

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
March 5, 2013**

Members Present:

David Deakin
Diana Doutre
Lyle Holmgren
Jeff Reese
Byron Wood
Roger Fridal, Mayor
Shawn Warnke, City Manager
Darlene S. Hess, Recorder

CITY COUNCIL WORKSHOP

Mayor Fridal called the March 5, 2013 City Council Workshop to order at 6:04 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Fridal, Councilmembers Deakin, Doutre, Holmgren, Reese, and Wood, City Manager Shawn Warnke, Recorder Darlene S. Hess, Zoning Administrator Steve Bench, Public Works Director Paul Fulgham, Police Chief David Nance, and Treasurer Sharri Oyler.

1. Comments from Industrial Park Tenants of a Livestock-Meat Processing Plant as a land use in the Industrial Park

Guests will be arriving at 6:30.

2. Review of agenda items on the 7:00 p.m. Council Meeting:

The Council reviewed the March 5, 2013 Agenda with the following items being discussed in more detail:

Resolution 13-14 approving the permit for the U.S. Geological Survey National Strong-Motion Program (USGS/NSMP) and the University of Utah Seismograph Stations (UUSS) for the operation of a strong-motion accelerograph – Manager Warnke stated that the accelerograph is a piece of equipment that has been located at the City facility for some time. We have been unable to locate the paperwork stating the parameters for having the equipment and if there is any liability for the City if something happened to the equipment. It was suggested that we start anew and have them send over the paperwork. The only issue would be relative to liability and holding the City harmless for equipment damage unless it is something that we maliciously do. The equipment which measures movement/vibration was located at South Park, but it is now located inside the Recreation Building. Public Works Director Fulgham stated that we only receive information if there is an earthquake. Parks & Recreation Director Marc

Christensen asked that he be given advance notice before they come. He would like this written in the draft before it is sent.

Resolution 13-15 – Permanent Community Impact Fund Contact – Community Impact Board Funds awarded the City with \$20,000 for planning of Main Street Revitalization with a 1:1 match. Manager Warnke believed we had until January 2015 to spend the funds. Some of those funds have already been committed. The SDAT project costs \$5,000, with the City paying half and the rest being reimbursed through this grant.

Resolution 13-16 – City Manager’s signature of a Merchant Application and Agreement with Chase Paymentech – Manager Warnke stated that we would set up three merchant accounts for Court, Utilities and Recreation. There needs to be more information before we know if the City can charge a service fee. Micah Capener stated that they charge a fee for rent when they accept cards. Chase said that if the City charged a convenience fee for utilities then it could not be under a utility account with the flat \$0.75. It would only change the merchant for the online bill pay.

Mayor to sign a purchase order for a Police vehicle for fiscal year 2013-2014 – Chief Nance has bids for a new vehicle. Local bids are coming in close. Chief Nance would like to consider the 2-wheel drive Tahoe or the Explorer all-wheel drive. It needs to be ordered in March or it will be the new model year. Chief Nance is leaning toward the Tahoe because the drive train warranty is longer, it’s a little bigger vehicle, and the police package has been in the 2-wheel drive vehicle longer. Chief Nance would like to try the Explorer, but the police package has only been in the Explorer 1 or 2 years. The Council discussed the need for a policy defining the acceptance of local bids and possibly only getting local bids.

Awarding bid for a new 2013 Pick-up Truck for Public Works – Public Works Director Fulgham got bottom-line pricing from local dealers on a new 2013 Pick-up after the Council rejected all past bids.

Ordinance 13-02, Discussing Title 10 including parts 10-111, 10-112, 10-121, 10-124, 10-125, 10-127, 10-138 and 10-152 – Manager Warnke felt this was a general update of current City ordinance as it relates to the Fire Department.

1. **Comments from Industrial Park Tenants of a Livestock-Meat Processing Plant** – Brian Garfield from Intertape stated this facility has become a world class facility. Over the last six months, Intertape consolidated their operations from their Toronto, Nova Scotia plant to this facility. This consolidation brought 20 new employees. Intertape has always had to fight the pest and rodent population and worries that any new neighbors would increase their pest and rodent population. Shawn Nelson, Senior Vice President of Sales for Intertape stated they like Tremonton and would like to expand the facility. They bring executives to Tremonton from large corporations such as Kimberly Clark, Boeing and others. The Intertape executives feel like the eyesore of a facility like that right next to them would be a deterrent. They have \$36M in capital expenditures they plan to spend next year. If any new business going in next door were a deterrent to their

long-term plan they have other facilities where they could move this production to. There is a plant much larger than the Tremonton facility in Denver, Virginia. Councilmember Reese asked if the \$36M would involve any new employees. Mr. Nelson said that it would.

Mr. Nelson said that he has been in the packaging industry for over thirty years and he has seen a lot of slaughter houses. Believe what you want, but there are issues and Intertape just doesn't want to see it.

Councilmember Wood asked how many employees Intertape currently has. Brian Garfield reported that the Tremonton facility currently has 60 employees. The consolidation brought 20 more people into this plant, and if Intertape moves ahead with the consolidation that is being planned for this year, it will bring another 10, bringing the total close to 100 employees. The average salary for this Intertape plant is \$43,500 without benefits. They bring in engineering and high-end maintenance jobs not just production jobs.

Mr. David Baratta, Vice President of Real Estate with La-Z-Boy stated they have marketed the older La-Z-Boy building over the past 4 years, with a few people looking at the building. No one was really interested in the building until Yosemite Meat.

Mr. Mark Suchan from Malt-O-Meal stated that Malt-O-Meal loves being in this valley. They bring people in from all over the country to tour the Tremonton facility, and they feel they have a competitive advantage to other facilities. This facility is world class. They try to get customers into the Tremonton facility to see how the food stream is protected and the way Malt-O-Meal treats their people. Mr. Suchan said they have a concern about anything degrading the image of this community. This business may not do that.

The meeting adjourned at 6:50 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Fridal called the March 5, 2013 City Council Meeting to order at 7:02 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Fridal, Councilmembers Deakin, Doutre, Holmgren, Reese, and Wood, City Manager Shawn Warnke, Recorder Darlene S. Hess, Zoning Administrator Steve Bench, Public Works Director Paul Fulgham, Police Chief David Nance, and Treasurer Sharri Oyler.

1. Opening Ceremony.

Mayor Fridal informed the audience that he had received no written or oral request to participate in the Opening Ceremony. He asked anyone who may be offended by listening to a prayer to step out into the lobby for this portion of the meeting. The prayer was offered by County Commissioner Stan Summers and the Pledge of Allegiance was

led by Jean Bonham.

2. Introduction of guests.

Mayor Fridal welcomed those in attendance, including County Commissioner Stan Summers, visitors from California, lots of residents from Tremonton City, and from the Tremonton Industrial Park: David Baratta from La-Z-Boy, Britney Ford with Project Sam (Yosemite Meat), Brian Garfield and Shawn Nelson from Intertape Polymer, Mark Suchan from MOM Brands (formerly Malt-O-Meal), and Jean Bonham of West Liberty Foods.

Mayor Fridal outlined the rules for procedure for public comments. Comments will be timed, with three minutes being allowed; people will have one opportunity to speak and will have to come to the microphone and introduce themselves; everyone is expected to be courteous, kind, and quiet. In addition, those present were asked to turn off their cell phones. Mayor Fridal stated that the Council would hear as many comments as is reasonable.

3. Approval of Agenda.

Mayor Fridal asked if there were any changes or corrections to the Agenda. No comments were made.

Motion by Councilmember Wood to approve the agenda of March 5, 2013. Motion seconded simultaneously by Councilmembers Deakin and Doutre. Vote: Councilmember Deakin – aye, Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Wood - aye. Motion approved.

4. Approval of minutes – February 5, 2013.

Mayor Fridal asked if there were any changes to the minutes. There were no comments.

Motion by Councilmember Deakin to approve the minutes of February 5, 2013 with the following change: change the wording at the top of Page 14 from “2% rate of growth” to “2% escalation.” Motion seconded by Councilmember Holmgren. Vote: Councilmember Deakin - aye, Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Wood - aye. Motion approved.

5. Report(s):

- a. Report Regarding Site Visit to Hog Processing Plant: Lyle Holmgren, City Councilmember; Paul Fulgham, Public Works Director; and Mitch Zundel, Box Elder County Economic Development Director

Mayor Fridal explained that a meat processing plant (Yosemite Meat but referred to as Project Sam) approached the City about bringing a plant to Tremonton. Mitch Zundel, Box Elder County Economic Development Director, Brad Baird,

EDC Utah, Councilmember Holmgren, and Public Works Director Fulgham went to the Yosemite Meat processing plant in Modesto, California, on February 20, 2013, and observed the process so the Council could make a relatively educated decision about the plant locating in Tremonton. Four of those who visited Yosemite Meat are present this evening: Paul Fulgum, Lyle Holmgren, Brad Baird, and Mitch Zundel. Time was turned over to those who visited the processing plant to report on what they observed.

Mitch Zundel reported that as they approached the facility there were homes, a school, and a golf course within approximately half a mile. They employ about 155 employees and process approximately 2,000 hogs a day. Yosemite is very involved with the local community, university and charities. Roughly 52% of the employees have been employed for over 5 years, and a fair amount of those have been employed 10-20 years. There seemed to be good rapport between all personnel. The facility is an older building with a few additions. The company would like to expand and look into other markets but has no room for expansion at the current location. After the tour, the Utah group spoke to random residents, people at the golf course, and employees at the school. The residents stated it had a bad smell 5-7 years ago from an old rendering plant which was shut down in 2006; since the rendering plant was closed it has not had a bad smell. Yosemite Meat plans on 150-200 employees in the Tremonton facility with roughly \$7M in salaries. Mr. Zundel estimates a property tax increase of \$275,000 yearly. Mr. Zundel confirmed that the facility was processing hogs during the time of their visit.

Councilmember Holmgren said he appreciates the public's participation in City Council tonight. The intent of the visit was to determine the extent of the smell and the impact on the wastewater treatment plant. Their group was welcomed to the facility. Their three major suppliers are in Idaho, Montana and Utah. They are very involved in helping the youth and buy about 80% of the 4-H pigs from the county fairs. The group witnessed a truck of pigs being unloaded to a holding pen outside. There was a smell but it was not as overwhelming as walking through the hog display at the County Fair. Yosemite Meat plans on unloading the pigs directly into the facility at La-Z-Boy which would eliminate the smell being blown around by the wind. Hogs are very susceptible to disease, consequently the trailers are washed out and sanitized every trip. The trailers have a layer of sawdust to help keep the trailers and hogs clean. The hogs are processed 3-12 hours after being unloaded. The facility is federally inspected and did not have an offensive smell. It was very clean. The smell was very similar to walking into Earland's Meat. Yosemite Meat sells the pork to Asian and Hispanic markets as fresh meat. The smell was different from a dairy farm, but not much worse. Councilmember Holmgren felt they would make every effort to scrub the air and make it clean. There was no sign of a lot of trash or debris around the facility to harbor rodents or pests. The facility was well maintained inside and out.

Public Works Director Fulgham was directed to Tamara Bryant who is the Environmental Quality Officer for the wastewater treatment facility in Modesto, CA. Ms. Bryant oversees all the pre-treatment in the area and has experience with the effect of food processing plants on a wastewater treatment facility. There are several food manufacturing companies in the area, including the almond company and tomato canning. Yosemite Meat directed Ms. Bryant to give Tremonton City any information requested. Director Fulgham received a copy of the last 5 years of reports of water quality and permit limits.

In wastewater treatment, industrial users like Malt-O-Meal are issued a permit based upon an agreement. Parameters are set that these companies have to adhere to. The City researches the company's information as much as possible. One of Director Fulgham's goals was to visit the site to find out for a fact that the information that has been provided is accurate.

What Director Fulgham found out was that Yosemite Meat's wastewater use was really lower than their permit allowed. Their permit is for 98,000 gallons a day and on an average they pump about 93,000 to 94,000 gallons a day at the Modesto plant.

The wastewater stream coming out of a wastewater treatment plant is measured in two ways. One is a measurement of the BOD which is the amount of oxygen it takes to break down the waste stream. The next thing that is measured is called the Total Suspended Solids. This is a measurement of how much floatable solid is coming into the wastewater stream. Limits are set for these.

At Modesto, their limit (for BOD) was 918 pounds a day. They averaged around 600 pounds – quite a bit lower than what their limits are. For Suspended Solids, their limit was 393 pounds a day and their average was between 280 and 290 pounds a day. So they are well below their permit limit for Suspended Solids. Director Fulgham said that this tells him that they are living up to their permit.

The next question is what this would do to Tremonton. Yosemite Meat says that if they come to Tremonton, they expect to use about 136,000 gallons of water a day. Of that, about 120,000 gallons a day will be going into the sewer system.

The Tremonton facility is currently designed to handle a flow of 1.9 million gallons. The average per day for 2012 was 1.4 million gallons a day. That gives the City 500,000 plus gallons per day to play with. The designed BOD loading is 5,773 pounds a day and the average BOD loading for 2012 was 3,347 pounds a day. That leaves a BOD loading excess of 2,416 pounds per day. The design for Total Suspended Solids is 3,177 pounds per day and the 2012 average was 2,440. That allows about 737 pounds a day of current excess.

Director Fulgham explained how this relates to homes. An average person will produce about 0.16 pounds per day, so in a home of three people, that is about

one-half a pound per day that will be moving to a wastewater treatment facility.

An industrial user uses quite a bit compared to what a home would use. That is why pre-treated programs are used with industrial users, and why the City requires on-site pre-treatment at the industrial users facility. Four or five years ago when there were problems with the City's wastewater treatment facility, it was because the industry wasn't doing pre-treatment on-site. On-site pre-treatment solved the problem. If a business like Yosemite Meat comes in, Director Fulgham would strongly suggest that the City Council require them to have on-site treatment so that the numbers they discharge to the City's wastewater treatment plant would be a lot less than what the initial numbers going in would be. Most likely it would be required that the numbers be reduced by one-half.

The City collects Impact Fees. Director Fulgham would recommend to the City Council that they charge a business like Yosemite Meat Impact Fees based upon what their impact would be in equivalent residential units. It would be required that this be paid up front as part of the development costs. The Impact Fees collected would then be used to help expand the City's water system capacity, the wastewater treatment facility capacity, and, if need be, the wastewater collection system capacity.

Hugh Clark stated that the last time there was a discussion of this nature there were complaints of a horrible stench at the Wastewater Treatment Plant. Now, Director Fulgham is saying that the City Wastewater Treatment facility can handle the "pig deal." Mr. Clark's opinion was that the Wastewater Treatment Facility can't handle another "teacup full" because the problem that already exists hasn't been handled. Mr. Clark stated that he drives past the Treatment Plant for lunch some times and the smell is awful.

Mr. Clark commented that he would like to review the numbers and see what was factored into the economic impact fee. The Federal Government will say that, for example, migrant workers funnel a lot of their money back to their nation of origin. Mr. Clark feels that the economic opportunities that are in Tremonton have to be weighted by what is going to be spent and what is going to move out. Hyrum has had a lot of difficulties with their help – being raided all the time, etc.

Mr. Clark said that he doesn't like having the smell at his home. There are times when he can't even go out into his backyard.

6. Public comments: Comments limited to three minutes

Mayor Fridal turned the time over to the public for comments. The public was informed that there will be no City Council vote tonight on this issue because it is not on the agenda. This is an information gathering process to get a good feel for what is happening in the community. Those wishing to make comment will be given three minutes to express their opinion.

Before opening up the meeting for Public Comments, Mayor Fridal turned time over to Brad Baird.

Brad Baird stated that he is on loan, from Questar Corporation, to the Economic Development Corporation of Utah (EDC Utah). EDC Utah has worked on projects like Nucor, West Liberty Foods, Proctor and Gamble, and others. The purpose is to help create jobs. They never force jobs on any community, neither does the State. They facilitate information exchange.

One of the big challenges Utah has had is that there is a lot of misinformation about Utah. That is starting to change. Part of Mr. Baird's job is to help correct some of the myths that companies have about Utah. EDC Utah feels it is very important to get good information to companies looking at Utah. Likewise, they want to provide good and accurate information to the communities about businesses that are considering coming to a community.

Mr. Baird said he asked Yosemite Meat what kind of workforce issues they have, because he has been to the Miller Meat Processing plant, and he had preconceptions about what he expected a hog facility to be like. Mr. Baird said he was very surprised. He spoke with a woman he believes was from the National Meat Packers Association. She has worked with meat packing companies across the nation. Recognizing that Yosemite Meat has known for two weeks that visitors from Box Elder County and Tremonton City would be visiting, Mr. Baird knew it would be very easy for them to clean up their facility. Mr. Baird asked the woman if the facility always looks as it did the day the group from Box Elder County and Tremonton visited. Her comment was that Yosemite Meat is one of the finest meat processors that she has worked with nationwide.

Another question Mr. Baird asked was how Yosemite Meat assures that their employees are legal and that they are contributors to the community. Yosemite Meat representatives explained that with their hiring practices, they do everything they can to insure that every one of their employees is not only a legal employee, but a qualified employee. They then try to pay their employees wages that make them contributors to the community.

Mr. Baird said that he was very impressed with the company and with their operation. It is a second generation company. This is the type of company Mr. Baird would like to see come to Utah. Whether Tremonton decides to have them come to their community or not is Tremonton's choice, and EDC Utah and the Governor's Office will support Tremonton in their decision.

Mr. Baird said that the reason this is the type of company he would like to see come to Utah is because he is impressed with the quality of their management and their enthusiasm. This operation will only occupy about 25% to 30% of the La-Z-Boy facility, but Yosemite Meat is already working on other business

opportunities that would utilize the balance of the plant.

Mr. Baird stated that he has shown the La-Z-Boy facility multiple times to multiple companies. It is a facility that is functionally obsolete. It does not meet the requirements of current industry. When a facility reaches that point, its best use is to be torn down. It is reaching the point where that building has no economic use. A company that wants to come to Tremonton and has found an economic use for that building should be given very serious consideration.

Michael Dorigetti questioned the suggestion by Director Fulgham that there be onsite wastewater pre-treatment. Mr. Dorigetti wanted to know if he was talking about settlement ponds. Director Fulgham answered that what is usually looked at for a facility like that is called a DAF (Defused Air Filtration) which is a means of sending the wastewater to a tank where it is aerated until it floats out any of the floatable particles, and, at the same time, air is added which starts the biological breakdown that is required. The Tremonton Wastewater Facility is nothing but a biological process with micro-organisms that break down the waste after removing the larger particles.

Mr. Dorigetti stated that he lived in Hyrum for seven years. He stated that there must be a means for mediation once a company moves into a community. Part of his family works for Millers Beef and whenever there is litigation, it takes years to go anywhere. There is no way for people to show their problems and have them mediated by an outside party.

Stanley Stokes said that he doesn't care what is done to pig manure, it stinks. If there are pigs, it is going to smell and it is going to hover like a cloud right over the City of Tremonton. If Tremonton brings a pig plant and a slaughter house next to the Senior Citizen's Center and next to the residential area, Tremonton will never get another business to come. Mr. Stokes stated that he raised hogs for fifteen years and that he has been to the hog plant in Hyrum many, many times and he could hardly breathe over there because of the stink. Mr. Stokes said, "Please, please, don't bring it to Tremonton."

DeLoy Mecham stated that he has taken care of the La-Z-Boy building for the past one-and-a-half years. Mr. Mecham thanked the Tremonton employees and the Fire Department. They have been over to the La-Z-Boy building many times – mostly for false alarms. He wanted the City to know that the Firemen are "on the ball."

Mr. Mecham said that he has met with the "new owner." He is a really good guy and his family are wonderful people. Anyone who talks to these people as much as he has would see that they are a "pretty super outfit."

Annette Macfarlane spoke as the Director of New Hope Crisis Center which is the domestic violence shelter for the County. She stated that when she heard about this, she didn't approach it from the financial point of view, but from a human point of view, asking what kind of impact the hog plant would have on the community. She spoke to her counterpart in south Cache County and she said that there is a tremendous problem with domestic violence with the workers at the

Miller Meat Packing production area.

Ms. Macfarlane said she called the Cache County Sheriff's Department and was told that when the plant originally opened, most of the workers were local, but over the years they have been replaced by mostly people of Latino descent. The long-term employees are in administration and they represent only about 5% of the total workforce. The production levels are entry level with lower education. The migrant workers come with different cultural values. There is a high abuse rate, human trafficking, and illegal aliens. The workers are not a problem as far as gangs, but their children present a huge gang influence in that area. The workers don't own their homes. They are in rental property in trailer courts. They are not invested in the community. There are underlying social problems. They don't come to adapt; they don't change their language; they don't change their culture. He said he was hoping there would be a generational change, but the sons are just as bad as their dads.

Ms. Macfarlane stated that she spoke with Janice Cree, Crime Analysis, in Modesto, she said that Yosemite Meat would not be allowed in Modesto today.

Kathy Fuhriman told those present that she spent 20 years in Nibley, Utah. Part of the reason for moving to Tremonton was the smell. She lived three miles down wind from Millers processing plant. The meat itself and the packing of the meat do not stink. Outside, what they are doing with the waste is the part that smells. No matter what meat is processed, they all have waste. What has not been identified clearly is what exactly is going to be happening to the hides, the entrails, and other things. They go right into a trailer out front.

Ms. Fuhriman said that she did hear that the City is getting close to capacity on the Wastewater Treatment system. It sounds like the City isn't planning for future growth if the City is getting that close to capacity and one more manufacturing facility is going to have such a high impact on the wastewater treatment. Ms. Fuhriman asked what that pre-treatment is going to be and where it will be located: inside the building, or outside the building?

Ms. Fuhriman said that growing up on a dairy farm, she knows what cows smell like, and she doesn't particularly want to live by that. She stated that she lives about one mile from the La-Z-Boy plant. She doesn't want that in her neighborhood.

Don Andersen expressed appreciation for the Mayor and Council and for providing the opportunity to be present. He said that he has listened to what has been said this evening, and he doesn't believe some of the things that are being said. Mr. Andersen said he grew up in industry. When an industry came to a new area, there was an environmental impact study that came with it. The community hasn't seen an environmental impact study. Mr. Anderson said he would like to know what kind of process is going to take the stench from the way a meat processing facility works. How effective are they? How much does it take out?

We are proud of the communities along the Wasatch Front. Every now and again he reads about a community that is in the top ten in the country for desirability to

live in. That rating service also rates the worst communities in the country to live in. Just a few weeks ago, Modesto, California, was the number five worst city in America to live in. They talk about high crime rates. They talk about a stench and a smell that comes from some of the plants that are located there.

Mr. Andersen said that he knows that Councilmember Holmgren had the best of intentions in visiting Modesto, but that is not a visit that should be made in the wintertime. The summertime is when the stench gets really unbearable.

Mr. Andersen implored the City Council and the Mayor to make the proper decision here. It has already been said once: once this plant comes into Tremonton, we won't be able to get it out and it will affect us all.

Clynn Josephson stated that he is from Whirlaway Septic Tank and Drain Cleaning, and he knows what stink stinks like. He grew up on a farm and they had sixty hogs. He said he knows what they stink like. You get one drop of it on your boot and everybody know that you did the hogs that morning. He said he was teased because he had hog manure on his boots.

On the other hand, Mr. Josephson said he grew up in Garland on Main Street, and he knows what a sugar factory stinks like, especially in the summer time. If the wind came out of the east and blew west, they had a nice aroma to sleep with. It gave people jobs; it gave the farmers the opportunity to grow sugar beets and make a lot of money in this County. We need to look at both sides of this. One plant, hiring employees, is that going to be worth chasing business away from this County.

Mr. Josephson said he was sorry, but they talk about the trailer and that they wash it out and put sawdust in it, but when that truck stops here to unload is when it is full of stuff and what do they do with it? It has to be washed out, but where is the wash out going to be? When they wash the trucks out, that goes to the sewer plant, too. That is hog manure, and there is no way to stop it.

Mr. Josephson stated that he wants jobs here. He wants his son-in-laws to be able to come to this town and get a job and work, and to have the grandkids close to him. The community needs to develop business some how. He doesn't think this is the answer. Mr. Josephson said he would love to see the La-Z-Boy building put to use. He said he thought it would make a fantastic City Building. There would be all of those buildings where there could be roller skating rinks and basketball courts. It would make a really nice recreation center. There would be a big office building to put the City Offices in. It already has all of the equipment ready to go, and if the City had that building, the Council could have everybody sitting in the same room instead of some having to sit out in the hall.

There are other things that building could be used for. Mr. Josephson said that he heard somebody say that the building isn't marketable. The Senior Citizens could have a walking track in that building that is a mile long.

Please, think about what it is going to smell like.

David Jones said he appreciates the opportunity to speak. He worked over thirty years in a processing plant. It has been his experience in the years that he worked in processing plants, that they had the same requirements they are talking about, sanitation, meat inspection, everything else, but when it gets hot in there, even if they are unloading pigs inside the building, when it does get hot, they have exhaust fans and that smells all over the valley. There is nothing you can do about it. If they look at expanding the plant to include dog food, or anything else, Mr. Jones suggests that in the summertime people go down to Wall Avenue in Ogden to the dog food plant and smell.

Mr. Jones commented that he knows the area needs jobs. When he first came to Tremonton, anything that one needed could be bought in Tremonton: we have lost it all. Everybody now goes to either Brigham City or Logan. What can be done as a City to bring back the town spirit that we had where one could buy anything right here? Mr. Jones said that he doesn't think that putting hogs in is going to encourage people to come to Tremonton. We need businesses so that we can have what we used to have.

J.R. Thompson wondered how many people involved here actually worked in a slaughter/meat processing facility. He stated that he has. He commented that those who visited Modesto got some great pictures of their parking lot and their roof. If they didn't go into the facility and stand and watch the process, people aren't being informed. There are things that go on in a slaughter house that he wouldn't want his children to do those jobs.

We think we are increasing the area's economy and making this place a little more equitable, but those aren't the kinds of jobs he personally thinks the community needs.

The community also hasn't had the answers. There have been questions asked about rendering. All these pigs will come in one way and go out another and they leave a lot behind. Mr. Anderson said that he hasn't heard anything about where the rendering will take place, and where all the guts, and blood, and skin, and everything else is going to be piled until they render it. He feels that the community needs to know the answer to that before a decision is made.

Councilmember Holmgren responded that right now the Council is just taking public comment and so some of those questions will be answered later. Mr. Anderson said that he thinks it would help the public comment if they were informed better than a picture of the golf course and the roof of the building.

Mayor Fridal informed those present that some of those questions can be answered now. He said he would give Mitch Zundel two minutes.

Norma Coombs expressed her appreciation for the Mayor and the City Council for all they do to help the City. It is impressive. She said that she has lived here for fifty years and she feels the City has had leaders of integrity. She is confident the Council will listen to the public.

Ms. Coombs said that she loves Tremonton. She feels it is a fabulous place to

live. She said that she read in The Leader last week concerning the possibility of this new opportunity: a slaughter house for pigs that would employ 150 people. Like everyone here, she said she shares the desire for a better community, but she strongly opposes this type of business in the City Limits of Tremonton. She said she would oppose that for any community. She doesn't feel this is the place for that kind of business.

Ms. Coombs stated that she realizes that this building has been vacant for a long time. The gentleman sitting behind her said that the building isn't in the best repair. She said it sounds like it would be better to tear it down or to remodel it for something that would be good for this community: not something like a slaughter house.

Her mother use to tell her that you can't make a purse out of a sow's ear. She said she hopes this isn't what is going to be done here.

Mitch Zundel said that Yosemite Meat talked about the fact that the Tremonton facility would not be a rendering plant, which is different, of course, from the facility in Hyrum. The rendering will be done outside of Box Elder County, but the location isn't finalized. The rendering would be nails, hair, and lungs. These are about the only inedible products. They will use the blood and everything else as much as possible. Mr. Zundel commented that Yosemite Meat is a very clean facility.

Someone asked how the products to be rendered would be taken out of the County. Director Fulgham explained that a truck hauled the material every day to a rendering plant in Oakland. Because of Yosemite Meat's market, the blood is used as food product and is sold raw to their customers – the Asian and Latino market. The kidneys are recycled and used as are the livers, and heart. The heart valves are used for human heart valve replacement. The parts that were left to be rendered had no smell.

Greg Madson said that he is one who is maybe in favor of this plant. He made references to an editorial he wrote which will appear in The Leader tomorrow:

“This is a company that fits our DNA. It is an agricultural company with an agricultural community. We are not a Silicon Valley. We would love to have Adobe, Microsoft or Toyota. We probably are not going to get those kinds of people here.

“The building that they are looking at is an antiquated, outdated building that we have been told today is probably going to be pushed in in the next couple of years if something is not done about it. The thought of a company who will come in and values its community as much as this company apparently does, as we've been told, gets me behind the project.

“There are questions about the product technology – the air. I can tell you I grew up in Pocatello. I moved here twenty years ago. There was a company there that was a food production company. Mr. Suchan came from that company. Twenty-five to thirty years ago it was right on the outskirts of town. It was bad. Twenty)

years ago that changed. Now you go in by Kraft Foods of Pocatello and there is no smell. So, the processing technology has changed greatly. Will there be a smell? Sure. If it is an agricultural related company there will be a smell.

“I have been asked about the increased traffic at the Industrial Park. There were 600 employees at La-Z-Boy with trucks in and out of that facility all day. That is what it was built for. What would we do with it?

“Do we want that type of business here? Do we want that type of worker here? Do I want to jump on the elephant in the room or not? To me, what we are talking about is – everybody is worried about illegal immigrants. Everybody is worried about race issues. This is beyond that. We have three other great production facilities here in town: MOM Brand, West Liberty, Proctor and Gamble. Are we saying that their employees are issues – that there are racial issues? Is that what we are saying? That that is the only people we are going to hire at this place? It is a production facility. They have a capable, energetic, knowledgeable workforce.

“Will it de-value our homes? I bought my home in 2008; it has gone down 20% since I bought that home. Is it going to go down more because of a company that will employ one hundred to three hundred people that will be donating thousands and thousands of dollars back to the community? That’s going to de-value my home? I don’t think so.

“My encouragement to the Council is to investigate this further, come up with all the facts, come up with all the knowledge, and, please, make an informed vote based upon what you find.”

Jason Summers brought a sample of pig manure for display. He said that he hauls pigs for a living. When he hauls pigs on a weekly basis, he knows what is in that trailer. Mr. Summers said that he has been to Yosemite Meat, in the Modesto plant. The plant is clean, but there is an odor with death. You will not get rid of it, and once they are in this town, they are never going to leave.

They are going to shovel the manure in our burrow pits and ditch it in the middle of the night to get rid of the stench, and then load the trailers for the next day. You can’t get rid of that smell.

Councilmember Doutre said that she has heard a lot of people say that pigs don’t travel well. Mr. Summers responded that they travel great. Councilmember Doutre asked about when it is cold or really hot. Mr. Summers said that those who visited the plant in Modesto were there in the winter time. What are they going to do when it is 100 degrees? He said he can’t even climb in the trailer with the ammonia that is created. His wife won’t even allow him to wash his work clothes in the washer one time. The smell doesn’t come out in the wash.

Build it somewhere else.

Amanda Cammack said that she lives in Garland. The La-Z-Boy plant is pretty much their back yard. She said that she is kind of concerned about property

value. Ms. Cammack said that they live in a very nice neighborhood. There are three very nice neighborhoods that surround the La-Z-Boy plant. She questioned whether the Council knows that the residents have rights that are pre-existing, and their homes are pre-existing, too, for property value.

Ms. Cammack's other concern is that, when she grew up, her family owned a meat packing plant. She is a third generation. She said she also knows that the visitors to the Modesto plant didn't see it all. When her dad takes people on tours, he doesn't show them everything. Ms. Cammack wanted the Council to know that she knows there is more to a slaughter house than what meets the eye.

When she saw the pictures of the Yosemite Meat facility, she didn't see homes. Her home is right there, so this decision personally affects her and her neighbors.

John Kitch stated that he researched Yosemite Meat. He even called Modesto's Chamber of Commerce and asked specifically if they had ever had any complaints about Yosemite Meat, specifically about smell. He was told, "No." They are a well regarded company. They are considered an asset to the community. They are located within a half mile of a very prestigious golf course and within a quarter of a mile from residences and schools. The Chamber of Commerce representative said that she is within five minutes of the plant, and never, in the years she has worked at the Modesto Chamber of Commerce, has she ever detected any smell whatsoever.

People keep talking about Hyrum. Yosemite Meat is not Hyrum. People keep talking about low wage jobs. These are not low wage jobs. There is talk about gangs and such. Mr. Kitch asked what that has to do with what the Company can do. They will make sure that their employees are legal and registered to work in the United States. They will be bringing 200 to 250 jobs. They want an annual salary base, initially, of around \$7M. They will be spending around \$20M to renovate the plant.

Is there going to be some smell? Possibly a slight smell. Mr. Kitch stated that he can smell the Malt-O-Meal plant from time to time. He can smell the West Liberty plant at times. For certain, people can smell it when the farmers burn their crops off in the fall. Mr. Kitch said that he can put up with a little stink to bring in millions and millions of dollars, plus, they want to use this plant as a demonstration plant for people from all over the world to show how to effectively, efficiently, and humanely process pigs.

It is a slaughter house, but not like what is thought of as a slaughter house.

If the City doesn't let this plant come into Tremonton, the community is going to be missing a good future and Mr. Kitch thinks that the City is going to start getting the reputation that Tremonton doesn't want anything to go into that building.

Lance (Chub) Munns stated that he lives in Garland and grew up in Box Elder County. He noted that many of the Councilmembers grew up in agriculture. All kinds are needed: dry farmers, pig farmers, cow farmers. He said that he doesn't

believe that there is any one present that could say that their house wasn't built on a piece of agricultural land. Every day more acres are taken out of agricultural production.

A hog plant is going to have a smell to it. But Mr. Munns said to show him something that isn't going to have a smell. Mr. Munns said that he hauled hogs when Mr. Summers was in grade school. There is a smell to it. The manure can be placed in the fields and plowed in, but it does stink.

Mr. Munns stated that this is an agricultural community. He suggested that if those present want to run out everything that is agriculture then move to New York. Then they would just get the smell of what a big city smells like. He encouraged those present to not run off some good jobs. From Mr. Munns understanding, Yosemite Foods brings a lot of money back into the community where they are located. If people are worried about a little stink, then they had better move to Palm Springs where they have orchids and things like that to smell wonderful.

Dot Conger said she has heard a lot of questions and a lot of answers, but no one has said anything about what the starting wage will be at Yosemite Foods. She was told that it will be \$30K a year. She then asked what that would be an hour and was told that it is about \$14 or \$15 an hour. She asked if they truly believe that and was told that they do. She stated that West Liberty doesn't pay that starting wage.

She then asked if the company was closing their doors in California and moving to Utah. She was told that they are not. Ms. Conger stated that she understands that places like that in California get asked to leave and they try to find smaller places like Tremonton to move to. Councilmember Holmgren said that that is not what they found out. Ms. Conger challenged that that is what they have been told.

Ms. Conger asked how long those who visited Modesto had spent in the plant. Councilmember Holmgren replied that they were probably there for five hours. She then asked if Yosemite was ready for them and was told that they were.

Ms. Conger stated that she had many friends who live in Hyrum, in fact she lived in Clarkston and she had a dairy farm that was about a block and a half from her. They could not go outside because "the flies carried them away:" not only the flies, but the smell. She said that she likes to use her patio and she doesn't want to be carried away by the smell.

The Council can say all they want about how they have studied this venture, but those in this community, as the Council can see, are here to say "no." The citizens of Tremonton voted the Mayor and Council in. The people present are saying "no." She asked the Council to take that into mind. She suggested that there be a vote within the community because everyone feels so strongly about this.

Lareen Fox stated that she agrees with 98% of what has been said tonight, but the alarm went off in her head when she heard that only 25% of that plant was going

to be used for hog processing. She said it concerns her a great deal what is going to happen to the other 75%. Will there be 10,000 pigs processed a day instead of 2,000? The community is not going to have any control over what they are going to do with that other 75% of the plant. Once Yosemite Meat gets their foot in, they will be here and they can do whatever they want in there.

Ms. Fox said that she was trying to keep an open mind tonight, but that just shut it right off for her.

Jan Bargo said that she lived in Tremonton all her life and when she was married, they decided to live a different quality of life. They intend to stay in Tremonton if they can. They are farmers. She grew up on a dairy farm. She said, "Please, please, please. No thank you. No thank you. No thank you on this project."

Gaylyn White first thanked the Council very much for even trying to get jobs in our community. The community needs jobs and it is very important that "we" at least look at this issue.

Second, Ms. White stated, that she was very disappointed that the Council didn't balk at this because the location is ridiculous. That is not the place in Tremonton City for this kind of a facility. She said that she is very adamantly opposed to that. It is not a good location. She suggested that they go somewhere where there are no homes. Ms. White thinks the City would be out for some real trouble if they go through with this. She pleaded that the Council not even get into that.

Ms. White next addressed the vision for our community. Absolutely, this is an agricultural town, but there are a lot of other options. She thinks the City should have a variety of businesses; she thinks there should be a lot of things that will attract our children to come back to Tremonton; she doesn't think this is a good one. She stated that she doesn't think this is something that provides future vision for a city. She doesn't have to go to New York to want to have Tremonton be a good city. Ms. White said that she thinks there are a lot of studies that have been incorrect, and the Leader was very slanted in favor of this. Her son-in-law, who is an attorney and has done a lot of good studies, said that the air quality in Modesto is insane. It is in Forbes Magazine as one of the worst. There are so many things that need to be looked at.

Ms. White pleaded that the Council wouldn't make this decision without doing a thorough investigation. More than that, she pleaded that the Council just say no.

Robyn Braegger said that her husband works at ATK and there have been so many lay-offs. That is one of the big concerns in this community. Her husband told her that the people he knows who have been laid-off at ATK would not be interested in a job at a slaughter house. She asked if anyone present would like that job. Even if they could go over there at the same wage, Ms. Braegger bet that people would say no to that.

Ms. Braegger asked how many of those present would want their kids working there. She said that it wouldn't be her dream for her kids.

Charles Price said that he is a resident of Tremonton and a former resident of Modesto, California. He stated that he lived there for nine months, and he does not recall any stench. Also, he recalls reading in the Leader that six companies who have looked at the La-Z-Boy plant turned it down. He feels that the community should be grateful that someone is at least looking at it. It gives the City some kind of promise to the spirit of Tremonton. Mr. Price stated that he hopes this happens.

Stanley Smith said that he moved to Tremonton 7 ½ or 8 years ago. He asked where these animals are going to be held until they are about to be slaughtered. If they are processing 2,000 animals a day, there is going to have to be some place where they can be kept. Councilmember Holmgren responded that the animals will be held inside of the La-Z-Boy plant and processed within 24 hours.

Mr. Smith asked if there would be 2,000 animals inside that plant before processing, and was told by Councilmember Holmgren that is the claim. Mr. Smith said that he questioned if that will happen.

Mr. Smith stated that he has been in agriculture most of his life. He said he personally does not think that this is a good thing. There is a hospital that is a quarter of a mile away. There are schools and residential areas that are right up against the fences of the plant. Is the City Council going to tell these people that if they lose their property value, or whatever happens to you, it is inconsequential? How many people in the community are the Council going to adversely put into a bad situation?

People across the street from West Liberty Foods cannot sell their property. Mr. Smith said that he heard claims when West Liberty Foods went into Tremonton that it was going to do nothing but bolster the property. The only property that has sold down there since then is those homes that are being built right in front of the plant. The people can't give away the existing homes there.

Mr. Smith said that he doesn't think this is the vision that should be had for our community. He would love to see his children move to Tremonton, but it will never happen under these circumstances.

Russell Sexton stated that he lives in Garland and his is the closest house, but one, to the plant. He asked three questions. First, what are the City's plans to address the increase in crime that has been proven and documented to be associated with slaughterhouse employment, especially violent crimes? Second, he asked what kind of chemicals are going to be outside? Where Mr. Sexton works, he has to wear a respirator within 200 yards of the ammonia and the other acids. His kids are going to be within 200 yards of this plant. And, third, many Garland residents/homeowners will proceed with due process once the slaughterhouse is in and their home values drop.

Mayor Fridal stated that enough time has been devoted to this topic this evening, but he and the Council appreciate, very much, the citizens coming and participating. The Council listens, and they pay attention. Everyone wants to do what is best for the citizens

of Tremonton. Mayor Fridal said that he and the Council appreciate very much the concern that has been shown this evening by so many coming and listening and trying to learn. This is a record crowd. Usually there are around three or four people.

Peggy Tydeck asked Mayor Fridal if she could ask a question. She asked how many of those present, by the raise of hands, would let their children work in a slaughter house. She stated that there were not very many.

Mayor Fridal told everyone that he appreciated their comments and that those present were welcome to stay for the rest of City Council, or they are welcome to leave if they like. Most of the citizens left.

Councilmember Holmgren said that he really appreciates that the public was able to comment. He thinks that is what Democracy is all about and he thinks it was grand example of Democracy.

7. New Business.

- a. Discussion and consideration of adopting Resolution No. 13-14 approving a permit for the U.S. Geological Survey National Strong-Motion Program (USGS/NSMP) and the University of Utah Seismograph Stations (UUSS) for the operation of a strong-motion accelerograph as part of the University of Utah's real-time earthquake information system

No discussion.

Motion by Councilmember Reese to approve Resolution No. 13-14. Motion seconded simultaneously by Councilmembers Doutre, Holmgren and Wood. Vote: Councilmember Deakin - aye, Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Wood - aye. Motion approved.

- b. Discussion and consideration of adopting Resolution No. 13-15 approving a Permanent Community Impact Fund Contract with the Department of Workforce Services for a Main Street Revitalization and Development Plan for Tremonton City

Manager Warnke explained that the City applied for and received a grant from C.I.B. for \$20,000. It is a 1:1 matching grant with the potential for the City to match \$20,000 in funds. Councilmember Doutre noted that the Agenda for 3/5/13 stated it was to approve a Permanent Community Impact Fund Contact instead of a Permanent Community Impact Fund Contract.

Motion by Councilmember Reese to approve Resolution No. 13-15. Motion seconded by Councilmember Holmgren. Vote: Councilmember Deakin - aye, Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Wood - aye. Motion approved

- c. Discussion and consideration of adopting Resolution No. 13-16 authorizing the City Manager's signature of a Merchant Application and Agreement with Chase

Paymentech and the City

Manager Warnke said he had moved forward with the first step to enter into a contract for merchant services and believes there will be three separate merchant accounts under one contract. The court merchant account will be implemented first to accept credit cards; once the process is established for administering and reconciling, then the other accounts will proceed. Manager Warnke proposed that the City move forward with the contract and that it could be changed from a utility account to a non-utility account at a later date. Utility accounts receive a discount. If there are any changes to be made Manager Warnke would notify the Council and give final direction.

Motion by Councilmember Holmgren to adopt Resolution No. 13-16 to give City Manager Authority to sign an Application with Chase Paymentech. Motion seconded by Councilmember Doutre. Vote: Councilmember Deakin - aye, Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Wood - aye. Motion approved.

- d. Discussion and consideration of authorizing the Mayor to sign a purchase order for a police vehicle for fiscal year 2013- 2014, finalizing the acquisition of the vehicle is contingent upon the City Council appropriating funds in fiscal year 2013- 2014 for the vehicle

Chief Nance would like to submit a purchase order to replace a police vehicle for the 2013-2014 fiscal year. If the City submits a purchase order now it would be for the 2013 model instead of the 2014 model year. The purchase order would have a clause that it is contingent upon the budget being passed and the money being funded. The local business's bids came in very close to the State Contract prices; it would be preferable to buy from a local business. Chief Nance would be in favor of all-wheel drive Explorer or the Tahoe, but he is more inclined to purchase the Tahoe. The Tahoe has a better drive-train warranty, it is a little larger vehicle, and it has been used as a police vehicle longer. Councilmember Deakin emphasized the need for a policy defining parameters to accept local bids.

Motion by Councilmember Doutre to Authorize Mayor to sign a Purchase Order for the Police Vehicle to Purchase a Tahoe per Chief Nance's recommendation. Motion seconded by Councilmember Holmgren. Vote: Councilmember Deakin - aye, Councilmember Doutre - aye, Councilmember Holmgren, - aye, Councilmember Reese – abstained because of a conflict of interest, and Councilmember Wood - aye. Motion approved.

8. Unfinished Business:

- a. Discussion and consideration of awarding a bid for a new 2013 Pick-Up Truck for Public Works

Director Fulgham presented local bids for a 2013 Pick-Up Truck for Public Works. Weese Motors' bid on a Dodge three-quarter ton Pick-Up Truck came in at \$26,345; the bid on a Ford Pick-Up Truck at \$26,821; and Crumps bid on a Chevrolet Pick-Up Truck at \$27,277.41. The difference between the high and low local bids was \$932.41. Director Fulgham stated any of the trucks would be acceptable for Public Works.

Motion by Councilmember Holmgren to Accept the Low Bid from Weese Motors for \$26,345. Motion seconded by Councilmember Wood. .

Councilmember Deakin questioned why Weese Motors didn't offer a bid on a Dodge Pick-up Truck the first time Director Fulgham asked for bids, and how Weese Motors' bid was able to drop \$600 on their previous bid for the Ford Pick-Up. Director Fulgham explained that the local companies realize the City Council would like to keep the City's business local and gave their best prices.

Councilmember Wood asked Director Fulgham how he felt the Dodge compared to the Chevrolet. Director Fulgham stated the last vehicle purchased for Public Works was from Hinckley Dodge six months ago and it has been a good truck. It is almost the exact same truck, but this one has a crew cab. GMC offers different warranties, but most vehicles in Public Works have low miles for their age as they are primarily used in town. They do get a lot of use, but the warranties aren't usually utilized because of the low mileage. The City does have another Dodge that has been in use in the Cemetery since 1994 with approximately 30,000 miles. The Dodge in the Cemetery works for its purpose.

Councilmember Deakin reiterated the need for a policy on accepting local bids. Mayor Fridal agreed with the need for a policy defining acceptance of local bids and stated that the Council would work on a policy in the near future. Director Fulgham likes to keep the City purchases in town if possible. There are some items that must be purchased out of town like fire hydrants and parts, and water and wastewater parts. Everyone felt it was much better to keep the City purchases local if possible. The sales tax dollars outweigh the small difference in price

Vote: Councilmember Deakin - aye, Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - abstained because of a conflict of interest, and Councilmember Wood - aye. Motion approved.

- b. Discussion and consideration of adopting Ordinance No. 13-02 amending, deleting from, clarifying and adding to Title 10: Fire, Safety and Welfare including Parts 10-111 Creation, 10-112 Rules and Regulations, 10-121 Creation

of Position of Chief, 10-124 Fire Department Employees, 10-125 Powers and Duties of Chief, 10-127 Personnel Policies and Procedures, 10-138 Persons Present at Fire Subject to Orders, and 10-152 Establishment and Duties of the Revised Ordinances of Tremonton City

Councilmember Deakin asked that a sentence be added to this current version giving the Council the overriding vote if there is a conflict.

Motion by Councilmember Deakin to pass Ordinance No. 13-02 given the change made 2 weeks ago in the Resolution. Motion seconded by Councilmember Doutre. Vote: Councilmember Deakin - aye, Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - abstained, and Councilmember Wood - aye. Motion approved.

9. Comments:

a. Administration/City Manager Advice and Consent.

- 1) Manager Warnke proposed a distribution of expense for 2014 and beyond. The expenses have been distributed appropriately according to different funds. The City has six to eight different funds to account for all the services we provide, including the General Fund, Utility Funds for Wastewater Treatment, Sewer Collection, and Storm Drain. The funds are typically distributed fairly across the different funds. The Staff is working on charging the City for utilities. Manager Warnke proposed the distribution of the Council's wage, benefits, and HRA Insurance payment across the different funds. The City chose to pay a deductible amount rather than increase insurance premiums, now all of that deductible is being paid out of the General Fund. Some of the Health Safety and Welfare is servicing all the employees from all the various funds. The Staff would distribute those expenses based upon the number of full time employee equivalents associated with the various funds.

Manager Warnke was astounded at the civility displayed amongst the public, even those that spoke contrary to the topic. He was frankly very impressed. The presentations by Councilmember Holmgren, Director Fulgham, and Box Elder County Economic Development (BECED) Director Zundel were good. They did a good job with a difficult task of describing what they witnessed at Yosemite Meat, and doing it in a public setting.

Manager Warnke appreciates the Council, and enjoys working with them. The Council has to tackle difficult issues and debate fiercely, yet they still

treat each other with respect and get along. It makes for a great place to work, and that example trickles down to City employees. There is a great culture here in Tremonton City with a lot of that attributed to how the City Councilmembers conduct themselves.

b. Council Reports:

Mayor Fridal asked the Council for their feelings on the reports on Yosemite Meat, stating there was no use having Yosemite come again if it is relatively unanimous to vote against a hog processing plant. He was not asking for a vote, just comments.

Councilmember Holmgren came into the meeting thinking Yosemite Meat might be a good fit for the community. After listening to the community comments tonight he feels the community is probably not ready to continue talks of a meat processing plant.

Councilmember Doutre stated that most of the Councilmembers are not first generation in the valley. The Council took this matter very seriously and wanted jobs in this valley, but they are going to listen to their constituents and vote this down.

John Kitch stated that the public asked for more investigation into Yosemite Meat, but they didn't believe the information already presented before them. The Council made the effort to go and look, but the public didn't believe it and thought it was all a set up.

Councilmember Reese has worked two solid weeks on this issue, and thinks all of the Council has. His decision was not made until last night. He was elected by the citizens of Tremonton to make the best decision for what the citizens of Tremonton want, so he would have to say no.

Councilmember Wood felt it was good to see so many come to City Council. Manager Warnke does a great job. Tremonton City has some great employees. It was good to hear everyone's opinions. There is a Resolution that was passed by Tremonton City three to two against a slaughter facility coming to Tremonton. The residents are in favor of that decision

Councilmember Deakin does not believe all residents are in favor of that decision. The input he's had from the community this past month were more opposed than in favor of the slaughter house. Tonight most of the public were opposed. Usually there is not enough community input at City Council, but tonight the community had some input. It was good to have that input, and he was very impressed with the civility of the meeting. The Council followed their

process and did their due diligence. He felt the Council owed it to Yosemite Meat, MOM Brand, Intertape Polymer, and BECED Director Zundel to go look at the plant and then answer any questions. The citizens have made it clear that they do not want a slaughter house in Tremonton. Councilmember Deakin didn't make his decision until later this afternoon when we had seen everything. We can't overlook what the citizens of Tremonton are saying. They are saying no. The Council will look at any other offers for the La-Z-Boy Facility.

Mayor Fridal thought the meeting went very well. There was good support from the community. Some of the emails he received were distressing; one email said the Council would make a decision that was good for the north part of town, not the south; another said people in East Tremonton don't know what goes on in Tremonton. This Council looks out for Tremonton City as a whole, and they did a wonderful job listening and learning. We found out the facts and presented them. He appreciates what the Council did on this. It has been a stressful couple of weeks, but it was a good process.

Cari Doutre asked if the slaughter house will be on any future agendas. Councilmember Deakin and Mayor Fridal responded that it doesn't have to be. Councilmember Deakin stated that the only way it could possibly be brought back is if one of the three Councilmembers that voted against it in the first place would bring a motion to put it back on the agenda. Councilmember Reese felt that none of them would. If the community does not want a slaughter house in the City, it would need to go to the Planning Commission and have hearings. Mayor Fridal stated that we do have some slaughter houses in the community already and we would need to be careful. Anyone could ask to be on the agenda and discuss it, but Mayor Fridal does not anticipate hearing from Yosemite Meat again.

Councilmember Deakin asked BECED Director Zundel if he felt Tremonton City did its due diligence in this situation. The Council got the information and put it out to the public. He also asked if BECED Director Zundel could share some of the other locations Yosemite Meat might look at in the county. BECED Director Zundel said \$20M would probably not be enough to build a new facility outside of the City. Councilmember Holmgren said they would need some sort of wastewater treatment facility. Director Fulgham stated that the state doesn't like privately owned wastewater treatment facilities. They can control the publicly owned facilities better, and the public maintains a wastewater treatment facility better than a private company does. It is harder to issue a permit to a privately owned company. ATK has two wastewater treatment facilities, but there are very few privately owned facilities in the State.

Councilmember Wood said Tremonton was actually the fourth choice for Yosemite Meat. He feels they want to use our water and wastewater facility. The County has wanted this company to come in for almost a year. They have looked

at a dog food plant and the chicken facility. They are all poor choices for our community. They bring low income jobs. All four of our businesses in town are currently looking for employees. They can't find enough employees to fill the positions. If the slaughter house had come to our town, we could lose good paying jobs of \$45K to \$60K because of rodents. Councilmember Wood thinks it is a poor choice for our county.

BECED Director Zundel explained that the food/agricultural industry is fairly stable. The County has lost 2,000+ jobs at ATK; Nucor Steel and all their subsidiaries stopped production because of the economy; Autoliv cut back because of the economy. Hopefully as the economy comes back those industries will continue to rise. ATK will probably never bring back 2,000+ jobs because of the cut to the NASA program. The County works diligently to fill those voids. The Council and the community have decided that the hog processing does not fit here.

Food production is a stable industry. Box Elder County has always ebbed and flowed, mostly because of ATK our largest employer of the County. The County is working to get good paying, high tech jobs. They are working on air space type concepts. Proctor & Gamble is a stable industry. Cache County has USU, but they also have food products; cheese, meat, and cookies. MOM Brands and food companies are positive for the county. BECED Director Zundel opinion is chicken processing and pig processing are good for the County. They are exporting a product out and that is a positive for the community. Money is coming in, and you are not importing more product than you are exporting. BECED Director Zundel felt Yosemite Meat was very stable, positive, and good with their employees. He didn't see any negatives, or smell anything; he wouldn't compare the smell he smelled to a dairy farm. He feels confident that smell will not be an issue where Yosemite goes.

BECED Director Zundel is open to any suggestions for business in the county. The county will do their best and go out and recruit to fill that facility. The taxes coming off the La-Z-Boy facility are roughly \$8M right now. If the facility is torn down it would be approximately \$8M in taxes that would be spread across the citizen and the county.

Councilmember Reese noted that a while back Tremonton asked La-Z-Boy to give the facility to the City. BECED Director Zundel stated that would be a good tax write off for La-Z-Boy, but if the City owned the facility you would still lose the \$8M in taxes because the City doesn't pay taxes. Councilmember Reese felt the facility could be subdivided into small businesses. La-Z-Boy did not want to pursue that course several years ago.

BECED Director Zundel said that no one has put an offer on the La-Z-Boy

facility until Yosemite Meat.

10. Adjournment.

Motion by Councilmember Deakin to adjourn the meeting. Motion seconded by Councilmember Holmgren. Vote: Councilmember Deakin - aye, Councilmember Doutre - aye, Councilmember Holmgren - aye, Councilmember Reese - aye, and Councilmember Wood - aye. Motion approved.

The meeting adjourned at 9:33 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes for the City Council Meeting held on the above referenced date. Minutes were prepared by Cynthia Nelson and Norene Rawlings.

Dated this _____ day of _____, 2013.

Darlene S. Hess, Recorder