

1. 5:00 P.M. Joint City-County Meeting 06-28-2021
Joint City-County Meeting June 28, 2021

Documents:

[06-28-2021 JOINT CITY COUNTY PACKET.PDF](#)

NOTICE OF PUBLIC MEETING

TO THE RESIDENTS OF UINTAH COUNTY and VERNAL CITY: Notice is hereby given that the Vernal City Council and the Uintah County Commission will hold a Special Joint Meeting on *Monday, June 28, 2021 at 5:00 p.m. in the Community Room at Vernal City Hall, located at 374 East Main Street, Vernal, Utah.*

A G E N D A

5:00 P.M.

STANDING BUSINESS

1. ACKNOWLEDGMENT & APPROVAL OF SPECIAL MEETING
2. APPROVAL OF THE MINUTES OF APRIL 26, 2021

SCHEDULED PUBLIC BUSINESS

1. FINALIZATION OF AIRPORT MASTER PLAN – KEN CAMPBELL

ADJOURN

*NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Quinn Bennion at 374 East Main St, Vernal, Utah 84078, telephone: (435) 789-2255.

1 **M**INUTES OF THE VERNAL CITY COUNCIL AND UTAH COUNTY
2 COMMISSION SPECIAL JOINT MEETING HELD APRIL 26, 2021 at 4:30
3 p.m. in the Vernal City Conference Room, 374 East Main, Vernal, Utah 84078.

4
5 **PRESENT:**

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7 **UINTAH COUNTY:** Commissioners Brad Horrocks, Bill Stringer, Bart Haslem.

8
9 **VERNAL CITY:** Councilmembers Dave Everett, Ted Munford, Nick Porter and Travis
10 Allan and Mayor Doug Hammond.

11
12 **STAFF:** Quinn Bennion, Jon Stearmer and Roxanne Behunin.

13
14 **GUESTS:** Kurt Case, Shaylee Hacking, Robin O’Driscoll, Derek Hopper, Josh Bake,
15 Sonja Norton, Josh Brown, Aaron Averett, Alan Hacking, Leisha Colthorp, Mayor Dean
16 Baker and Adam Long.

17
18 **WELCOME:** Vernal City Mayor Doug Hammond welcomed everyone to the meeting. He
19 noted that several participants with the Downtown Plan will be joining this meeting
20 electronically.

21
22 **ACKNOWLEDGMENT & APPROVAL OF SPECIAL MEETING:** *Commissioner Bill*
23 *Stringer moved to acknowledge and approve this special meeting. Councilmember Ted Munford*
24 *seconded the motion. The motion passed a unanimous vote.*

25
26 **APPROVAL OF THE MINUTES OF FEBRUARY 22, 2021:** *Councilmember Dave Everett*
27 *moved to approve the minutes of January 25, 2021 as presented. Councilmember Ted Munford*
28 *seconded the motion. The motion passed with a unanimous vote.*

29
30 **WESTON’S VISION PRESENTATION AND REQUEST FOR FUNDS FOR A PLAY**
31 **ALL PLAYGROUND – SHAYLEE HACKING:** Shaylee Hacking introduced her son
32 Weston, and other family members Johnnie and Alan. She explained that Weston has CP with
33 developmental delays and is blind. Being in a wheelchair and blind it is hard for Weston to play
34 at the park. His chair is hard to move through wood chips and over ledges and other families
35 with disabled children face these same challenges. Shaylee stated she started this vision to raise
36 funds to purchase a net swing to allow all children and even adults to play at the park. \$68,000
37 has been raised so far which will help pay for the first piece of equipment which is fully
38 accessible. Alan Hacking stated he has received a quote from a company that works with the
39 Recreation District for two items at a turnkey cost of \$95,975 so they need to raise the rest of the
40 funds. Shaylee Hacking stated they have chosen to put the equipment at the Naples Park with
41 ADA ramps. Commissioner Brad Horrocks asked how they raised the \$68,000. Alan Hacking
42 answered they held fund raisers, the high school did chuck your change, held corn hole
43 tournaments and the Haunt supported them. Commissioner Bill Stringer noted that they need
44 approximately \$14,500. Commissioner Brad Horrocks stated this is a great project and the local
45 entities can figure out how to complete the funding. Mayor Dean Baker stated that Naples City
46 will discuss adding \$10,000 and they do have a spot for the equipment in the park. Alan Hacking

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47 stated they have people willing to help with the prep work. Councilmember Ted Munford stated
48 between the four entities, Vernal City, Naples City, Uintah County and the Recreation District,
49 the funds can be budgeted. Commissioner Brad Horrocks stated he would put this item on the
50 agenda for Monday. Councilmember Ted Munford stated the Vernal City Council will also put
51 it on the agenda.

52
53 **PRESENTATION AND DISCUSSION OF THE DOWNTOWN VERNAL PLAN AND**
54 **PROCESS:** Quinn Bennion explained that Vernal City is working on a downtown plan to
55 revitalize that area of the City. He noted that most people remember the downtown of years ago
56 and it just got tired. There has been a lot of movement the last few decades, and now is the right
57 time to focus on downtown to create places to make memories. The City received two grants to
58 help with this planning process. The first one is from UDOT in the amount of \$100,000 to help
59 plan how downtown interacts with traffic, and one from the Community Impact Board in the
60 amount of \$30,000. The County also committed \$15,000 and Vernal City will pay \$15,000.
61 UDOT used their procurement process and selected a firm, MHTN architects, to create the plan.
62 Also, the City hired the law firm of Smith Hartvigsen to help establish a Community
63 Development and Renewal Agency and Zions Bank will help with the financial set up of the
64 CDRA. One of the first steps will be to hold an open house and receive public input with a walk
65 of downtown on May 5th. A tour of other communities is scheduled this next weekend to get
66 ideas for Vernal and how to finance any updates. Aaron Averett stated that a survey was sent out
67 and they have received 650 responses so far.

68
69 **COMMUNITY DEVELOPMENT AND RENEWAL PRESENTATION:** Quinn Bennion
70 introduced Adam Long, the attorney with Smith Hartvigsen. Adam Long indicated that his main
71 practice area is redevelopment and he would like to present a crash course on this issue. The
72 first step is for the City to create a new legal body with special powers that is still governed by
73 the City Council and works within a project area. When development or redevelopment start
74 happening, the taxable value of the properties goes up creating more tax revenue. The theory is
75 to use that new revenue to incentivize the project. This step requires the taxing entities to give up
76 some of that tax revenue which would not exist without the development. For example, if an
77 industrial park needs water, sewer and power brought to the property, that is a big expense. This
78 tax could be used to reimburse that expense to get the project to happen. The concept has to be
79 something the market will support, is desirable and beneficial to the community. Main Street
80 project areas are appealing for business's and housing. CDRA's are a special local tool that can
81 be used as an incentive for development in a specific location so rather than a plain development
82 the City can help get something more exciting. In the past, the government agency had to bond
83 which saddled the community with the redevelopment risk. Quinn Bennion acknowledged that
84 the other taxing entities need to be involved early on and understand the process. Adam Long
85 stated that the CDRA is the most flexible local tool available. A participation agreement is
86 signed between the agency and the developer that includes the tax revenue incentive which is
87 now closer to 50%. Quinn Bennion clarified that the developer would get 50% of the increased
88 tax back to help with the development. Adam Long agreed. Quinn Bennion stated that
89 potentially there could be a lot of users to upgrade the buildings on a smaller scale with new
90 windows, back façade, patio seating etc. Adam Long indicated that is very common to have an
91 area with no giant projects which leads to organic growth and requires a lot of creativity. He
92 presented a map of downtown and displayed the properties that will not create any tax revenue

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93 owned by non-profits or government. He noted that the initial assessment showed a tax revenue
94 decline of 11% overall the last 3 years. The CRA has the ability to improve those numbers. He
95 noted that the last step for the CRA is to administer the program. Quinn Bennion stated looking
96 forward he is comfortable implementing a CRA for downtown and allow tax incentives to help
97 and assist existing shops so downtown can be more vibrant and attractive. Commissioner Brad
98 Horrocks stated he likes the concept and would need to see the whole picture before making any
99 commitment. The elected officials thanked Mr. Long for the information.

100

101 **ADJOURN:** There being no further discussion; *Councilmember Nick Porter moved to adjourn.*
102 *Councilmember Dave Everett seconded the motion. The motion passed with a unanimous vote*
103 *and the meeting was adjourned.*

104

AWAITING FORMAL APPROVAL