

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD
JUNE 16 , 2021 at 7:00 p.m. in the Vernal City Council room, 374 East Main, Vernal,
Utah 84078.

PRESENT: Councilmembers Nicholas Porter, Dave Everett, Ted Munford, Travis Allan, and Bert Clark and Mayor Doug Hammond.

WELCOME: Mayor Doug Hammond welcomed everyone to the meeting.

INVOCATION OR UPLIFTING THOUGHT: The invocation was given by Councilmember Travis Allan.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Councilmember Dave Everett.

APPROVAL OF CITY COUNCIL REGULAR MEETING MINUTES OF JUNE 2, 2021:
Councilmember Travis Allan moved to approve the minutes of June 2, 2021. Councilmember Nick Porter seconded the motion. The motion passed with Councilmembers Everett, Munford, Allan, Porter and Clark voting in favor.

PRESENTATION BY ROCKY MOUNTAIN POWER – DON WATTS AND BRANDON ANDERSON: Don Watts, Rocky Mountain Power Division Business Manager, explained that he would like to discuss a light conversion proposal with the Council. The current lights are expensive and there is not a lot in inventory. The current cost for the decorative lights that are downtown are \$45 per light per month to cover replacement cost and labor. Those costs were reevaluated and the cost was recently reduced to \$23.15 a month which is great news for the City. In addition, an LED conversion option has been created. With this option, Rocky Mountain Power will replace the current lights with LED lights which reduces the costs even more dropping the monthly rate from \$23.15 to \$5.52 a month. The City will need to pay for the conversion. Another option would be to add a skirt around the light for dark sky compliance. Mr. Watts stated that cost for the skirts will be added to the proposal to convert the lights. Brandon Anderson, local operations manager for Rocky Mountain Power, stated they are getting requests for this type of light in subdivisions the last few years. Don Watts stated they have around 25 cities who are asking for proposals to change the lights. The hope is to change out the lights by the end of the year. Quinn Bennion reminded the Council that this item has been budgeted in the upcoming budget and the conversion will pay for itself with the lower tariff rates. The Mayor and Council thanked them for the presentation.

PUBLIC HEARING: REQUEST FOR SUBDIVISION AMENDMENT FROM HAROLD IRVING AT 907 SOUTH 235 EAST, UNIT 101 – UNIT 308, VERNAL, UTAH: Mayor Doug Hammond stated this is scheduled as a public hearing and opened the hearing. Allen Parker explained that the City received a request from Harold Irving to vacate a portion of a condominium plat at 907 South 235 East and he is the sole owner of that parcel. If the request is approved, it would eliminate the plat for that portion of the development of 23 units and divide the property so it is sellable and independent from the original development. Mr. Parker displayed a map showing the foundation with no structure. The reason for the request is to

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obtain a loan. The lender does not want an incomplete building as a guarantee for the loan. This request was presented to the Planning Commission and they have submitted a positive recommendation. Mayor Doug Hammond asked if he plans on completing these units would he have to install them under the rules already set. Allen Parker answered yes as it is still under the same declaration. Quinn Bennion asked how this affects the public access to a public road. Allen Parker stated that the common area is also covered by the declaration. Quinn Bennion asked if in theory this property could be sold. Allen Parker stated it cannot be developed except as part of this development since there is no frontage. There was some discussion regarding the fence that is not in good repair and is a public safety hazard. Councilmember Bert Clark asked if there is a proposed time line to develop. Allen Parker answered no. Councilmember Travis Allan asked if this could affect the parking if it is sold and fenced off. Allen Parker stated the parking remains consistent with the number of units. There being no public comments, Mayor Doug Hammond closed the public hearing. *Councilmember Ted Munford moved to approve this subdivision amendment and any ordinance that is necessary. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

- Councilmember Munford.....aye;*
- Councilmember Allanaye;*
- Councilmember Everettaye;*
- Councilmember Porteraye;*
- Councilmember Clark.....aye.*

ADOPTION OF FY2022 BUDGET - ORDINANCE NO. 2021-10: Quinn Bennion reminded the Council that several workshops were held to go over the FY2022 budget and this is the final step. This budget does add \$20,000 to cover the homeless tax imposed by the State using property tax. He noted that the City has a low property tax rate. Three years ago the State legislature came up with a way to cover homeless services by taking sales tax from cities and counties and putting it into a fund for cities that had homeless shelters in their jurisdictions. The City had to pay the tax the first year and the Council held a truth-in-taxation hearing to use property tax to cover it. The next year the statute was amended and the City did not have to pay the tax because there was a homeless shelter here and the extra property tax was dropped. Now with the homeless shelter closing the City will have to pay the tax again. Councilmember Travis Allan stated the local residents are paying \$20,000 to the Wasatch Front that does nothing for local homeless issues. Quinn Bennion agreed. Councilmember Bert Clark asked when the tax has to be paid. Quinn Bennion answered next January. In order to collect an additional \$20,000 in property tax again a truth-in-taxation hearing will need to be held.

Quinn Bennion stated that another round of funds to help with the pandemic will be released during this budget and the total allotment to the City is expected to be \$1.2 million dollars. The funds will be released over a two year period. The revenue is not shown in this budget because it is not known when it will be received and there are specific regulations on how those funds can be spent. Councilmember Travis Allan asked what the funds were used for in the past. Quinn

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Bennion answered that the three Cities and the County joined together and used the majority of the funds for small business grants. Around 25% of the funds were used for building improvements and ways to hold video conferencing. After further discussion, *Councilmember Ted Munford moved to adopt the FY2022 budget, Ordinance No. 2021-10. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Allanaye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Clark.....aye.

REQUEST ACCEPTANCE OF ROAD TO ACCESS PROPOSED NEW SUBDIVISION:

Allen Parker reminded the Council of the road width issue that was discussed at the last meeting. The roadway, Gina’s Way, is only 45 feet wide on the north end and the City requirement is 60 feet. When it was built, the width was acceptable for a private road. In order for the next parcel of land to be developed, the City would need to accept the roadway. The proposal is to leave that section at 45 feet in width and the remainder of the road would be built at 60 feet wide. The City Council asked the Planning Commission to review this item and they did that at the last meeting. Several of the members were adamant that the City accept it with one dissenting vote from Eric Hunting who voted against it. Councilmember Ted Munford asked why he was against it. Allen Parker stated he felt the City would want a wider road in the future. Councilmember Ted Munford asked about public safety if cars are parked there will the fire engines be able to get through. Allen Parker stated there will still be two-way traffic access if there is an 8 foot parking strip on each side. Allen Parker declared a conflict of interest with this issue as he lives on the street in front of this development. Councilmember Bert Clark asked how the three property owners with homes on that road feel about this issue. Allen Parker stated they are in favor of it so they can get a better road. There was some discussion regarding eminent domain and discussiong with the HOA. Allen Parker stated that Reed Crishfield who is the president of the HOA has no interest in vacating that 15 feet and sees it as an opportunity to prevent higher density housing. Councilmember Travis Allan asked if the City could require them to rezone to a lower density. Allen Parker stated the City could only require them to apply. Councilmember Travis Allan reported that he drove through that area and there were cars parked on the street and it did not impede traffic. If the road it widened it will destroy two trees and other landscaping. Councilmember Ted Munford stated he is concerned about bending the rules. Councilmember Allan stated there is always exceptions. Councilmember Nick Porter stated it should be accepted. Councilmember Ted Munford suggested the ordinance be changed so private developments must meet standards in the future. After further discussion, the consensus of the Council was to give approval to the concept of that section of roadway remaining 45 feet and the remainder be built to the 60 foot standard. Councilmember Bert Clark was not in favor. Quinn Bennion stated the developer will need to file an official formal request for the City to accept the infrastructure for public access.

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REQUEST APPROVAL OF SIDEWALK GRINDER PURCHASE: Clint Morton explained that this piece of equipment is in the budget and will help with trip hazards in the sidewalks. He explained that it is cheaper to grind down the sidewalks than replace them. There is only one supplier for this equipment at a cost of just over \$10,000. To have a contractor grind down one neighborhood is the same cost as buying this equipment. After further discussion, *Councilmember Travis Allan moved to approve the purchase of the sidewalk grinder. Councilmember Dave Everett seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Allanaye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Clark.....aye.

REVIEW AND APPROVAL OF PAINT STRIPING BIDS: Clint Morton indicated there were some problems with the original bid so this program was rebid. Two bids were received and the low bidder is the same company as before called Straight Stripe at a cost of \$32,000. Clint recommended the Council accept the low bid. *Councilmember Ted Munford moved to accept the bid of \$32,000 from Straight Stripe for road striping. Councilmember Dave Everett seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Allanaye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Clark.....aye.

REQUEST TO CONSIDER PLANNING COMMISSION MEMBER CHANGES: Allen Parker reported that Cory Foley is currently serving as an alternate on the Planning Commission and he has been a good and reliable member. He recommended Cory be appointed as a regular member and add Brandon Parker as an alternate. He introduced Brandon who is a local real estate and property manager and is interested in serving. Brandon Parker stated he has lived here his whole life and has an interest in volunteer service and the community. Allen Parker introduced Stephen Lytle who is also interested in serving and has a background in geography. Stephen Lytle stated that he grew up in the Uintah Basin and wants to be involved in local politics. Allen recommended that Stephen be appointed as an alternate to the Planning Commission also. *Councilmember Travis Allan moved to appoint Cory Foley as a regular member of the Planning Commission and Brandon Parker and Stephen Lytle as alternates. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;

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Councilmember Allanaye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Clark..... aye.

The Council welcomed Brandon and Steve. Mayor Doug Hammond thanked them for their willingness to serve.

REQUEST TO DECLARE OLD FURNITURE AS SURPLUS: Quinn Bennion presented a list of items that need to be declared surplus so they can be disposed of. The majority of the items is furniture from the victim advocates office that is showing a lot of wear and was replaced using grant funds. The large tables are at the public works office and also need to be replaced. *Councilmember Travis Allan moved to declare the items presented as surplus. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Allanaye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Clark..... aye.

STAFF REPORTS:

Airport:

Ken Campbell reported that the TSA recently made an inspection so he could figure out if there were any gaps in security and overall the staff did really well. The FAA will also be out soon to do an annual inspection. Next, from time to time the airfield needs to be painted and it was thought that it had to be done this year. After looking into it, the runway does not need to be done until next year saving \$132,000. Councilmember Travis Allan asked if there is any potential for other destinations. Quinn Bennion stated a meeting has been arranged with SkyWest Airlines to discuss a Salt Lake City flight.

Drought concerns: Mayor Doug Hammond mentioned that the media is reporting the use of water from under City Hall to water the flowers on Main Street. The water crew is reporting that the water at the spring is running full right now. Councilmember Bert Clark stated that the Sewer Management Board is also looking at infiltration and will check around ten sites in the City. Nick Porter stated they are testing the secondary water on the golf course.

Meetings:

Quinn Bennion reminded the Council there will be a special meeting on the budget on June 28th and could be a joint City- County meeting that day.

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ADJOURN: There being no further business; *Councilmember Dave Everett moved to adjourn. Councilmember Ted Munford seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

Mayor Doug Hammond

ATTEST:

Roxanne Behunin, Deputy Recorder

(S E A L)