

Willard City Corporation

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WILLARD CITY COUNCIL MEETING

The Willard City Council of Willard City Corporation will hold a **City Council** meeting on **Thursday, July 28, 2022**. The meeting will be held at the Willard City Offices 80 W 50 S. The meeting will be held in accordance with current COVID-19 guidelines. The meeting will begin promptly at 6:30 p.m. The agenda will be as follows:

6:30 p.m.

CITY COUNCIL MEETING

1. Call to Order

1. Invocation
2. Pledge of Allegiance
3. Conflict of interest declaration

2. Open Comment Period (Individuals have three minutes for open comments. If required, items may be referred to department heads for resolution. Items requiring action by the City Council will be placed on the agenda for a future meeting.)

3. New Business

- a. Update by Staff on the development agreement for Old Farm annexation/subdivision
- b. Week of Service opportunity Possibly September 17th
- c. Economic Development Planning
- d. Discuss public comments on water rates and discuss path forward
- e. Parks Committee Discussion
- f. Update o proposal for police compensation
- g. Discussion/approve the use of ARPA funds received by Willard City
- h. Discussion and potentially adopt a proposal from Bowen and Collins Engineering to file a plan for secondary water for Willard City with the Natural Resources Conservation Service
- i. Approve Resolution 2022-5 to Declare Public Works Department Vehicles and Equipment as surplus

4. Planning Commission Report

5. Approval of Minutes

- a. Approval of the July 14, 2022, City Council Meetings

6. Financial

- a. Warrants, Vouchers, Reports

7. Department Reports

- a. Public Works
b. Police Department
c. Fire Department

8. Council Member Reports

- a. Mike Braegger
b. Rod Mund
c. Fred Ward
d. John Seamons
e. Kaleb Kunzler

9. Next agenda items (August 11, 2022)

Truth and Taxation public hearing

10. Mayor's General Correspondence and Information

11. City Manager's Report

12. Consideration of Motion to Enter a Closed Session (if necessary) pursuant to UCA §52-4-205 (a) except as provided in Subsection (3), discussion of the character, professional competence, or physical or mental health of an individual; (b) strategy sessions to discuss collective bargaining; (c) strategy sessions to discuss pending or reasonably imminent litigation; (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares (e) strategy sessions to discuss the sale of real property, including any form of a water right or water shares; (f) discussion regarding deployment of security personnel, devices, or systems; or (g) investigative proceedings regarding allegations of criminal misconduct.

13. Adjourn

/s/ Susan Obrag

City Recorder, Willard City

I, designated City Recorder for Willard City, hereby certify that the foregoing notice and agenda was posted at the Willard City Hall, on the State of Utah Public Meeting Notice Website <https://www.utah.gov/pmn/index.html>, on the Willard City Website www.willardcity.com on July 26, 2022.

RESOLUTION 2022-5

A RESOLUTION OF THE WILLARD CITY COUNCIL DECLARING PUBLIC
WORKS DEPARTMENT VEHICLES AND EQUIPMENT AS SURPLUS
PROPERTY AND ALLOWING THEM TO BE SOLD

WHEREAS, Willard City has several vehicles and equipment assigned to the Public Works Department and,

WHEREAS, the below listed equipment and vehicles have been determined that their beneficial use for Willard City has ended and,

WHEREAS, no other department within Willard City has a use for the vehicles or equipment listed below,

NOW THEREFORE, be it resolved by the Mayor and the Willard City Council that the below listed vehicles and equipment be declared surplus and be sold as determined by City policy:

1997 Case Backhoe Model 580SL serial #JJG0201048 with just under 4600 hours of usage

1990 Massey Ferguson 240 Tractor serial #R16455 with 991 hours and a scraper blade, brush hog mower, spring rake and boom sprayer attachments,

1996 Ford F80 MHV dump truck Vin 1FDNF80C6TV22388 with miles

1997 Ford COFF35 Vin 3FEKF38F6VMA47532 bucket truck with miles

2006 Polaris Sportsman 800 ATV Vin 4XAMH76AX6A926144 with miles

2010 Gravely mower model Z272 with approximately 1100 hours of usage

2014 Kubota model F2690 mower serial # 10134 with 700 hours of usage

This resolution shall become effective immediately upon passage and posting as required by law.

Passed this 28th day of July, 2022 by a vote of ___ for and ___ against

ATTEST

Travis Mote,
Mayor Willard City

Susan O Bray,
Willard City Recorder

1 Mayor Mote said we have opened our public hearing. I want to give the applicant a minute to
2 discuss what his plans are. I know there have been some questions to me personally on ingress
3 and egress. Because of the number of homes make sure there's multiple ingress egress is alleged
4 to discuss what your plans are and then we will open it up for any citizens.
5

6 Lew Swain explained: I think it might be helpful for me to give a little history noticeably short.
7 We were here a few years ago, we had our subdivision plans turned into the county that we
8 would like to propose under a master plan. The Commissioners said this is not the place for you.
9 We do not provide water we do not have the services that you need. You need to go to the city.
10 Looking for this transit period with the county we visited with the council trying to come to a
11 point where what we are proposing is what you would like to have in your city ever since that
12 time, but that is why we are here. We just said this would be a great idea for us to be annexed
13 into your local city. We were directed by the county saying this is where it is going to look best,
14 and we would like to also make one other point before I address a couple of things that have
15 been brought to my attention. Mr. Swain stated the matter that is being addressed this evening is
16 annexation. But with the complexity of this property, having development agreements that define
17 exactly what it is going to be like that will have to be approved by the city a water development
18 agreement that will stipulate requirements requirement to drill a new well and the new 500,000-
19 gallon storage tank that will be deeded to the city once complete.
20

21 Historic return which has been executed. This annotation matter really must be considered as
22 conditioned upon the approval by the city of the documents. Those other documents which we
23 have previously submitted to the state are also accepted. And so, if in fact you are departing by
24 higher powers who stand to say this is a good choice, it would be conditioned upon those other
25 issues being also approved as you review them and find them acceptable or suggest changes to
26 now, you're aware by virtue of hearing this story a long time. This subdivision has multiple
27 points of access, two points of access going south two points of access onto Highway 89. And
28 one of the post access networks aligned with two hundred West. The phasing of this project
29 where we will be dealing with either 30 or 45 phasing proposed plan your packet will be such
30 that the first phase will have one point of access and the second phase will have two points of
31 access along Highway 89. Each of those a city that has a fire marshal or public safety officer, we
32 would meet with them and make sure that the number of locks that are being proposed in any
33 given time matches the public safety issues that relate to the number of homes just points of
34 ingress and egress. We are willing to do that. But we feel based upon the standards of other
35 communities that as we have proposed the phasing, we will have the necessary points of access
36 to a few others this is one of the items also made aware of Council Member Kunzler's concerns.
37 We are addressing the country field of the community and relationship to
38 covenants, coverage conditions and restrictions. That is a document that once it is approved Once
39 you agree to it will be recorded against the entire 142 acres. The real reason for that document is
40 to have happy neighbors. Everybody that buys a lot in there knows exactly what the conditions
41 are with which they will comply. And if they looked at those conditions and say, I really do not
42 want this go somewhere else. But the intent is that everyone knows before they buy a lot what
43 they are getting. Exactly. Council Member Kunzler already indicated some concern about
44 paragraph four. I am assuming that you are concerned in paragraph four had to do with the
45 outbuildings having the same architectural character.
46

1
2 if you feel that there needs to be more flexibility for upholding sheds and those that we can
3 quantify that and then still ensure quality, the overall development. There was also a concern that
4 was expressed about animals, the kinds of animals that could be on the walk. I had proposed
5 chickens and small animals like rabbits, guinea pigs and those, as opposed to large around thirty
6 acre lots, half acre lots just a place where you put out a horse much more industrialized. Now if
7 you were to say I would really like goats, or we would like some other specific animals
8 permitted. Happy to listen to what you would like to say. I Don't think I would get all the way to
9 horses or buffalo.

10
11 Council Member Kunzler had a question to do with antennas potentially large shortwave
12 antennas. Not necessarily large. The ordinance as written says zero visible attendance period.
13

14 What the intent from that paragraph is to stipulate that an 18-inch DISH TV antenna perfectly
15 okay. What we were trying to do is avoid 100-foot antennas that might impact the view Willard's
16 beautiful mountains. H said he wants the council to review that document and all the rest of
17 them. We are happy to sit down and see what we can do to make it feel like it is a proper fit. Mr.
18 Swain stated he is hopeful that what they have proposed with a new well, the new tank, sewer
19 line that will serve all this property and extensive property most of the north and south. Someone
20 may be here saying why are we in a piece of property there is another contiguous to Willard city.
21 State statute does indicate that as you are connected to utility lines, sewer line that will be
22 connected with an 18 inch sewer to the pump station We have stepped in here before just at our
23 risk the 12 inch water line to the south end of here so that in the event the city feels that this is a
24 project that should be approved. We will simply extend that two hundred west right of way a 10-
25 inch line going south through our property, and it will be a loop system connecting to the rest of
26 the city.
27

28 Council Member Ward stated paragraph 12. He just wanted to make something to consider here
29 where it says in the main extend to the easterly direction to the city main running parallel to
30 highway 89. In addition to the main line extensions here again describe parties have agreed
31 through a separate water agreement to drill a new well and of course, I just want to consider that
32 the agreement defined the parties it is not Willard city. It is the developer that is doing that line
33 and 500,000 tank.
34

35 Mr. Swain stated the water agreement has been preliminary accepted by the city attorney
36 describes that in detail.
37

38 Council Member Seamons said on page 51 you on your traffic study your conclusion. References
39 West Haven. He said you might want to change that.
40

41 Mr. Swain continued to say consider access points further to the south and further to the north on
42 Highway 89 principally because the traffic studies done for the benefit of UDOT to grant
43 specific access points. They are looking at all the movement left right. Willard Land owns sixty-
44 six feet that UTA has requested and purchase. We have told them that we will sell it to them.
45 They must give us the right to put the sewer lines and the water lines in that right

1 contemporaneously with the granting of that transfer of ownership. But this site plan excludes
2 that 66%

3
4 Council Member Seamons asked you count it as open space for farming. It is counted as part of
5 your open space.

6
7 Mr. Swain indicated It is a part of our agreement with UTA that we have reviewed with city
8 officials in the past. That 66-foot strip is counted as part of our open space, and it will have a
9 gathering lane which has been funded by some agency to UTA to create that.

10
11 Council Member Seamons stated It is not part of this discussion, but there is an actual trail and a
12 money side to that. It is called the historic orchard pathway. And I just want to make sure that
13 you are aware of that. there are funds available. We are going to proceed with that. I would like
14 you to make sure that you consider that in your negotiation. And make sure that as part of
15 UTA. Council Member Seamons asked about Fiber Optics. He said we talked about that once
16 before. You make sure that you are going to include that in your agreements. You mentioned
17 XFINITY.

18
19 Mr. Swain said he does not control what kind of dry facility will be put in their computer.
20 Whether it is fiber optic or under leverage putting into the subcommittee,
21 The intention was a certain amount of dry conduit that whatever provider could put it needed it
22 in the future. could use it without being connected.

23
24 Mayor Mote said Connex connected this week or last week and they are planning to start this
25 fall. I do not know if that plays into any of this connects. The city has an agreement with them.
26 franchise agreement with them.

27
28 Council Member Seamons asked You are on your Sitemap do you locate the where the proposed
29 tank and well might?

30
31 Mr. Swain explained if you were to look at the North City Park, there will be a small well house
32 on that part, and that is where the well house and pumping facility will be. The tank is off our
33 site plan. It must be inadequately high, and it is just a little tiny canal Eastside of Hwy 89.

34
35 Council Member Seamons who is the review committee for the CCR's? It started out as you and
36 Brad.

37
38 Mr. Swain: At the end of the contract there was some question I was so focused on having a
39 homeowner's association not having a homeowner's association and then I was missing the point
40 of a person who was making that question. During the planning for this year. There will be three
41 individuals who will be homeowners in the substance once it gets complete. That will be
42 responsible for volunteers for three-year term to be responsible for compliance of things that are
43 in the recorded documents post development.
44

1 Council Member Seamons: so that means to me that we need something city to make sure that
2 you are the subdivision always has that, and we need to make sure that our input into the
3 development agreement includes that is that not, correct?
4

5 Mr. Swain: Every lot when a prospective property buyer goes to closing, they will see that basic
6 condition of title. There will not be any surprises.
7

8 Council Member Seamons said I read it, and it just seemed like that committee they seem they
9 do not have teeth to make this stick and I do not know how you get that.
10

11 Mr. Swain commented the facts of the matter when it comes to CC&Rs, is that if we found
12 someone, let us say that they move on to the property with wheels that did not comply with
13 height with anything. We would have to bring suit in a court of law to get a restraining order.
14

15 Council Member Braegger said he believe in the enforcement procedure.
16

17 Mr. Swain: It is the perfect solution now. I did a subdivision in Farmington and the city wanted
18 to know when the plans were submitted to them that those plans comply with the CC&Rs so that
19 there wasn't an argument, between what the city was approving and the CC&Rs and so we would
20 just get an email to the building official saying we've reviewed the plans there.
21

22 Council Member Seamons agreed that's kind of what I am looking for that answer right there. He
23 said add that arbitration will be a lot less expensive.
24

25 Council Member Braegger said it does provide to arbitration.
26

27 Council Member Seamons asked you got a lot of stormwaters you are going to be accumulating
28 down there. Have you done a study on that you know where that runoff is going to do?
29

30 Mr. Swain explained he was referred to Hansen engineering, to talk about quantities and amounts
31 and a detention basin on the Northwest part. That detention basin is currently connected to a pipe
32 that runs under I-15. it is already connected to the drainage system.
33

34 Council Member Seamons asked about getting coordinated with the flood control board.
35

36 Council Member Braegger stated that would be something that moves forward. What would
37 happen is when they build the detention basin down there, it would release that point .05 out of
38 that detention Basin into which is what it currently does on the regular land. That is how it is
39 designed that way. You do not have any floods. The flood is contained by that detention basin
40 and released at a slow rate because that there is not a lot of capacity on that drain where it crosses
41 underneath the Weber, Davis canal down there because the siphon is so you must keep it low.
42

43 Council Member Seamons said one of the key ones that we had in planning commission is access
44 on the north side. One road out to 2nd West is going to just irritate everybody on second west.
45 You have three on the south side. I think you would you try to figure out a way to get another
46 one. And it is down close to Tim's road.

1
2 Mayor Mote said the first west road is a make or break on the MPC zone. First west is going
3 through Deer Run Subdivision. It is targeted out there. I think first west needs to investigate there
4 because I am looking at your map it makes a good flow. It is kind of does not go straight but then
5 it pops out that way. Pretty similar going south to me first west make or break for that.
6

7 Council Member Seamons said he is in an agreement with that. I do not see any because I do not
8 know who your property owners are to the north. HE asked are they someone you can negotiate
9 this with?
10

11 Mr. Swain said the property owners have agreed to provide access to their section where the
12 water line will come through. We were just asked to say we are going to respect that we do not
13 have control their development or their future use.
14

15 Council Member Seamons asked about the wetlands and who is going to be responsible to keep
16 those from becoming a weed patch?
17

18 Mr. Swain explained he has gone through a very thorough evaluation consulting firm. We have
19 submitted his report to Corps of Engineers. There is far less left there that our jurisdiction would
20 appear. We are waiting for the acknowledgement. Whatever the court says it is it is. In terms of
21 management, the open space once we finish with it, let us say that the city would like to have a
22 city park, s fee in lieu of from open space or cash, right. You would like to use for that park. The
23 maintenance of that park would then become the obligation of the city, but we would fully
24 approve or reject it.
25

26 Council Member Seamons said we had a big discussion with the Planning Commission and I
27 respect the discussion that was had because it did in fact, there was some discussion about how
28 the concept of open space was that in lieu of you would somehow the image was is that we have
29 this park in the middle of a fully developed park with grass and a whole bit. That is not exactly
30 what I understood that to be because it is not reasonable for us to ask you to do a fully developed
31 open space and then turn around and pay us for it.
32

33 Mr. Swain said I would ask the city to just be consistent with the rest of their open space that is
34 backyard, side yard. There's open space we are not asking for that. But there's open space that's
35 just open fields. Right? That is open space. So, we start at that basic definition that the city has in
36 your ordinance of what open spaces and then if you would like us to do, we are going to put in
37 the walking path and through that area. On the far west end as part of the development
38 agreement. And we will stipulate that you just need to decide if you would like to have the cash.
39 I have heard from appraisal of our property that was completed within the last few weeks to the
40 city manager that establishes what the value of the property is, and whatever our shortfall is we
41 will just apply that number per acre towards our shortfall and pass the check that we will run into
42 the city.
43

44 Council Member Seamons said the concept that Alex gave at the last planning commission
45 meeting is that you are going to give us open space, but it should be with grass and all this other
46 stuff. I understand where he came from. But if I were here shoes, how would I do that? Where

1 does that money come from? You put all the improvements into that park and then turn it over to
2 you for nothing as 50,000 an acre.

3
4 Mayor Mote stated our ordinance requires a maintenance plan. These are discussion we will have
5 to have but he leans more towards Alex there needs to be some plan that is worth the discussion.

6
7 Council Member Seamons said these were issues that were raised, and I thought we ought to at
8 least cover. I am still in a position where you are going to ask the guy to give you three and a
9 half acres, and then you are going to make him turn around and put \$200,000 into playground
10 equipment.

11
12 Mayor Mote said hat well there is a lot of options for open space listed in the ordinance. I mean
13 we have done that discussion the other day. I will bring up the other one on open spaces the
14 detention pond. I believe in new agreements considered open space and that specifically address
15 the detention ponds must be improved. For with some usable space to be clear, included as open
16 space.

17
18 Council Member Braegger said the detention plan that exists right now within the city the area is
19 not usable.

20
21 Mr. Swain said it could be trails a gazebo or other items as such.

22
23 Council Member Braegger said a soccer field or something like that. That does not matter if it is
24 underwater.

25
26 Mayor Mote turned the public hearing over for citizen comments.

27
28 Leland Davies: He asked where the deer and the turkeys are going to cross to get water.

29
30 Council Member Braegger said the area that they cross and go into here is a spring down there
31 and that is why because it is a warm spring. It is open all, but it is not in this development area.
32 This development occurred south the back quite a bit and then below so hopefully that answer
33 your question.

34
35 Todd Hutchins: He said it was his understanding there were three phases.

36
37 Council Member Braegger said there are nine phases. They are smaller phases.

38
39 Todd Hutchins: How many homes total?

40
41 Council Member Braegger stated there will be 260 homes.

42
43 Todd Hutchins: Are they a quarter acre?

44 Mr. Swain said about 25% of the lots are half acre or greater. remainder are one-third-acre
45 launch. All the amount of front that we have been required on the city for a half-acre lot.

1 Council Member Braegger said you have you also have I noticed the average that you had on
2 your plan was point did with just a little over half acre on average every year overall lots
3 averaged out to just over half acre.
4

5 Todd Hutchins: When the sewer comes down that far, is it going into just the subdivision or is it
6 going to go further into the Farm Subdivision?
7

8 Mayor Mote stated last fall there was an agreement that was signed with three landowners to run
9 it all the way run to the stake center. There are three developments south of there that are
10 planned. Those people signed on to a sewer agreement where it is providing for them, that is not
11 part of the annexation. He said this was a previous agreement that was done, and they are paying
12 into it.
13

14 Council Member Braegger stated it will go by your homes, but it is not going to be servicing
15 your homes until such time as economic climate change is there with the citizens.
16

17 Council Member Mund said the thinking behind that was the emphasis by the state for funding.
18 wastewater treatment facilities as they are trying to get away from individual communities and
19 even joined communities to make sort of a regional system, so they do not have to fund so many
20 little programs. And so that is what they were talking about back then. And so that is why they
21 were agreeable to forming that municipal, little municipal, whatever they call it down their block
22 and that is how the state is looking at it.
23

24 Council Member Seamons mentioned that Mr. Swain said it will be on a right of way as
25 independent of anything in your area.
26

27 Todd Hutchins said when you say you will go past the Farm Subdivision, so it wont run out into
28 the Farms.
29

30 Mayor Mote said not unless citizens would like to connect at some point in the future.
31

32 Todd Hutchins asked where does the secondary water come from? For these new subdivisions?
33

34 Mayor Mote stated they have secondary system they have negotiated with Pineview.
35

36 Todd Hutchins said that is where they get their secondary water, and we are on restriction.
37

38 Mayor Mote said so that would mean that they would have to provide water rights, so we are
39 being used to irrigate that now, at some point.
40

41 Council Member Braegger said the pie is small pieces you are getting at that pie, but this part of
42 that pie is owned by the developers that are bringing the water down.
43
44
45

1 Mr. Swain said to clarify. Our water rights are not high enough on the hill to be automatically
2 transferred. We have to necessary water. Will water that we do not use that is through a change is
3 able to be transferred to the city well we are going to sell access. We have been told by going to
4 have water so long as we are all in the same boat.
5

6 Todd Hutchins: So, you said when you build your phases, which is when you are going to build
7 access roads. So, I put you in phase one new building one access and then you do the next phase
8 another access.
9

10 Lew Swain stated when the number of points of access are done. Where traffic will not create a
11 burden on any one of them created adjacent properties. We will be able to build access points as
12 they are required for public sector.
13

14 Mayor Mote said if you go on to the Google Utah open meetings. And then bring up the Open
15 Meeting website. You can go to Willard cities and then Willard and then go to the planning
16 commission meeting minutes from last week. That map is in that packet. So, you can download a
17 PDF of the packet and the map and soon should be updated the meeting minutes I believe also so
18 then you can see a layout of the actual subdivision propose.
19

20 Council Member Braegger stated three or four times you will remember how to get back to say
21 look at it. He answered his question because looking at the thing that is in phase six and seven
22 when it gets into the farm, so that entrance will be happening for quite a while.
23

24 Brad Hubbard said regarding the well, where is it going to be located up there, and of course a
25 lot of farms under their aquifer. We need to study to see how that is going to impact us
26 geographically.
27

28 Mayor Mote said Mr. Hubbard is asking I the well will affect the groundwater sources that
29 natural years of house metal down through there. He is asking what impact it will be.
30

31 Brad Hubbard said We did a study of years ago, you know, we had to go to court on this whole
32 thing before they did the dye test. We know what comes out of Holmes Canyon, and how fast it
33 came through Utah state but more drilling as well. He asked if they knew the Marshes.
34

35 Council Member Mund said it is going to be down the lower part of his property down there.
36 One time you are talking about drilling up there on the field. Now drilling down on the west side
37 to get away from some source point pollution and most things so should not impact any of the
38 water coming down. Because all that water goes down. That is why those springs were there
39 because it all goes down. It was clay beds and comes up impacting people.
40

41 Brad Robb asked where the storage tank was going to be located?
42

43 Chris Davis said right now it is anticipated to be on the Blue Ox property or Joel Murrays
44 property.
45

46 Brad Robb said Mr. Swain said in his opening comments they are looking at annexation, but
further than annexation. We are also looking at water development agreements and other

1 agreements. Like those to be approved with annexation. Do we have an agreement for the place
2 for the storage?

3
4 Mayor Mote said I will tell you my anticipation is that there will not be any approvals done
5 tonight. Probably. We have some negotiations happen. Going forward.

6
7 Council Member Braegger stated what he said was true. We need to complete those three things
8 the development agreement, the water agreement, and the sewer agreements already in place. So
9 those three things must be done before this is all can be approved.

10
11 Mayor Mote reported the planning commission went through the development agreement last
12 week, and I think most of the items John brought up that they had issues with so that is where
13 that stands, they pushed it forward. It will be on the city council in two weeks. But there are
14 some issues with the development agreement that need to be resolved. I am guessing finalization
15 of the tank will need to be resolved then.

16
17 Brad Robb said development and logistically I would say part of the reason we were looking at
18 truth and taxation environment is we cannot take care of our public works in the city.

19
20 Council Member Mund said that is not why we were looking at truth and taxation.

21
22 Brad Robb rebutted that is part of it.

23
24 Council Member Mund said what led us to that is the mill levy. That was my question, why does
25 it keep increasing and we must come back and raise the mill levy every so many years, whether
26 it is 10 years or whatever, that was my issue.

27
28 Mayor Mote announced we just hired another public works person, so we have three. So, we
29 have had to hire a third person, which hopefully covers the city.

30
31 Brad Robb said how are we going to provide public works for a park if we have a park down?
32 my comment would be we need to look at a special service district or something like that to pay
33 for. Logistically How is our fire department going to take care.

34
35 Council Member Mund stated we take care of it now.

36
37 Brad Robb said we have looked at, you know, an awkwardness or swaying over the years, this is
38 the best subdivision I have seen. My final comment would be for Mr. Swain and for the council,
39 but it is how does this annexation benefit citizens?

40
41 Council Member Ward said to give you a little short answer, my point of view is that new
42 annexation and development is going to benefit for currently, Willard city. My answer is not but
43 how it would benefit it is the amount of dollars that it is going to take to put that together and
44 bring it into the city should not affect the current citizens of Willard.

45 Council Member Seamons said I can. I need to draw a little help from the staff. If we allow this
46 to stay in the county, then the sewer system is both owned by Willard and Perry. When that

1 happens, part of that we will lose that part of whatever it is that they are going to pay for that
2 sewer. And it goes to somebody else.

3
4 Mayor Mote stated we need to work that out because that is going to become an issue down the
5 road. But we are allowed in the agreement to have customers and I see these as customers so
6 either way to me the sewer is irrelevant. Collecting sewer fees, on the other hand without water
7 system is another issue.

8
9 Council Member Mund said we have a subdivision that is coming in, bringing their own well can
10 bring a tank to the city. Those are benefits to the city. It has been a good benefit the people on
11 the south end of that town, to have a tank and to have a little better pressure and volume on that
12 end. And so that was my thought on how it benefited the city.

13
14 Mayor Mote said I have questions about the MPC and how it is playing out and if that is a
15 benefit to the city, and that is a discussion that we are going to have in the next couple of weeks.
16 And maybe some changes may need to be made you know like the first one last issue I do not
17 think to me that is a deal breaker is we need first West going through and some things like that.
18 So, that is still that is why the whole agreement must wait till okay is is beneficial to them and to
19 the city or not. And then the decision will be made at that point.

20
21 Mr. Swain said what impact is going to be held on Willard city by virtue of this proposed
22 subdivision? The city requested that the developers hire a third party independent economic
23 evaluation. They determine the cost that would be associated also the potential revenues that
24 would be associated with this was a net positive.

25
26 Council Member Seamons said that study is part of what the mayor said is available in the
27 minutes from last week's Planning Commission and the number is 661,000 to the general fund
28 and 1,300,000 for the infrastructure. That is the pot to come costs. That is the net value over how
29 many years I do not remember what the study said.

30
31 Jo Baird stated I just had a question with Mr. Seamons. That you said it was not feasible to have
32 the people that are developing this new subdivision Old Farm whatever it is called. To have them
33 put a park in.

34
35 Council Member Seamon's said it is reasonable but to turn around and ask him to double charge
36 for it does not make sense to me.

37
38 Jo Baird said there is going to be kids, they are going to need to park parking and that is why I
39 am questioned this when I come because you just come in and we get promised these things. And
40 they do not materialize. I just thought now. So, there is that fair. And so why can we ask these
41 guys to put in a nice facility benefit.

42
43 Mayor Mote said part of our negotiation with MPCs we can ask them when the MPC is always
44 on the go negotiation. That is not a fixed thing. So, we have that opportunity to ask for that. Jo,
45 do you understand that so the MPZ zone requires 20% open space if you do not provide plenty of
46 open space it allows for it allows for you to purchase that open space in lieu of so the city can

1 use that funds to put parks maybe where we want them we probably don't want 200 parks we
2 have to maintain all over the place. That is the discussion is where we want parks and how do
3 we want them and if that and it gives us the opportunity to take funds that would have been open
4 space and distribute them the way it works best. For the city. So, the discussion areas, they are
5 providing some open space. And do we use those funds from the fee in lieu of to develop the
6 open space? And we must have a discussion on what our ordinance says about that because we
7 have a little bit of a disagreement there. So those are those are discussion points. That are going
8 to go forward.

9
10 Jordan Hulsey said what John said was that it was it was unreasonable to ask for that. I do not
11 feel like it is unreasonable to ask developers to make our town better. If this annexation is to be
12 like through under the assumption that the MPC zone is passing reviews on faces as it stands, I
13 strongly but it does not represent the will of the current residents especially with the block sizes,
14 the restrictions on what types of animals and I feel like if you're like the CCR's is making it kind
15 of as I've gone through this, almost like an a different community because they are not happy if
16 they don't get to live by the same ordinances are held to a different standard. I like the standards
17 that we are held to in town I like that my goats got loose today, and they are going to go poop on
18 the City Hall sidewalk, and I apologize for that. But I really like that, Willard. the main goal for
19 us because I want to put a limit on that with the way the CC&Rs are it feels like you are more of
20 an HOA, and it seems like it makes it more separate community that takes away the opportunity.
21 guess there is a park there, which I think there should not be we do not have a park on the west
22 side of town. That is not the school that I cannot use nine months of the year because there's kids
23 in school and my kids are not in school yet. But if there is this little neighborhood, I am not
24 going to take my kids to that. And so, annexation or not, I do not think they are better off. I do
25 not know that I see the benefit of annexation unless annexation is only going through the
26 development if we are going to have a development like that come it make it reflect more what
27 the survey the citizens are taking recently.

28
29 Diana Baker stated I am against it. I think the island away from the city just does not benefit us.
30 As far as being in the MPC zone is coming to us because that is what they want. That should
31 match what we want for the city. With the survey I wanted to keep it not bake or imitate. They
32 do not want do not buy them. So, I got the impression that that is always they are here just
33 because they want the NPCs of the brand. So that is what they really come here for. This will
34 make me give that ultimate density in housing and they are offering us water tank aside, the
35 residents I have talked to think that we should annex all of Willard, into which more tanks come
36 into play. But for now, I just go back to it, but I do not see the benefits that they are offering. I
37 just do not see sending our public maintenance guys down there.

38
39 Chad Braegger stated he is responsible for some of the growth in Willard. He said he came back
40 3 years ago. I like what we have but growth is going to happen. I came from Farr West s directly
41 south it is coming this way. It is just part of the process. It is part of life. Looks like pretty dang
42 nice. There are a few things tweak between I think these guys more than willing to make those
43 tweaks and make the city athlete. Leader members of the NPC zone is different from Western
44 cities have a gloss that we talked about that we had last fall. We wanted to let you say John's got
45 a little different deal. So, we must keep that in mind. But I totally for growth, but it is coming
46 this way. We need to kind of be more open minded about it. As far as benefits, I think there's

benefits we talked about new growth. We know that is a benefit. That puts money in the city's pocket as well. The water situation we all know the water situation having a 500,000-storage tank and well, they will produce more than what they are going to need.

Motion: Council Member Ward moved to close the public hearing. Council Member Kunzler seconded the motion. Motion pass unanimously.

Table until discussion regarding agreements.

5. New Business

a. No new business

6. Planning Commission Report

There were no planning commission reports.

7. Approval of Minutes

a. Approval of the June 23, 2022, City Council Minutes

Motion: Council Member Seamons moved to approve June 23, 2022, minutes. Council Member Braegger seconded the motion. The motion passed unanimously.

8. Financials

a. Warrants, Vouchers, Reports

The warrants, vouchers and reports we signed and dated by the Mayor and Council.

9. Department Reports

a. Public Works

Payden Vine received a report from ULGT regarding the items at the parks that need to be repaired that are a hazard to the residents.

b. Police Department

Sgt. Crystal Holmes approached the Mayor and Council members. She said she had prepared a pay schedule for the police department and had handed it out to the council members in April. She said nothing has been done regarding the pay schedule and she has half of the department that are thinking about leaving. Sgt. Holmes said that officers are leaving because of pay and on all hours. She said police departments all over the state of Utah have started going to a pay scale that shows officers how much they will make each year. She had analyzed pay scales of several different agencies and developed a pay scale she felt was appropriate for Willard in February. She thought the city agreed on the pay scale in an April 20th budget meeting, where it was suggested, the employees should have similar pay scale. The police pay scale is now outdated and the longer we wait the further behind we get. The officers are looking at transferring to other agencies because they do not know what they will make in the upcoming year. Staffing shortage have led the officers to be constantly on call and are getting burnt out. Sgt Holmes said they are being called out after working a regular shift. Prior to me being hired I was told we would have a fifth officer by the end of the fiscal year. The Mayor and Council began to work on ideas for short-term fixes and long-term solutions.

1 c. Fire Department

2 Van Mund talked about the comments on Facebook regarding the fireworks.

3 **10. Council Member Reports**

4 a. **Mike Braegger**

5 Nothing.

6 b. **Rod Mund**

7 Here are two things one I am against getting rid of backhoe or dug around up there on the east
8 side of town and Kenny six years in the construction business. And with the size mini that we are
9 looking at, there's rocks up there that we are not going to be digging down fixing pipeline. So, I
10 am against getting rid of the backhoe and just go strictly with me and whatever to was out here
11 today with these guys. A little bit on the park for doing a commendable job. They were getting
12 those sprinklers going and they figured out some of the wiring issues that got screwed up over
13 the years out there. And I thought that was great what they were doing.

14 c. **Fred Ward**

15 the thing is the maintenance guys, they are also working on the park their efforts and the job that
16 they are doing trying to get some of these problems resolved.

17 d. **John Seamons**

18 We HLP in case you do not know what that is, that's historic orchard pathway. It has been
19 approved. We have Perry has two miles of it. We have 2.25 Miles plus seven miles and we have
20 approximately \$4.8 million to do that. And we need to make sure that that is on the schedule. We
21 are we had a meeting today and we will proceed nothing city council needs to deal with just that
22 you need to know that we are going to be using Jones and Associates as the point on that and
23 they will be program manager. The second item is any questions on that? Now it is brief, but it
24 will be good thing goes along with Bamberger highway right away. Secondary water class today
25 and, we have another meeting. The man that came up presented to us We get it, and it will cost
26 us \$50,000 To do that. And I am sure that somewhere in the general fund we can produce that. I
27 would like to put that on the budget before we can do that or put it on before the council and ask
28 for that money. So, we can get started.

29 e. **Kaleb Kunzler**

30 on a note to all the work involved with the Fourth of July or there are many people find it
31 fantastic. The many, many, many volunteers that put in countless hours. I got an opportunity this
32 year to spend more time on the back end of the fourth of July facilities that I have in the past I
33 spent a couple of hours running a little train up in the park for the kiddies. I got to spend a couple
34 of hours policing traffic with Officer Mabrey just to keep people from parking the vehicles
35 where they should not be parking and it was it is commendable, the number of hours that are
36 spent by dozens of volunteers throughout the city. And I thought this Fourth of July especially
37 was beyond what I have experienced in the past and it was a fantastic event from start to finish.
38

39 **11. Next agenda items (July 28, 2022)**

41 **12. Mayors General Correspondence and Information**

42 Do we want to work session to give them a list of things to work out? Or do we want to discuss it
43 in our meeting, and I have a list of things that I want that I want to discuss. And we can do a
44 work session, or we can do it in the meeting.

45 The work session is best. First of August. Is that what you are thinking first? So

1 so, get the question that we said a 19th for our work session. If Erin is available, we need our
2 budget expert.

3
4 **13. City Manager's Report**

5 Chris stated that the city will be getting more ARPA funds.

6 **14. Closed Session**

7 No closed session.

8
9 **15. Adjourn**

10 Motion: Council Member Mund moved to adjourn. Seconded by Council Member Ward
11 seconded the motion. Motion passed unanimously.
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