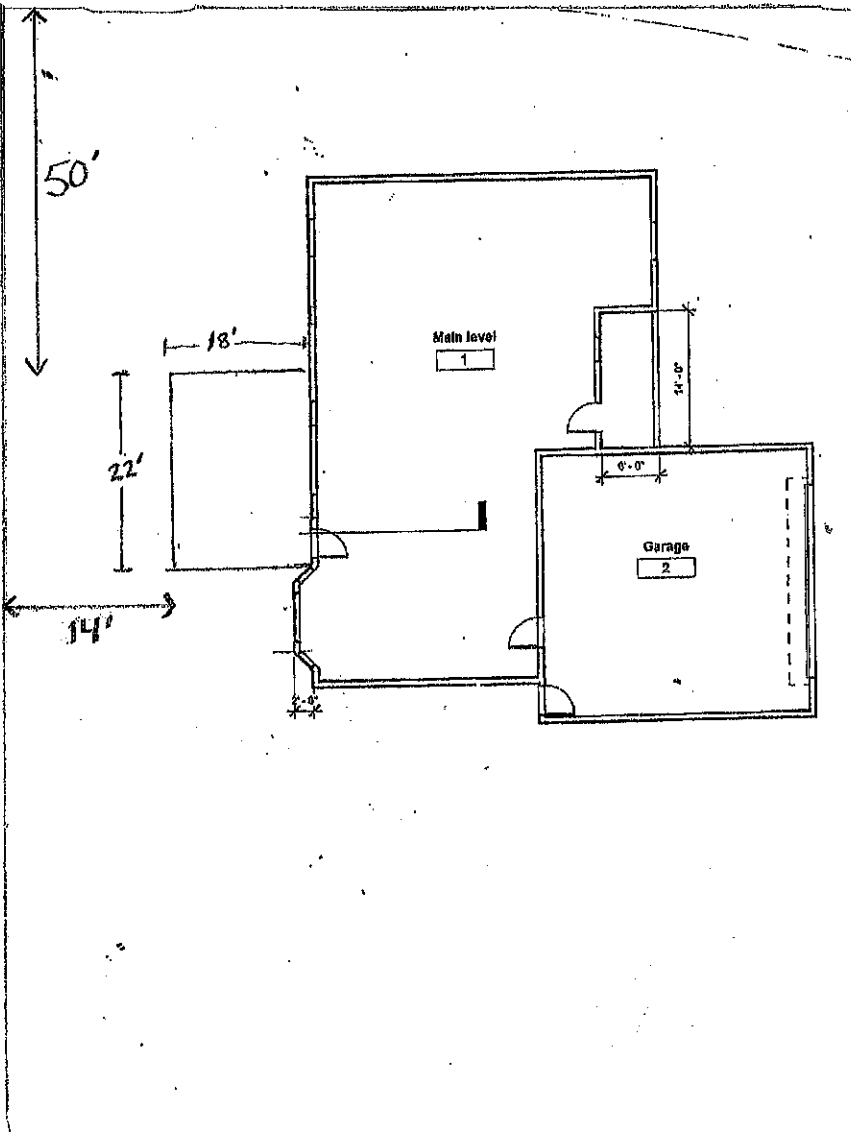
SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



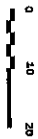
PLOT PLAN

APPROVED - PLANNING AND ZONING _____ DATE _____ FEES PAID - TREASURER _____ DATE _____

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)



A
S-101 SITE LAYOUT
Scale: 1" = 10'



S-101	SITE PLAN	DATE	2/28/2021
		DRAWN BY	MARK SHULTER P.E.

DECK ADDITION FOR COLBY MARTIN
285 N 300 E
MILLVILLE, UTAH 84326



BRYNER DESIGN
CIVIL - STRUCTURAL - SOLAR
ENGINEERING
BRYNER DESIGN 2005
400 E. MAIN ST., SUITE 100, MILLVILLE, UT 84326

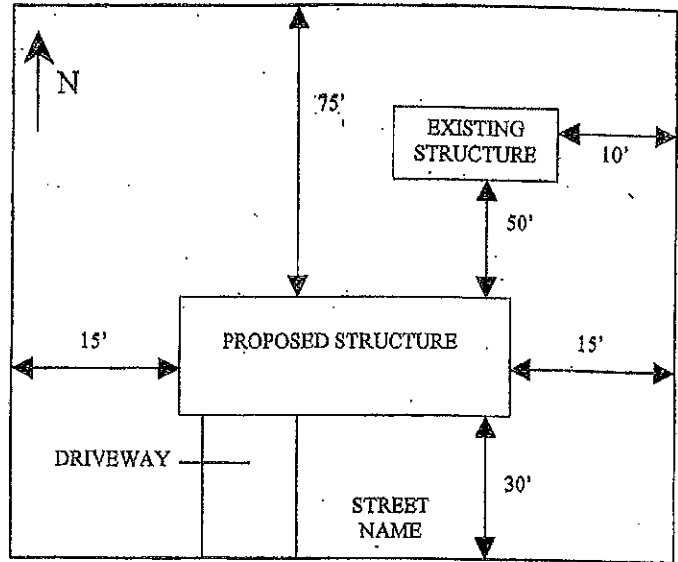


MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
 THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

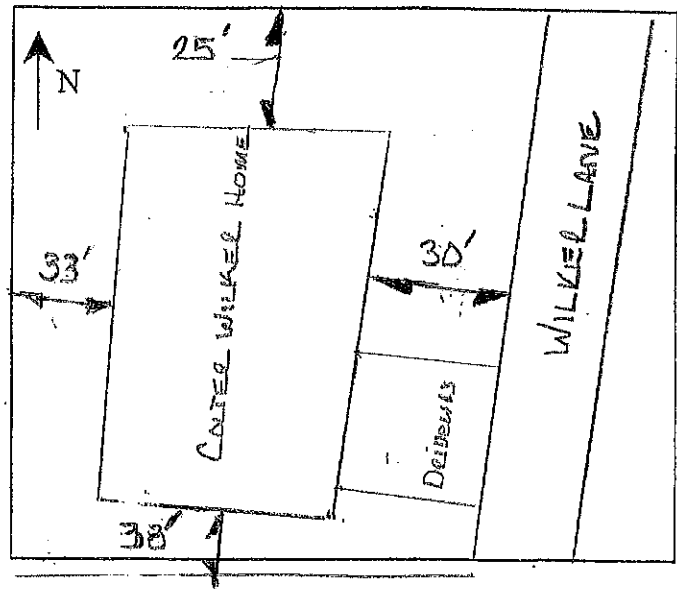
APPLICATION INFORMATION

1. COLTER WILKER
APPLICANT'S NAME
2. P.O. Box 468
MAILING ADDRESS
- CITY MILLVILLE STATE VT. ZIP CODE 84326
3. 435 753 0299 4. 435 681 3591
HOME TELEPHONE BUSINESS TELEPHONE
5. CLAY & WENDY WILKER FAMILY TRUST
OWNER'S NAME (if different from applicant)
6. SINGLE FAMILY
TYPE OF STRUCTURE
7. 2065 ft² 8. R1
SQUARE FOOTAGE ZONE
9. WILKER Subdivision - LOT 1
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. _____
TAX IDENTIFICATION NUMBER
11. 431 W. 100 W.
ADDRESS OF CONSTRUCTION
12. .45 Acres 13. 4605'
LOT SIZE LOT ELEVATION
14. SEWER SEPTIC TANK N/A
(choose one)
15. CITY WATER PRIVATE WELL N/A
(choose one)
16. ELECTRICITY GAS OTHER UTILITY
(specify in remarks)
17. X Finity Internet
REMARKS
Height 27' 5" 1/4

SAMPLE PLOT PLAN
 (numbers do not represent required setbacks)



PLOT PLAN



APPROVED - PLANNING AND ZONING

DATE

FEES PAID - TREASURER

DATE

This property is being approved for building permit issuance as indicated above. Any change in the type or placement of the structure is not allowed. This clearance is not a waiver of compliance with either the zoning ordinance or the building codes. Millville City Form 101 - 15 Nov. 2003 (previous edition is obsolete)

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
October 12, 2023

PRESENT: David Hair, Daniel Grange, Clay Wilker, Pamela June, Ryan Zollinger, Jeremy Ward, Tara Hobbs, Chad Kendrick, Corey Twedt, Kara Everton, Wendy Wilker, Konner Simmons, Colter Wilker, Shaelyn Dattage, LuAnn Callahan, Kade Callahan, Camille David, Brian David, Megan Sparks, Austin Bockting, Garrett Greenhalgh, Jeff Strate, Rochelle Strate, Kody Archibald, Jacob Ames, Alex Gerke, Gary Stauffer, Scott Stauffer, Shena Jessop, Gary Gettman

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for October 12, 2023, at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Jeremy Ward, Ryan Zollinger, Clay Wilker, and Daniel Grange were in attendance.

Opening remarks/Pledge of Allegiance

Councilmember Grange welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. He then offered a word of prayer. After the prayer, Councilmember Grange thanked the Callahan Family for attending and noted the absence and hole left with Councilmember Michael Callahan not sitting with the other councilmembers.

Approval of agenda

The agenda for the City Council Meeting of October 12, 2023, was reviewed.

Councilmember Zollinger moved to approve the agenda for October 12, 2023.

Councilmember June seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (A copy of the agenda is included as Attachment "A".)

Approval of minutes of the previous meeting

The Council reviewed the minutes of the City Council Meeting for September 14, 2023.

Councilmember Grange moved to approve the minutes for September 14, 2023.

Councilmember Ward seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes.

Presentation of a plaque to LuAnn Callahan honoring Councilmember Michael Callahan's decade of service to Millville City

Mayor Hair said that he couldn't say enough good things about Mike. Mike was justifiably proud of his military service and loved our Country and loved the flag. Mayor Hair expressed how grateful he was for the service Mike gave to Millville City and Millville City residents. He then presented a plaque to LuAnn and thanked her for allowing Councilmember Callahan to spend so much of his time in service of Millville City. Members from the City Council discussed Councilmember Callahan and how hard he worked and how fair he was in decisions made during his ten years serving on the City Council.

Message from CAPSA

CAPSA representative Konner Simmons introduced himself as a case worker for CAPSA. Konner explained that October is Domestic Violence Awareness Month. He read a statement about the need for awareness and about the services offered by CAPSA as well as statistics on how much has been accomplished this past year. Mayor Hair said that he appreciates the work done by CAPSA and the value it brings to the Cache Valley community.

Public comment period

Mayor Hair opened the floor for any public comments. No one signed up for the public comment portion of the meeting.

Consideration for Ordinance updating City Code Chapter 8.04 – Garbage Collection and Disposal

Recorder Twedt reviewed the updates to the new version of the Garbage City Code since the review at the last City Council meeting. Language was added to permit contracting with a third party on a strictly limited basis. The use of the word "unacceptable" was also applied to one of the items listed under prohibitions to clarify things.

Councilmember Grange motioned to approve Ordinance 2023-7. Councilmember Ward seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (A copy of the approved ordinance is included with the minutes as Attachment "B".)

Consideration for Ordinance updating City Code Chapter 17.12 to allow for zoning selection at the time of annexation

Recorder Twedt reviewed the minor code update that would allow for a landowner to select a preferred type of zoning at the time of annexation instead of all annexed property coming into Millville City zoned as Agricultural. Recorder Twedt said that he felt this would be more transparent and better for both the City and the landowner. Councilmember Zollinger said that he agreed that this change made sense.

Councilmember Ward motioned to approve Ordinance 2023-8. Councilmember Zollinger seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (A copy of the approved ordinance is included with the minutes as Attachment “C”.)

Consideration for Resolution Canceling the 2023 Millville Municipal Election

Recorder Twedt said that three Millville residents had filed to fill the three open City Council positions for the 2023 election. The filing period for write-in candidates has now ended and the City Council should now adopt a resolution to cancel the election. The three candidates who would be serving on the City Council for the next four years are Pamela June, Ryan Zollinger, and Jeremy Ward. Recorder Twedt said that Millville residents would still receive a ballot this year to vote on the Cache County School District bond issue, but there would be no municipal election on the ballot and the City would not need to pay for the postage related to the school bond.

Councilmember Zollinger motioned to approve Resolution 2023-22. Councilmember Grange seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (A copy of the approved resolution is included with the minutes as Attachment “D”.)

Report on P&Z Meetings held September 21, 2023 and October 5, 2023

Development Coordinator Everton reviewed with the Council the Planning Commission’s draft minutes for the meetings. Coordinator Everton said that the Planning Commission would like to look at making some additions to the City Code with regulations for swimming pools. Recorder Twedt said that he thought this would be a good idea.

Consideration for Resolution accepting the R.K.S. Minor Subdivision

Mayor Hair reviewed the proposed subdivision with the City Council. Representatives for the subdivision requested a fee waiver on the City Code requirement that a half share from the Garr Springs Irrigation Company be transferred over to the City. They said that with this subdivision, they are not creating any additional impact.

Councilmember Grange said that he was sympathetic to the request, but it is a requirement from City Code and is needed to continue to provide water to the growing City. He said that impact is not the trigger for this requirement. A subdivision is. Recorder Twedt pointed out that the City Code was far more lenient for minor subdivisions in this regard than it has been in the past. If the City does not require the water share transfer with this minor subdivision, the next time this property subdivides, it would lead to less overall water for the City. Councilmember Zollinger said that this code may not be perfect, but the Council has looked at it a lot and the water share transfer is required before subdivisions are approved.

Representatives for the subdivision asked when they would need to move their fence that borders 550 East. They asked if it needed to happen now or could wait until the road was

widened. The Council said that the fence could stay where it is for now, but the landowner will need to move it when the road is widened in the future.

Councilmember Grange motioned to approve Resolution 2023-23 with the condition that all remaining fees be paid and the water share transfer is complete.

Councilmember Ward seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (A copy of the approved resolution is included with the minutes as Attachment "E".)

Consideration for Resolution accepting the Knowles Farm Minor Subdivision

Mayor Hair reviewed the proposed subdivision. The fees remaining for the subdivision were briefly discussed.

Councilmember Zollinger motioned to approve Resolution 2023-24 with the condition that all remaining fees be paid. Councilmember Grange seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. (A copy of the approved resolution is included with the minutes as Attachment "F".)

Consideration for Resolution accepting the Wilker Subdivision

Mayor Hair reviewed the proposed subdivision. Councilmember Wilker said that the subdivision plat has now been approved by the engineer and was sent to the County for review to make sure it would be recordable.

Councilmember Zollinger discussed the private lane to confirm that it would be protected for a future road as a no-build zone. Councilmember Wilker confirmed that this was the case. Planning Commissioner Chairman Garrett Greenhalgh said that the road was not planned to be dedicated, but he said that the road should be in an easement recorded for a future road. Councilmember Wilker said that the subdivision plat showed the private lane as a public easement. It was discussed that if lot two was subdivided and developed in the future, this road would need to go through.

Commissioner Greenhalgh discussed the requirement for the 20' x 20' asphalt approach from the public street to the private lane. Councilmember Wilker said that this was shown on another drawing. Commissioner Greenhalgh said that this would need to be done before an occupancy permit could be given.

The new street sign was discussed. Councilmember Wilker said that there is a long lead time for the sign. It was determined that the sign would need to be ordered now, but that it shouldn't hold up the subdivision or building clearance.

Commissioner Greenhalgh said that he doesn't think this looks very good. It looks like the Wilker existing home is on a private lane although it is not. It looks like this subdivision will allow for three lots and two homes that have access from a private lane which is not

permitted by City Code. It was discussed that no additional homes would be allowed on the private lane.

Councilmember Grange motioned to approve Resolution 2023-25 with the condition that all remaining fees be paid. Councilmember June seconded. Councilmembers Ward, June, Grange, and Zollinger voted yes and Councilmember Wilker abstained. (A copy of the approved resolution is included with the minutes as Attachment "G".)

Scheduling of public hearing for Cold Storage Annexation

Recorder Twedt said that he attended the County Council meeting in which the proposed annexation was reviewed. The County Council approved the annexation. The City Council should now hold a public hearing to receive public input and then consider final City approval of the annexation at the next City Council meeting. Recorder Twedt said that today, it would be good if the Council would make a motion to schedule the public hearing at the next City Council meeting on November 9, 2023.

Councilmember Grange motioned to schedule a public hearing for the Cold Storage Annexation at 7:15 p.m. on November 9, 2023. Councilmember Zollinger seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes.

Connection to sewer for Stauffer Subdivision

Gary Stauffer said that there are two options for getting sewer to his proposed subdivision. One was connecting to the sewer line on the Zollinger private road and one was to connect to the closest manhole on Main Street. It was discussed that the connection to the line on the Zollinger Lane would be better.

Gary asked why it would be his responsibility to run the sewer to his property line. He said that he felt that this should be the responsibility of the City. Councilmember Grange said that it is always the responsibility of the developer to pay to get utilities to their lots. He stressed the need to treat every developer the same. It was discussed that the reason for this is for the developer to pay for their own development and not have costs for development be the responsibility of existing City taxpayers.

Gary Gettman discussed an approved lot on his property along Main Street. He said that the City would need to provide access to this lot if it were to be developed in the future.

Councilmember Zollinger asked Gary Stauffer what he was looking for from the City. Gary said that he hoped the City might be willing to share some of the costs to get the sewer main lines to the edge of his subdivision property.

Mayor Hair said that a decision did not need to be made today but asked that the City Council think about it a little bit more. Public Works Director Chad Kendrick said that he would investigate the cost of running the sewer line to the west side of Main Street so that the Council has real numbers to review.

Fees for Millville homes that are not occupied for the entire year

Mayor Hair said that he received a phone call from a resident who has had a home in Millville for a very long time. He spends 6-8 months each year in Arizona. He is on a fixed income and doesn't think he can afford to pay the monthly utility fees for the months he is not in Millville.

Councilmember Grange said that he is sympathetic, but that all residents need to be treated the same so that it is fair to everyone. The consensus was that if an allowance were made for one resident who is not in Millville for the entire year, those allowances should be permitted for all Millville residents and not on a case-by-case basis.

Councilmember Zollinger said that he has concerns for those Millville residents who are getting older and live on a fixed income. He said that he doesn't have a good answer, but he does have concerns. Councilmember Ward said that there are Medicare services that may help with this type of thing. Mayor Hair said that BRAG may have resources to help as well.

Councilmember Grange said that it is important for the City to collect these fees to generate the revenue to pay off debt services for the sewer and water infrastructure. It was also discussed that exceptions to the fee rules become very difficult to manage.

Mayor Hair asked that the Council consider the concern and see if there are any options for helping people like this concerned resident.

Review of Utility Adjustments for FY24 Q1

Treasurer Hobbs reported on the utility adjustments she has made through the first quarter of fiscal year 2024.

Budget review for FY24 Q1

Recorder Twedt reported on the budget progress through the first quarter of fiscal year 2024. He said that a couple of months of some of the income numbers had not been entered by Treasurer Hobbs prior to the creation of this report. The sales tax revenue and interest income are looking good for the year, but this is not reflected in the report in the agenda packet. (A copy of the related staff report is included with the minutes as Attachment "H".)

Winter Social Planning

Mayor Hair suggested that for the annual employee winter social, they should shoot for a day in January and have a meal catered in the North Park pavilion. It was determined that the Millville employee winter social will be at 6 p.m. on Monday, January 22, 2024.

Scheduling of work session with P&Z to discuss the Alder and Heritage developments

Mayor Hair said that there is still some preparation to do, but they would like to schedule a joint work session with the City Council and Planning Commission to discuss the proposed Alder and Heritage developments.

The value of having the participants in this work session visit the property was discussed and it was determined that it would be best if everyone were to visit the property prior to the meeting rather than meet there as a group.

It was decided that the work session would be held on November 16, 2023, at 6:30 p.m. at the Millville City Office.

City Reports

Director Kendrick reported that the City had converted from water from the wells and was now using only spring water.

He reported that the sewer construction is progressing and going well. They will be using grind from the highway on some of the problematic areas throughout the City. The highway and a few areas in the City should be paved within the next couple of days.

Councilmember Reports and Items for Future Agendas

(A copy of the Councilmember Assignments List is included with the minutes as Attachment "I".)

Councilmember Zollinger asked if anyone had attended the meeting regarding the highway corridor this week. Mayor Hair said that he and Recorder Twedt had been there and discussed accesses to the highway as well as trail planning.

Adjournment

Councilmember Zollinger moved to adjourn the meeting. Councilmember Ward seconded. Councilmembers Ward, June, Grange, Wilker, and Zollinger voted yes. The meeting adjourned at 9:07 p.m.