

City of Green River

460 East Main Street, Green River, Utah

City Council Minutes
Special Meeting
Thursday, January 12, 2012

ATTENDING: Mayor Pat Brady, Council Members Kathy Ryan, Kent Johnson, Penney Riches, Philip Engleman and Gary Riches; Employees Conae Black, Karen Smith; Citizens JoAnne Chandler, Doris Randolph, Katherine Brown, Julie Steuer, Jack Forinash, Ali Osborn, Sharon Mitchell, Amy Wilmarth, Chris Lezama, Irene Daw, Robert Smith

CONDUCTING: Mayor Pat Brady, the meeting began at 7:01 p.m.

ORDER OF BUSINESS:

The Pledge of allegiance is directed by Gary Riches

1. Discuss/approve/deny consent agenda. **MOTION:** Kent Johnson moved to approve the consent agenda. Philip Engleman seconded the motion. **VOTE:** Kathy Ryan, Kent Johnson, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

Minutes for December 13, 2011 regular meeting
November 2011 Recorder's report
December 2011 Treasurer's report
January 2012 Payment Approval report

2. Welcome of new elected City Council Members. Mayor Brady welcomed the new City Council Members and hopes to have the continued success as the previous Council members to ensure our growth and have a better economy for our community.

3. Report on status of Housing Plan. Chris Lezama, the AmeriCorps VISTA employee working with the city addressed the Mayor and City Council. He provided a copy of a housing study template to the council. Some of these steps will be completed by Richard Walker from Rural Community Assistance Corporation (RCAC). The first step was to identify all of the stakeholders in this plan. The second step was a demographic evaluation that was mostly based on census data and economic trends which was completed by Professor Jim Wood from the University of Utah. The third step is a conducting an evaluation of current regulatory environment. Step number four is the assessment of the current housing conditions. A windshield study was conducted to indicate if a house fell into a category of new, good or deteriorated. Step five is to run a community based housing estimating model. Step six is to engage with the community and get them involved in this process and the final step is to establish goals and create and implement strategy. The Housing Plan is mandated by the State of Utah. It can be used for grant purposes, other entities may use it for planning purposes and the city can use it to better understand the strengths and weaknesses. It should be updated every two years.

4. Discuss/approve/deny Resolution #01-2012, Holiday schedule. Gary and Penney Riches said there should be a change for the President's Day. It states on the resolution Wednesday February 22 and it should be Monday February 20. Gary Riches also noticed a typographical error on December 25 holidays it says 2011 when it should be 2012. **MOTION:** Penney Riches moved to approve Resolution #01-2012 with the suggested changes. Kathy Ryan seconded the motion. **VOTE:** Kathy Ryan, Kent Johnson, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried unanimously.

5. Discuss/approve/deny Resolution #02-2012, City Council meeting schedule. Gary Riches asked if the council wanted to take into consideration the Green River High School basketball schedules. Philip Engleman said they have not done so in the past. Gary Riches said the December date should be the 11th and not the 13th. Gary Riches said in his conversations with others on the January meeting he wondered why the city made an exception to their meeting because they only met once a year. Conae Black said she asked Judy Scott if they would

consider changing their meeting date and she was not willing to do that because they would have to amend their bylaws. Penney Riches said she went to the meeting this year and there were maybe a total of ten people in attendance. Conae Black said the city owns 160 shares of water and someone from the city should be in attendance to that meeting which is conflicting if city council is held on the same night. Gary Riches said he would be willing to talk to the canal company and ask if they would consider amending their bylaws to change their annual meeting date. **MOTION:** Kent Johnson moved to approve Resolution #02-2012 with the change to the December meeting date. Gary Riches seconded the motion. **VOTE:** Kathy Ryan, Kent Johnson, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried unanimously.

6. Discuss/approve/deny Mayoral appointments.

Mayor Pro Tempore	Kent Johnson and Philip Engleman
Budget Officer	Mayor Pat Brady
City Recorder	Conae Black
City Treasurer	Loni Meadows
Public Works Director	Bryan Meadows
Zoning Administrator	Bryan Meadows
Emergency Program Director	Karen Smith
Special Activities Coordinator	Karen Smith
Fire Chief	Howard Burnett
Finance Officers	All City Council Members
Economic Development	All members of the City Council
Auditor	Smuin, Rich & Marsing
City Attorney	Gerald Kinghorn
City Engineer	Johansen & Tuttle Engineering
Airport Engineer	Armstrong Consultants
Museum Director	Rey Lloyd Hatt
Emery County Recreation	Kalynn Fail

Municipal Building Authority	
President	Mayor Pat Brady
Vice President	Kent Johnson and Philip Engleman
Secretary	Conae Black

Board Positions

Board of Adjustment (5 members)

Allen Burns	term ends 2016
Roy Pfander	term ends 2012
Maxine Hall	term ends 2013
Judy Ann Scott	term ends 2014
Calvin Bastain	term ends 2015

Planning and Zoning (5 members)

Katherine Brown	term ends 2012
Amy Wilmarth	term ends 2012
Jack Forinash	term ends 2013
Ben Coomer	term ends 2013
Robert Smith	term ends 2014

John Wesley Powell River History Advisory Board (9 members)

Penney Riches	term ends 2015
JoAnn Wetherington	term ends 2012
Charlotte Uptain	term ends 2012
Jo Anne Chandler	term ends 2013

Rey Lloyd Hatt term ends 2013
Richard Seely term ends 2013
Shuanee Harrison term ends 2013

Historical Preservation Board

Lana Coomer
Joanne Ekker
JoAnne Chandler

Pat Brady

Airport
Alleys
Community Center liaison
Medical Center Liaison
LEPC/CCC
Archives

Kathy Ryan

Streets &

B&C Roads
Planning and Zoning
Board of Adjustment

Philip Engleman

Sewer Department
Water Department
Buildings and Grounds
Equipment Operation & Maintenance

Kent Johnson

Parks & Rec.
Solid Waste
Curb, Gutter and Sidewalk
Melon Days
Drainage

Penney Riches

Weed & Mosquito
Museum
Information Center

Gary Riches

Fire Department
Code Enforcement
Animal Control

Keith Brady as emeritus status

Emery County Travel Board
Chamber of Commerce

Mayor Brady asked if there were any changes. Philip Engleman said he would like to see a Recreation department. Mayor Brady said he has talked about this with Luke Shorts and Kent Johnson but would like to talk about it at a later date. Mayor Brady said he would like to see a Beautification Committee and needs someone to serve on the RC & D Board. **MOTION:** Kent Johnson moved to approve the Mayoral appointments as stated. Kathy Ryan seconded the motion. **VOTE:** Kathy Ryan, Kent Johnson, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried unanimously.

7. Discuss/approve/deny future projects to seek Community Impact Board funding. Conae Black explained to the new City Council members about Community Impact funding. In a public meeting for all citizens to hear all potential projects that the city may seek funding for need to be placed on a priority list that will then go to the county who prioritizes all of the counties submissions to present to CIB for funding. The city cannot seek CIB funding for a project without preapproval from the citizens and county by placing the project on the list. Kathy Ryan asked when they needed to come up with a project list. Mayor Brady said tonight at this meeting in order to meet the schedules. Conae Black said that we will not be able to come up with real accurate project costs as an engineer or other professional would we will just have agree on an estimated cost. She and Bryan Meadows have already submitted to the Council some suggested projects along with the unfinished projects that are on the current list. After some discussion on the needs of the city the City Council decided the following projects should be submitted to CIB for future funding in the order listed.

1. A new firehouse for the fire department.
2. Drainage improvements.
3. Upgrades to the water and sewer systems.
4. Master plan updates.

MOTION: Kent Johnson moved to approve the projects as listed to submit to CIB for future funding. Gary Riches seconded the motion. **VOTE:** Kathy Ryan, Kent Johnson, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried unanimously.

8. Discuss/approve/deny extending contract to Mike McCandless for another 6 months. A copy of the current contract was provided to the City Council. Penney Riches asked if there was a list of things that Mike McCandless has done. Conae Black said that Gary Riches came into the office and asked her a similar question which was what has Mike McCandless done for Green River recently. She stated that Mike McCandless actually called her today so she spoke with him about this question also. What she told Gary Riches is Mike McCandless has diligently been working on the keeping the State Park Golf Course in Green River for the last year. In her conversation with Mr. McCandless today he said that he was in Green River today and was at the State Park and now has turned around the golf course finances and it is now running in the black. What the golf course now has to prove is that it can operate on that budget. He has also been working on getting natural gas to Green River over the past seven years. The pipe lines are close to our community but the natural gas companies have not been able to bring that into town because there is not enough volume of customers to justify the expense. He has helped develop a Bill to take to the State Legislature that will allow the natural gas companies to tack on an additional 12 cents a month onto all natural gas customers bill to give the provider enough money to bring natural gas lines to all rural Utah towns. He did not present the Bill the first year after it was written because the economy was not good at that time and it was a poor time to present. The following year the sponsor that he had for the Bill passed away so he had to find another sponsor. This year the natural gas provider who was working with him pulled out and he does not have their support to move this Bill forward in the Legislature. This Bill would help out Green River, the town of Emery and Kanab. Penney Riches felt that the work on the Bill is a county function and not specifically for Green River. She wants to make sure that if he is hired on for the city that he is doing things just for Green River. She felt there was a conflict there that if something is coming in it seems to her that he either pulls it to Green River or the other end of the county does he make his decision on the highest bidder. Mayor Brady said no and gave an example of the Mancos Industrial Park. Who does that benefit? It benefits both the county and Green River City. With the natural gas it will benefit more than Green River. Penney Riches said the county is already paying Mike McCandless to take care of those things. Conae Black said it is not uncommon for Mike McCandless to put in a good 74 hours a week on his job. The county has increased his responsibilities. He has been given the assignment of not only Economic Development but he also oversees the Emery County Travel Council, Emery County Planning and Zoning and Emery County Building department. He has been added on responsibilities but never an increase in his pay. When you put in 75 hours a week and the county does not recognize what you are doing he became a little bit unhappy with his situation so began to search for other jobs and applied for the position of as the Director of the Southeastern Utah Association of Governments and was offered that position. He accepted that position which would have been a \$10,000 increase in his income from his pay with the county but his heart was not in it because he loves his job with the county and he is very good at what he does. So he changed his mind and went back to the County Commissioners and asked for his job back and asked if they would consider increasing raising his wages due to the increase of responsibilities. It was right in the middle of the county's budget year and would have taken a little bit more time to work that out. If we would have lost Mike McCandless it would have set us back on the Industrial Park development along with all of the other things he has been working on about 5 years. Mike McCandless is not irreplaceable but is very valuable in the work that he has begun but not finished because of the relationships that he has built. The county recognizes that because she and Mayor Brady sat down in a meeting with Commissioner Horrocks and Commissioner Nielson and they admitted that it would set Green River economic development back another 5 years if Mike McCandless was gone. That is why the City Council felt it was important to do something to help keep Mike McCandless employed with Emery County to continue on with those relationships that he has built just long enough for the county to get their act together and they never did. Penney Riches asked if the county included a pay increase for Mike McCandless in their new budget year. Conae Black said the county did increase Mike McCandless pay \$2000 a year. Penney Riches wanted to know what his salary was. Conae Black said she did not know but it is public information. Mayor Brady said there is a web site available that she could get that

information from. Mayor Brady said a lot of people do not see immediate results of what Mike McCandless is doing. He fully supports Green River City subsidizing his wage because it scares him of what could happen if we lost him. There are companies that he has worked with that went to the County Commissioners and told them they do not want to lose Mike McCandless. Penney Riches asked if there were any other cities in Emery County that are subsidizing his wage. Conae Black said no but they will not benefit as much from his efforts as Green River will. Mayor Brady said on the other side of the county they benefit more from what the county does, we are not. We do not get much from the county besides what Mike McCandless does for us. Gary Riches said we are just looking at a six month extension to his contract and asked why it was only for six months. Conae Black said that is the end of the city's budget year. Gary Riches asked how much would Green River City look at supporting him with at this time. Conae Black said the city wanted to show good faith and tried to work with the county. If the council decides not to give Mike McCandless another dime that would be fine but if the council decides to give him the same amount that would be fine also. She doesn't know if giving him more money will resolve anything. Obviously the county is still working out their issues and she doesn't know if it will help them see the problem if Green River City gives him more money. Gary Riches said he has spoken with several businesses and private citizens about Mike McCandless and those that are in the know speak highly of him those that are not in the know don't know his name. Mayor Brady said Mike McCandless is responsible for getting the film industry in our county and most of that has been in Green River. **MOTION:** Gary Riches made a motion to extend the contract between Green River City and Mike McCandless for another six months for \$650 a month. Kathy Ryan seconded the motion. **VOTE:** Kathy Ryan, Kent Johnson, Philip Engleman and Gary Riches voted aye. Penney Riches voted nay. The motion carried.

9. Department Reports Philip Engleman bumped into a partner of the Book Cliff Lodge while in Orem Utah and was told by him that they still have plans to convert some of the motel rooms into apartments and plan on beginning that renovation some time in February of this year. Julie Steuer said a woman backed into a big dip on their property. Philip Engleman said he spoke with them about that and asked them to barricade off the dipped area. He asked Conae Black to give a report on the sewer lagoons. Conae Black gave the new members of the City Council and update on the Water Quality requirements for the sewer lagoons. We thought that because of our sewer rate increase we would get the chlorination system fully granted but now Water Quality wants us to apply for CIB funding. Kent Johnson said a drive approach for Keith Johnson was budgeted for in the street improvement project but never put in and needs to be done. He said he would call Brent Tuttle and speak to him about it. He will also look at the plan to see if that was included. He said it should either be Nelson Construction or Johansen and Tuttle Engineering who should pay for the drive approach. Kathy Ryan said she has plans to calculate all of the streets and submit that report into the State to see if we qualify for more C Road funding. Mayor Brady asked her to look into the medical center helipad. He said the helipad itself is not on the adjoining property but something more needs to be done there. Penney Riches said due to just having her assignments for only two days there is not anything to report. She will get with Roy Pfander about the weeds before she decides on what to do. Gary Riches would like to look into getting a code enforcement officer. He would like to look at what is already in place but would like them to mirror the State statutes. He expressed concerns about the problems with the EMS program. He would like to look into it further. Karen Smith said the city had its first chili cook off right after the Christmas light parade and it was fairly successful even with all of the activities that were going on that same night. Mayor Brady said that Rocky Mountain Power gives the city some money to help with the Christmas activity expenses. The carport for the melon slice is ordered and should be coming at any time. She will be attending two different conferences for homeland security this month. She will be holding another CERT training the end of February or the first part of March. She explained the NIMS program and the need for all new council members to take that course. JoAnne Chandler gave a written list of visitation at the archives. She invited everyone to visit the archives. Mayor Brady said they are looking for a new permanent location for the archives. He said JoAnne Chandler is heading up a Historical Preservation committee where there are man more funding opportunities available. He spoke on the Interpretive Trail for Fossil Point which is a location that has many dinosaur fossils. He encouraged council members to take advantage of the Utah Local Government Trust trainings. The county is talking about restructuring the school board voting districts. Emery County

acquired the Crandall Canyon mine memorial. He asked the council to think about sponsor the Apples for Teachers program and consider putting that into the budget. He would like to see a calendar with all of the community events on it to give to the public free of charge.

10. Adjourn. The meeting adjourned at 9:11 p.m.

Pat Brady, Mayor

Conae Black, City Recorder

Approved: _____