

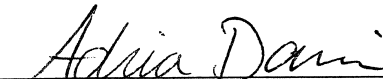
NOTICE AND AGENDA

Notice is hereby given that the Planning Commission of Millville City will hold a meeting on Thursday, **May 7, 2020** in the Millville City Office, at 510 East 300 South, Millville, Utah, which meeting shall begin promptly at **8:00 p.m.**

1. Roll call.
2. Opening remarks/Pledge of Allegiance.
3. Review and approval of agenda.
4. Review and approval of minutes from Apr 2, 2020.
5. Agenda Items:
 - A. Zoning Clearance – Zollingers, commercial building at 1150 W 925 N, Millville
 - B. Zoning Clearance – Joann McKenny, new deck at 45 W 300 N, Millville
 - C. Other
6. City Council Reports – review minutes from the Apr 9, and Apr 23, 2020 meetings
7. Agenda items for next meeting.
8. Calendaring of future Planning Commission Meeting.
9. Adjournment.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during public meetings should notify Adria Davis at (435) 213-0787 at least three working days prior to the meeting.

Notice was posted on May 4, 2020 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after said meeting. A copy of the agenda was sent electronically to the Utah Public Meeting Notice Website (<http://www.utah.gov/pmn/index.html>) on May 4, 2020.



Adria Davis, Secretary
Millville City Planning Commission

MILLVILLE PLANNING COMMISSION MEETING

Zoom Meeting URL: <https://us04web.zoom.us/j/625278273>

Zoom Meeting ID: 625 278 273

April 2, 2020

1. Roll Call: (online)

Chairman Garrett Greenhalgh, Commissioners Lynette Dickey, Rachel Thompson, Bonnie Farmer, Larry Lewis, Darcy Ripplinger (Alt.) and Matt Anderson (Alt.).

Others Attending: (online)

Development Coordinator Harry Meadows, Councilman Clay Wilker, and Recorder Corey Twedt. Secretary Adria Davis recorded the minutes.

2. Opening Remarks/Pledge of Allegiance

Chairman Greenhalgh opened the meeting at 8:00 p.m.

3. Review and Approval of agenda

The agenda for the Planning Commission meeting of April 2, 2020 was reviewed. A motion was made by Commissioner Thompson to approve the agenda as presented. Commissioner Lewis seconded. All voted in Favor.

4. Review and Approval of the Minutes from Mar 19, 2020

The Planning Commission meeting minutes were reviewed. A motion was made by Commissioner Dickey to approve the minutes as outlined. Commissioner Anderson (Alt.) seconded. All voted in Favor.

5.A. Verla N. Olsen Minor Subdivision - Final Plat

The engineers have reviewed this plat and submitted their comments. All is in order. Commissioner Thompson made a motion to recommend to the City Council the approval of this subdivision. Commissioner Dickey seconded. All voted in Favor. Harry Meadows was present at the City Office for the developers to meet with and pay fees.

5.B. Other

No other items were discussed.

6. Agenda Items for Next Meeting

2 building permits

7. Calendaring of future Planning Commission Meeting

The next regularly scheduled meeting will be held Thursday, April 16, 2020 at 8:00 pm. It will most likely be another online Zoom meeting.

8. Adjournment

Chairman Greenhalgh moved to adjourn the meeting at 8:06 p.m.



MILLVILLE CITY

ZONING CLEARANCE FOR BUILDING PERMIT

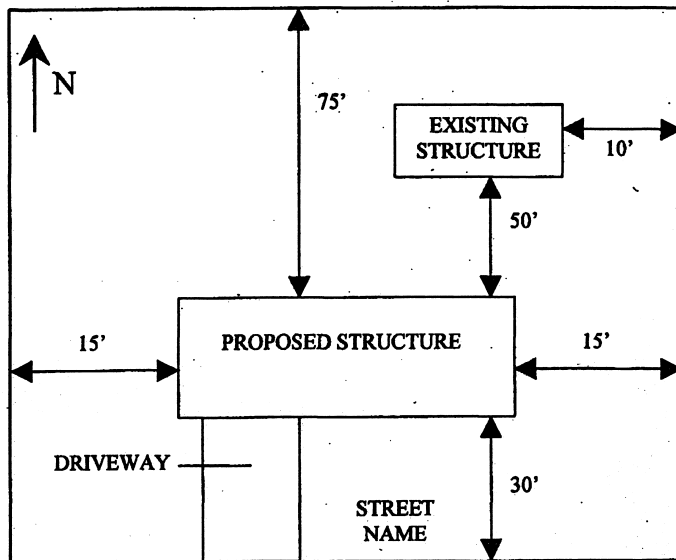
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

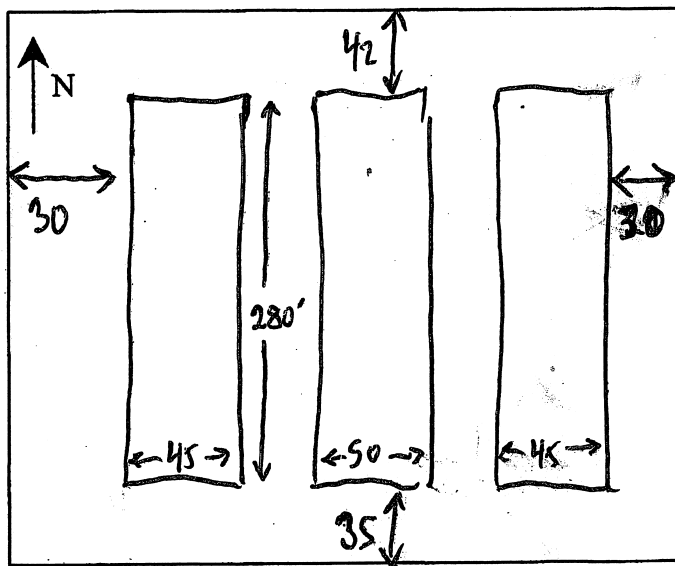
1. LOWMEYER'S
APPLICANT'S NAME
2. 695 W 1700 SO.
MAILING ADDRESS
3. LOBAN CITY UTAH STATE 84321 ZIP CODE
4. 435-770-2450 HOME TELEPHONE 435-753-1122 BUSINESS TELEPHONE
5. GLOBAL PROPERTY 2014 LLC
OWNER'S NAME (if different from applicant)
6. Block-Wood
TYPE OF STRUCTURE
7. 38,900 SQUARE FOOTAGE 8. _____ ZONE
9. LOWMEYER INDUSTRIAL LOT 3
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 03 - 001 - 0043
TAX IDENTIFICATION NUMBER
11. 1150 W 925 N MILLVILLE
ADDRESS OF CONSTRUCTION
12. 2.90 LOT SIZE 13. _____ 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. _____
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)



PLOT PLAN



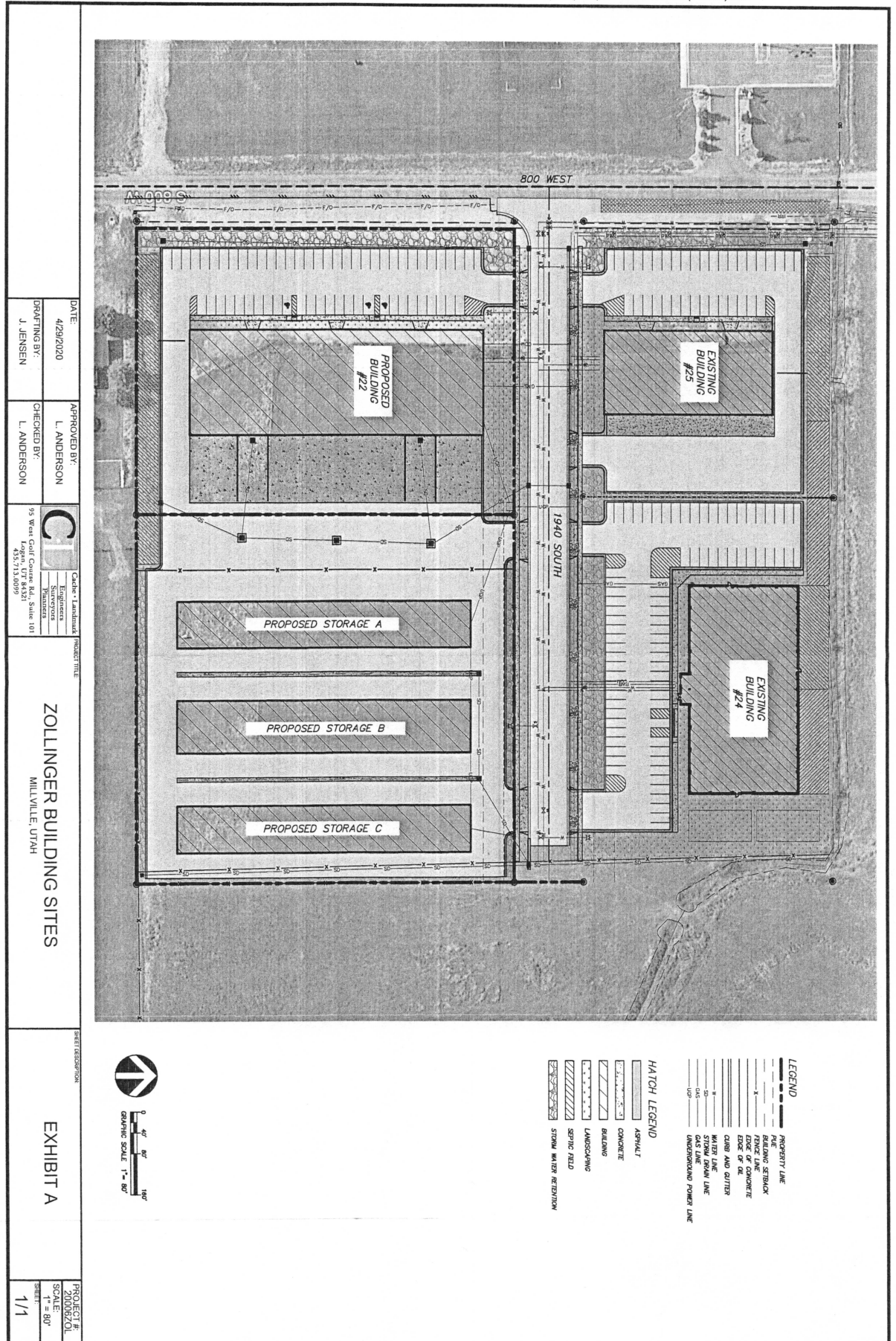
APPROVED - PLANNING AND ZONING

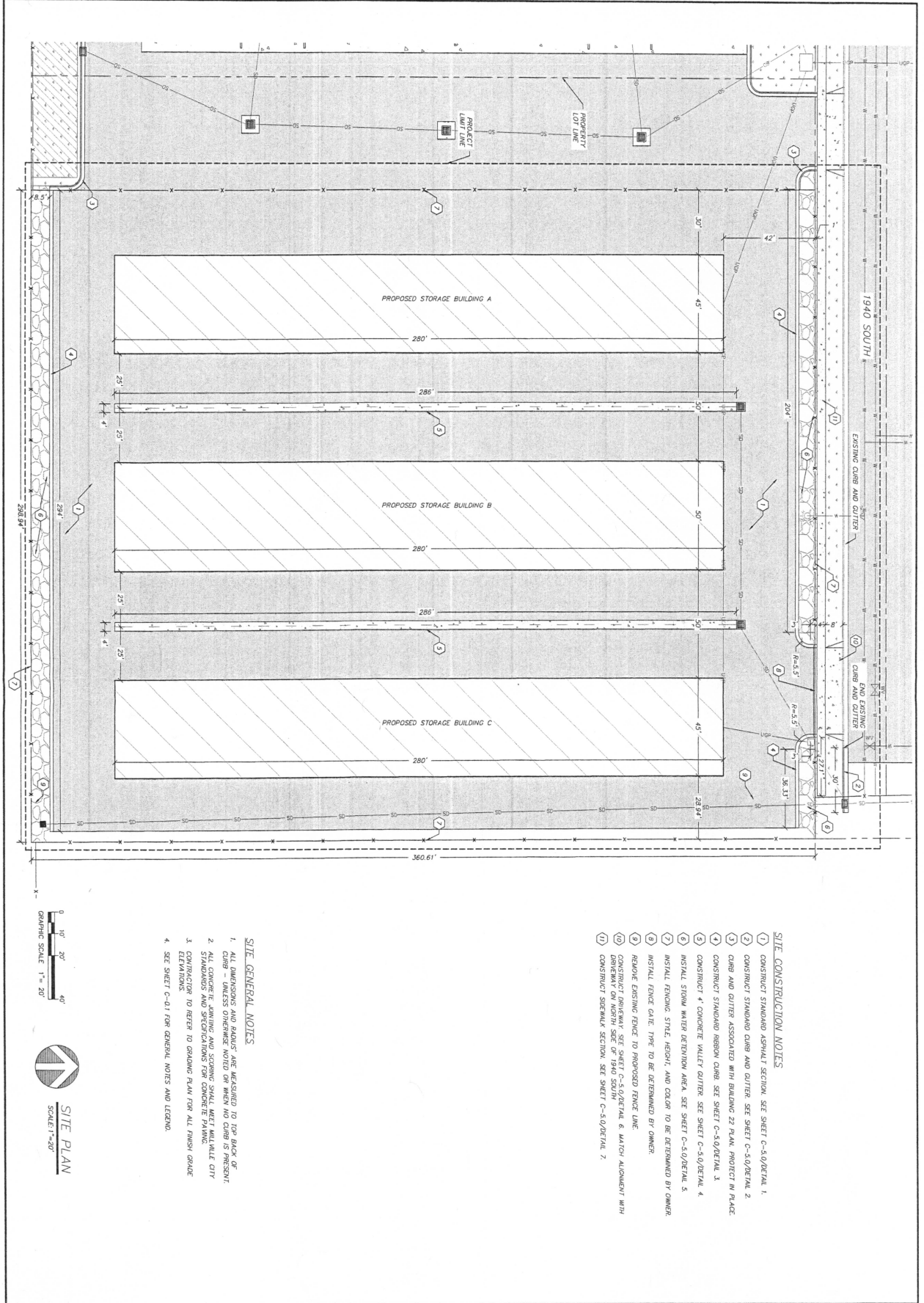
DATE

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)







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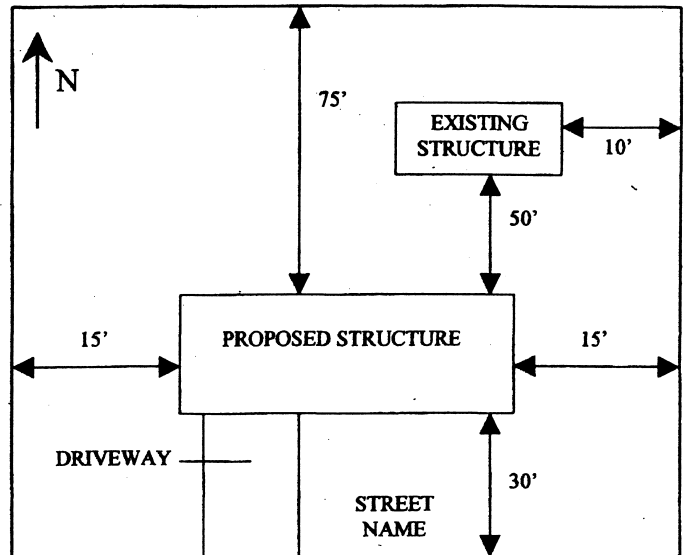
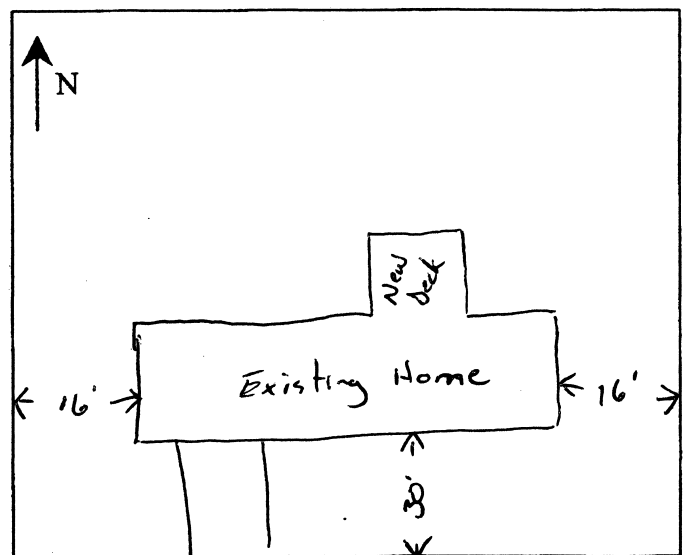
MILLVILLE CITY
ZONING CLEARANCE FOR BUILDING PERMIT
THIS FORM EXPIRES 60 DAYS FROM DATE OF APPROVAL

APPLICATION INFORMATION

1. Joann McKenny
APPLICANT'S NAME
2. 45 West 300 North
MAILING ADDRESS
- Millville Utah 84326
CITY STATE ZIP CODE
3. 435-881-8685 4. _____
HOME TELEPHONE BUSINESS TELEPHONE
5. _____
OWNER'S NAME (if different from applicant)
6. Residential Addition of Deck
TYPE OF STRUCTURE
7. 224 sqft 8. 2S
SQUARE FOOTAGE ZONE
9. _____
SUBDIVISION NAME AND LOT NUMBER (if applicable)
10. 02 - 128 - 0010
TAX IDENTIFICATION NUMBER
11. 45 West 300 North
ADDRESS OF CONSTRUCTION
12. .61 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. _____
REMARKS

SAMPLE PLOT PLAN

(numbers do not represent required setbacks)

**PLOT PLAN**

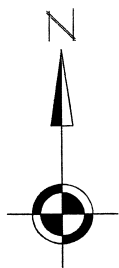
APPROVED - PLANNING AND ZONING

DATE

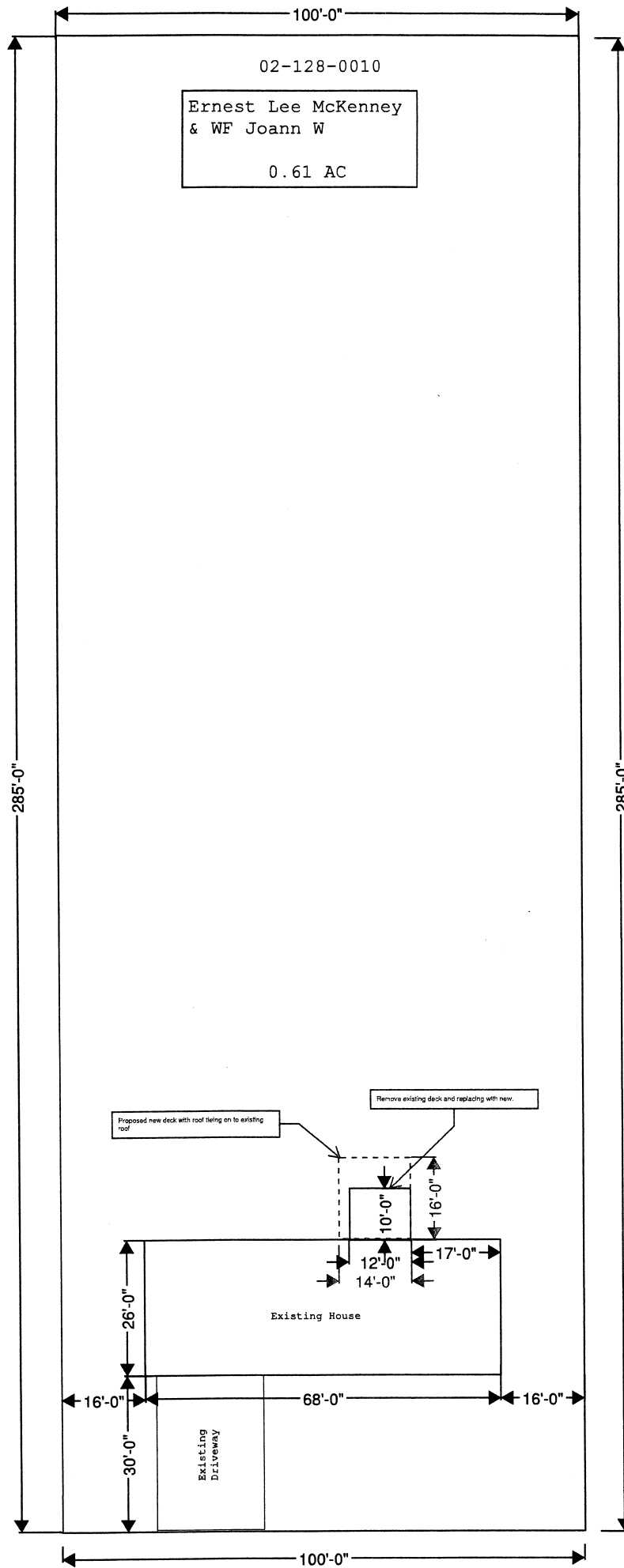
FEES PAID - TREASURER

DATE

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PLOT PLAN



45 West 300 North Millville, UT.

MILLVILLE CITY COUNCIL MEETING
Zoom Electronic Meeting – Millville, Utah
April 9, 2020

PRESENT: David Hair, Daniel Grange, Clay Wilker, Michael Callahan, Pamela June, Ryan Zollinger, Tara Hobbs, Harry Meadows, Chad Kendrick, Corey Twedt, Jeremy Jensen

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for April 9, 2020 at 7:00 p.m. The roll call indicated Mayor David Hair and Councilmembers Pamela June, Ryan Zollinger, Clay Wilker and Daniel Grange were in attendance with Councilmember Michael Callahan to join the video conference shortly. Also, Treasurer Tara Hobbs and Recorder Corey Twedt were present.

Opening Remarks/Pledge of Allegiance

Councilmember Zollinger welcomed everyone to the Council Meeting and led all present in the pledge of allegiance. He then offered a prayer.

Approval of Agenda

The agenda for the City Council Meeting of April 9, 2020 was reviewed. **Councilmember Grange moved to approve the agenda for April 9, 2020.** Councilmember Zollinger seconded. Councilmembers June, Grange, Wilker and Zollinger voted yes with Councilmember Callahan to join the meeting shortly. (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 March 12, 2020. **Councilmember Grange moved to approve the minutes for March 12, 2020.** Councilmember June seconded. Mayor Hair said that there was a correction that needed to be made. On page 5, paragraph 1, the minutes indicated that there was a plane crash at the time of the trailer fire. It wasn't a crash, the plane had run out of fuel and made an emergency landing, but had landed okay. The minutes were updated accordingly. Councilmembers June, Grange, Wilker and Zollinger voted yes with Councilmember Callahan to join the meeting shortly.

Public Comment Period

Mayor Hair opened the floor for public comments. No public comments were made.

Report on P & Z Meetings held March 19 and April 2, 2020

Development Coordinator Harry Meadows reviewed with the Council the Planning Commission's draft minutes for the meetings held March 19 and April 2, 2020.

Consideration of a Resolution Accepting the Verla N. Olsen Minor Subdivision

Development Coordinator Meadows reviewed with the Council the resolution to accept the Verla N. Olsen Minor Subdivision located at approximately 100 North 100 West. He indicated that engineering and the Planning Commission had approved the subdivision, but that the mylar did not yet have all of the signatures and the final fees had not yet been paid. There was a brief discussion on whether or not the resolution should be approved before the mylar and fees had been taken care of.

Recorder Twedt said that in the past, the Council had approved some subdivisions with stipulations that things like final signatures be taken care of prior to recording. Development Coordinator Meadows said that the developer had had difficulties in getting all of the signatures with the lockdown situation due to the coronavirus. Coordinator Meadows said that if approved, he would not record the subdivision until the mylar had been signed.

Councilmember Wilker moved to approve Resolution 2020-8, A Resolution accepting the Verla N. Olsen Minor Subdivision with the requirement that the mylar receive all of the required signatures and all of the fees were paid to the City. Councilmember Grange seconded. Councilmembers June, Grange, Wilker and Zollinger voted yes with Councilmember Callahan to join the meeting shortly. (The approved resolution is included with the minutes as Attachment "B".)

Councilmember Callahan joined the meeting at this time.

Consideration of an Ordinance for a new Residential Solicitation Policy

Recorder Twedt reviewed the ordinance that would add the solicitation policy to the City Code. He said that there had been no major changes since the review at the last meeting.

Councilmember Zollinger said that he had some concerns. He spoke with a Councilmember from Hyrum City about a similar policy in the Hyrum Code. The Hyrum representative said that they developed their code because they had some creepy salesmen peddling in their City, but that it ended up costing the City money. Councilmember Zollinger said that he was concerned that with this type of policy, the residents would come to the City with issues rather than to the Sheriff's Department. He said that he was also concerned that the code would affect groups like the Girl Scouts or high school kids selling items for fundraisers.

Recorder Twedt said that the policy being proposed was a simpler version of what Hyrum had in place and would not be difficult for the City to implement. He said that he didn't

think that the policy would make the enforcement fall on the City instead of the Sheriff's Department. If an issue was reported to the City instead of the police, the City would simply call the Sheriff's Department. Also, as written, the code did not apply to or restrict high school kids or the Girl Scouts. The policy would just make it possible for the City to be aware of who was soliciting in the City and require a fee to do so.

Mayor Hair said that with his experience in Scouting, he had taken instruction on Youth Protection. In that training, it was discussed that some predators will review City Code and move into cities that do not have protections in place.

Councilmember Zollinger said that he didn't see the need for the additional code until there had been issues with solicitors.

Councilmember Zollinger motioned to shelf the ordinance until there is a future issue with solicitation in the City.

There was no second and the motion died.

Councilmember Grange motioned to table this ordinance for a future meeting when the Council could discuss it in person instead of over a video conference.

Councilmember Zollinger seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. (The related packet material is included with the minutes as Attachment "C".)

Consideration of a Resolution Setting Fees for Solicitation Licenses

With the Ordinance on solicitation not being passed, the resolution setting fees was not needed.

Celco Discussion

Councilmember Zollinger said that after the Celco request from the last meeting, he had visited the property and met with Jeremy Jensen to discuss the planned development and border adjustment request in more detail.

Councilmember Zollinger said that during the last City Council meeting, there had been some discussion about what it would look like if the undeveloped Celco property was separated with a portion staying in Millville and a portion moving to Providence. Jeremy provided a map that the Council reviewed during the meeting. (The map is included with the minutes as Attachment "D".)

Councilmember Zollinger said that the Council should consider that there may be responsibilities and costs for the City if the Celco property remains in and is developed in Millville and should also consider the impact to the City if it is developed in Providence. He said that he isn't making a recommendation either way, but wanted to provide an

opportunity for the Council to discuss it again in this meeting. He said that Jeremy would like to move forward in the near future.

Mayor Hair said that there could potentially be an opportunity for the property to remain in Millville City with an agreement with Providence where they provide the water and Millville provide the other services.

Councilmember Grange said that his biggest concern is the significant impact this will have on Millville City. He said that it would impact Millville far more than it would Providence. Providence would get the property tax revenue and impact fees and Millville would have to deal with traffic and maintenance of the access roads to the development.

Jeremy Jensen said that he asked his engineers which portions of the property could be most easily serviced with both sewer and water in Providence City. The map indicated that area highlighted in green. He said that the loop road on the map was needed to create a second access for the existing development in Providence.

Mayor Hair said that he would like to see and understand a development plan for the entire property to understand the density and what would be happening up there. Jeremy said that his developments would meet the Providence zoning code requirements and the new developments would be very similar to the lot sizes that are further north in the property that has already been developed.

Councilmember Zollinger asked if Providence was okay with all of this being developed with no additional access from Millville City to the west. Jeremy said that this hasn't been platted at this point or discussed with Providence City. He didn't think there was a requirement although he thought it would be good at some point in the future to connect to 550 East in Millville. Councilmember Grange said that connections to Millville on 550 East were his major concerns.

Recorder Twedt said that even without connections to 550 East, all of the traffic would be entering and exiting through Millville on 450 North. Jeremy said that he lived in this subdivision for three years and used both the Millville 450 North and Providence Canyon Road as exits. Councilmember Grange said that he lives on 450 North and sees the quantity of traffic from Providence on that road. Mayor Hair pointed out that with the High School and completion of the roundabout, 450 North gets the majority of the Providence traffic as it is now the easiest way into and out of the City for the people that live directly east of Millville.

Councilmember Wilker asked about the lot sizes for the development that was completed in Providence. Jeremy said that it was mostly half-acre lots to the east and some third-acre lots to the west.

Mayor Hair said that he would like to walk the property and understand the slopes. Councilmember Zollinger said that he would be happy to walk the property with the

Mayor. He said that he felt it was important for the City to understand the costs they might incur if the development stays in Millville.

Recorder Twedt asked if there might be some kind of agreement with Providence to share in the impact fee revenue as the impact would fall mostly on Millville City. Councilmember Grange said that he would like to have that conversation, but didn't expect Providence to be open to that type of agreement.

Councilmember Wilker asked what the City would be obligated to do if the development happened in Millville City. How much of the development costs would be the responsibility of the City? He said he would like to see those numbers and compare them to the impact of the development if it were in Providence and determine what should be done. Councilmember Wilker said that Celco paid for the water infrastructure to develop in Providence, why would that responsibility fall on Millville if development were to happen here?

Jeremy said that Providence reimbursed the cost of the water infrastructure that Celco paid with the water impact fees collected.

Councilmember Grange said that developers have always had to pay for the infrastructure improvements needed for their developments. Councilmember Zollinger said that Public Works Director Kendrick may need to weigh in on this, but he didn't think that developers had paid for water tanks or wells in the past. He didn't think development paid for that type of infrastructure, but they did pay to extend service lines.

Director Kendrick said that when Celco initially planned to develop in Millville, they were going to pay for and put in a booster pump and water tank above the deer fence. They had gone so far as to clear the land where they planned to put in that tank. He said that development shouldn't drive requirements for the City. If development wants to occur in a part of the City, they should pay for the infrastructure to make that a possibility. In this case, that would be a booster station and a water tank. Mayor Hair pointed out that Providence didn't pay for the infrastructure, they reimbursed Celco with money collected from impact fees.

Jeremy said that it is against State law to require higher costs in impact fees from one development to another. Recorder Twedt said that impact fees are different than requiring infrastructure to develop. The City has no requirement of making every piece of land in their City developable at a low cost to the land owners. The developer pays their way if they want to develop their property. Developers do pay for water tanks if they are needed to extend a water system to a portion of the City that a landowner wants to develop. The City has no obligation to pay for that infrastructure.

Jeremy said again that it would be far less expensive for him to be able to develop in Providence with the infrastructure that was already in place on the border of his existing development. Jeremy said that because the existing Millville water pressure wouldn't work for his development plans and because sewer lines were not adjacent to the portion of his

property that he wants to develop first, the agreement requires Millville to allow the Celco property be moved into Providence. Mayor Hair pointed out that the sewer lines will be right next to his property line in Millville. Jeremy said that they will be, but they aren't there right now.

Mayor Hair suggested this be put on an agenda for a future meeting.

Councilmember Grange said he would like to understand the City's responsibilities if developed in Millville. Jeremy said that he would be happy to develop in Millville if he was allowed to do so in an economical way where Millville paid the difference between what it would cost to develop in Millville versus what it would cost to develop in Providence.

Councilmember Grange said that one of the sticky points for him would be to understand where the future roads would be when the development is complete. Jeremy said that this would be difficult to determine at this point and there is a lot that would need to be worked out regarding the slope and grades of the roads. Councilmember Grange said that he is concerned that Providence will not allow development to continue going south without a road going west with additional outlets into Millville. Jeremy said he does not think this will be required based on what he has seen with other developments in Providence.

Budget Review

Recorder Twedt reviewed the draft of the FY20 budget revisions and proposed FY21 budget:

- Law enforcement and fire service expenses are each increasing by about \$3,000 this year and the cost for first responders will likely increase significantly with the upcoming changes in the County CCEMS. He said the Council should keep these service cost increases in mind when they discuss the property tax rates.
- Class "C" Funds are again being stored for later use as the City does not want to treat the roads until after the sewer system is constructed. We should expect some big expenditures for road treatments after the sewer system is completed.
- The Park Impact Fee expense budget for this year needs to increase. When the budget was originally discussed, there were several unknowns for the park sprinkler system and the associated water tank. There was a question and discussion about the possibility of removing the need for the water tank. The water tank cost was not included in the original budget. It had since been determined that the tank was needed, but Director Kendrick had found a way to do it and save about \$30,000 from the original quote. There would still be a significant surplus in the park impact fees after completion of the park sprinkler system, pickleball courts and the landscaping around the courts.
- For public safety, as had been requested by the City Council, there was additional money added to the FY21 budget for new rain gutters on the pavilion at the north park to help with ice issues in the winter.

- In insurance and stormwater and several other areas, Recorder Twedt discussed how efficiencies made by the staff had saved the City money this year and would save money in years to come.
- For capital projects in FY21, there was money budgeted for a new truck and potentially a used backhoe.
- For water and sewer, Recorder Twedt reviewed the expenses and revenue side with his current best estimates for grants and loans for the well and sewer system projects.
- The property tax comparison sheet was reviewed. Recorder Twedt said that the Council would need to make a decision at the next budget review on what they wanted to do with property taxes. Recorder Twedt said that he would like to continue to increase them incrementally to get up to a sustainable rate, but that he understood that with the coronavirus and new sewer fees coming, it would be a harder decision this year.

Councilmember Zollinger suggested that the Sales Tax revenue budget for FY21 be decreased to be more conservative with the unknowns from the Coronavirus COVID-19 situation. The Council agreed that this would be a good idea. (The related discussion material is included with the minutes as Attachment "E".)

City Reports

Director of Public Works Chad Kendrick said that the park sprinkler project was moving along really well and would be complete within the next several weeks. They are tapping the main line for the sprinklers tomorrow.

The wells have not been turned on yet as the spring water was still providing enough water for the City.

As the weather is warming up, they are beginning to work on the parks and are getting everything up and running.

Councilmember Reports and Items for Future Agendas

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

Councilmember Wilker said that he gets a daily situation report from the State Emergency Operations Center that is distributed by Will Lusk, the Emergency Manager for the Sheriff's Department. Councilmember Wilker said that he could forward this report to other Councilmembers if they would like to see it.

Councilmember Wilker said that J.D. Jensen had contacted him about potentially doing some kind of family fun center in the City's Town Center and wanted additional information on the logistics for running water and sewer lines. Councilmember Wilker had referred him to Planning and Zoning and provided Development Coordinator Meadows' contact information.

Councilmember Zollinger said that he didn't have anything else for the meeting and would get with Recorder Twedt to discuss next steps on fiber internet.

Councilmember Zollinger asked Councilmember June about thoughts on having the City Celebration in June as planned or possibly postponing it to a later date. Councilmember June said that no decision had been made yet and they would just need to continue to watch the COVID-19 situation and make a decision when it gets closer.

Councilmember Grange said that Public Works Director Kendrick had communicated with the residents for which utility easements were needed for sewer lines and had done a great job on getting that moving. Director Kendrick said that this was 95% complete and had gone fairly well.

Mayor Hair said that they hoped to start drilling the construction well within the next couple of months.

Development Coordinator Meadows said that he had received comments from some of the Council on the mitigation strategy and needed them from the remaining Councilmembers as soon as possible. Councilmember Zollinger asked if there would be an opportunity to approve the final results. Mayor Hair said that Coordinator Meadows would compile everything and then it would come before the Council for final approval.

Recorder Twedt said that under the current circumstances and with nothing major planned for the second meeting in April, the Council may want to consider not holding a second meeting this month. Councilmember Zollinger suggested the Council meet during the next scheduled Council meeting and walk the Celco property and discuss what they want to do with the borderline adjustment request. The consensus of the Council was that this would be a good idea and to plan on it.

Treasurer Hobbs said that she had heard that there have been several robberies from people's yards in Rich County and that similar problems may occur in Cache County.

Treasurer Hobbs said that there had been several complaints about the new restricted schedule for the green waste bin at the South Park. It was discussed that there was nothing the City could do about this as it was a service provided by Logan City.

Treasurer Hobbs discussed again the possibility of the City providing coupons for residents to take loads of garbage to the dump. The Council had discussed this previously and came to the conclusion that the City could put together a service group, with the help of some of the church youth organizations to help on a case-by-case basis, but that the City was not planning to do a City-wide coupon program.

Adjournment

Councilmember Callahan moved to adjourn the meeting. Councilmember June seconded. Councilmembers Callahan, June, Grange, Wilker and Zollinger voted yes. The meeting adjourned at 8:45 p.m.

MILLVILLE CITY COUNCIL MEETING
City Hall – 510 East 300 South – Millville, Utah
April 23, 2020

PRESENT: David Hair, Daniel Grange, Michael Callahan, Pamela June, Ryan Zollinger, Harry Meadows, Chad Kendrick, Corey Twedt, Richard Zollinger

Call to Order/Roll Call

Mayor David Hair called the City Council Meeting to order for April 23, 2020 at 7:00 p.m. The roll call indicated Mayor Hair and Councilmembers Pamela June, Ryan Zollinger and Daniel Grange were in attendance with Councilmember Michael Callahan to arrive shortly and Councilmember Clay Wilker excused. Also, Recorder Corey Twedt was present.

Opening Remarks/Pledge of Allegiance

Councilmember Zollinger welcomed everyone to the Council Meeting and led all present in the pledge of allegiance.

Approval of Agenda

The agenda for the City Council Meeting of April 23, 2020 was reviewed.

Councilmember Grange moved to approve the agenda for April 23, 2020.

Councilmember June seconded. Councilmembers June, Grange and Zollinger voted yes with Councilmember Callahan to arrive shortly and Councilmember Wilker excused. (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 April 9, 2020.

Councilmember Grange moved to approve the minutes for April 9, 2020.

Councilmember Zollinger seconded. Mayor Hair pointed out that on page 6, there were references to a tank as part of the South Park sprinkler project, but that it should reference the pump system and not a tank. The minutes were updated accordingly. Councilmembers June, Grange and Zollinger voted yes with Councilmember Callahan to arrive shortly and Councilmember Wilker excused.

Consideration for Acceptance of Mike Zollinger Annexation Petition

Recorder Twedt said that Mike Zollinger has submitted an updated annexation petition that includes both the Olsen and Zollinger Annexations that were reviewed in March. They are now submitting the annexation request as a single petition and the property being requested for annexation has changed a little bit.

Councilmember Zollinger stated that he has a conflict of interest in relation to this annexation. Mayor Hair said that he could declare the conflict and still vote.

Councilmember Callahan arrived at this time.

Recorder Twedt explained that the new annexation petition did not include the Simmons property or the property to the west of the Simmons as did one of the previous annexation petitions.

Mayor Hair pointed out again that this is not acceptance of the annexation, but is just acceptance of the petition and allowing the annexation to proceed through the process.

Councilmember Grange moved to accept the Mike Zollinger Annexation Petition. Councilmember Callahan seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused. (A copy of the approved resolution is included with the minutes as Attachment "B".)

Councilmember Grange motioned to skip ahead to the Councilmember Reports portion of the agenda so that it could be completed before leaving the City Office to visit the Celco property. Councilmember Callahan seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused.

Councilmember Reports and Items for Future Agendas

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

Councilmember June said that she continues to look for food options for the City Celebration assuming it can still happen with the coronavirus situation. She said that she has been looking at some options for boxed lunches to avoid contact as much as possible with the food, but that the boxes were more expensive and wouldn't work at the quantities used in the past within the budget. The consensus of the Council was to keep an eye on the situation and discuss it in more detail at the next meeting in May.

Councilmember Zollinger said that he has had meetings reviewing the options for fiber internet and that it would be good to discuss this at a future City Council meeting. He said that he met with a representative from Singra who would be willing to discuss with the Council the value of fiber internet if they are interested.

Development Coordinator Meadows asked that the Humane Society Agreement and Hazard plan be on the agenda for the next meeting.

Mayor Hair said that Mark Williams had sent an email asking about signs being placed out by the road for each of the seniors that are graduating this year. Councilmember Zollinger said that Wendy Wimmer had called him about this as well. The consensus of the Council was to allow the signs as long as they are cleaned up by the end of May and someone takes responsibility to deal with the signs and make sure they stay off the roads. Councilmember Zollinger said that Wendy Wimmer also talked about some kind of senior parade where the students would drive by the school to pick up their diplomas. The Council asked Recorder Twedt to contact Wendy and request more information on how this would work.

Mayor Hair said that the sign ordinance was a little confusing and he asked the Planning Commission to take a look and recommend changes to the Code for the City Council.

Councilmember Grange asked about the test results for the water from the new test well. Director Kendrick said that the results had come back and looked really good. The iron test appeared high, but that this was likely a result of digging the test hole and was not a big concern.

Celco Borderline Adjustment

The Council then left the City Office to visit and discuss the Celco boundary line adjustment request on site at the Celco property. They reviewed the Millville property line and the remaining undeveloped property in both Providence and Millville City.

Mayor Hair pointed out that everything below the property being discussed for the borderline adjustment was in Millville and changes in the land up here during construction would potentially have major effects on the existing downhill Millville homes. Councilmember Callahan agreed and brought up the mudslides that had happened in this location in the past.

There was a discussion of the looped road for which Jeremy had discussed needing property on the Millville side to complete. Mayor Hair said that it looked like there was room to the east to loop that road right now in Providence.

Councilmember Zollinger walked through the layout and terrain of the land for the rest of the Council.

Councilmember Grange said that the only issue with providing water to this property was pumping to a higher location and potentially a new storage tank. Recorder Twedt said that one way to deal with that would be in requiring the developer to pay for the infrastructure and then paying him back out of the impact fees received on the property that he develops. Councilmember Callahan said that this was exactly what happened when Celco developed in Providence.

Mayor Hair said that another potential option would be for Millville to purchase water from Providence City. He said that he had spoken with Mayor Drew who was planning to discuss this option with his Council.

Councilmember Zollinger said that he was concerned about the erosion that might occur when changes to the land happen up in this location. If the property is in Providence, Millville City will have no input on changes that might affect Millville residents further down the hill. The mud and rock slide from 1962 was briefly discussed.

The Council again discussed that all of the houses that would be built in this development would be leaving on the 450 North Road through Millville. Also discussed was the impact it would have on 300 South and both Millville City parks since there were not any large parks on the south side of Providence.

Councilmember Callahan said that allowing the borderline adjustment would mean that Millville has no say at all on what happens up here and the development will affect Millville in a major way.

Councilmember Callahan motioned to deny the Celco borderline adjustment with the current request of moving all 85 acres from Millville into Providence.

The motion died for lack of a second.

Councilmember Zollinger said that he would like to work with Celco to develop in Millville and that Millville had the ability to provide the services as required in the agreement.

Councilmember Zollinger motioned to deny the Celco borderline adjustment request because Millville has the ability to provide the required services for development to happen in Millville City. Councilmember Callahan seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused. (A copy of the related information from the agenda packet is included with the minutes as Attachment "D".)

Adjournment

Councilmember Callahan moved to adjourn the meeting. Councilmember June seconded. Councilmembers Callahan, June, Grange and Zollinger voted yes with Councilmember Wilker excused. The meeting adjourned at 8:02 p.m.