

**City of Green River**  
460 East Main Street, Green River, Utah

City Council Minutes  
Special Meeting  
Tuesday, January 29, 2013

**ATTENDING:** Mayor Pat Brady, Council Members Kathy Ryan, Kent Johnson, Penney Riches, Philip Engleman and Gary Riches; Employees Conae Black

**CONDUCTING:** Mayor Pat Brady, the meeting began at 6:35 p.m.

**ORDER OF BUSINESS:**

1. Discuss/approve/deny best financial strategy for the JWP Museum.

a. When is the best time to close it in the winter?

Mayor Brady said there are other museums that have closed in the winter and it hasn't hurt their business as long as people know. There should be a sign stating when it is closed and when it will be reopening. Kent Johnson said it has been discussed previously to close at Thanksgiving, reopen for a few weeks just before Christmas for those who shop at the gift shop, close again and reopen for the season in March. Penney Riches felt if it was closed down for the winter it would not be necessary to reopen for the Christmas shoppers. Kent Johnson said it was also mentioned that it would be good to have someone check up on the facility occasionally during the time it is closed to watch out for problems. Penney Riches said if we could hire a director then that employee could work on activities, events and write grants during the winter months. Philip Engleman wondered if it would be possible to have the state take over our museum. Kent Johnson said that was brought up eight years ago and he fought against it then but has changed his mind and wishes the city would have gone through with it. Philip Engleman and Gary Riches thought the city should look into having the state or county take over our museum. Penney Riches said to look at the tax base the museum draws into our community and felt that often gets overlooked. If we had a director who would focus on it assets then it would bring even more people into town. Philip Engleman said that draw would still be there no matter who owned the facility. Penney Riches said no matter who owned the facility it still needs a director. She has found out that wages for that type of job start out at \$24,000 a year and go up to \$90,000 a year. She felt that maybe we could get a college graduate who needed a good starter job. If there was someone there that knew what is going on then even the gift shop sales would increase.

She thinks there is a lot of product walking out the door. Mayor Brady felt it would be a good idea for Penney Riches to gather more information on the director position. There was a question on how much would be saved in expenses by closing down the museum. It is unknown how much will be saved in utilities. It was determined that at least \$4,000 a month in expenses would be saved. It was decided to close the J.W.Powell Museum December 2013, January and February 2014.

b. The cost of watering with city water vs. cost of revamping system to use river water

c. The cost and benefit of redoing the landscaping

It costs the city water department about \$25,000 a year to supply water to the museum. The sewer rates are determined by water usage which costs the city sewer department about \$18,000 a year to supply sewer services to the museum. There was some discussion on what would be needed to change the sprinkling system over to use river water. Penney Riches also mentioned that the city would have to get permission to pump the water from the river for irrigation. Kent Johnson and Philip Engleman felt it was worth the time and expense to convert the irrigation system over to pump directly from the river, Penney Riches did not think it was worth it. Philip Engleman said Grand Junction Pipe and Supply would help design the irrigation system. The discussion led to redoing the landscaping in order to save on watering the grounds. There was a general consensus that removing the grass in the very front and putting in rocks would be a good idea. Penney Riches brought up the potential dinosaur that the city could get from the museum in Vernal that would go outside on

the museum grounds. She would like to contact Utah State University to get students to redesign the landscaping. It was decided to contact Grand Junction Pipe and Supply to give the city a cost estimate to convert the irrigation system to direct water from the river and to keep working on Utah State University students to redesign the landscaping.

d. Any immediate mechanical cost coming up

There is not any known large maintenance items needed to be done at the museum except for the roof repairs. Penney Riches does not have all of the information to fill in the cracks on the parking lot.

2. Discuss/approve/deny financing of the Public Safety Building.

a. Funding

b. Putting it off a year

c. In the fall of 2013 doing the Brownsfield requirements

Mayor Brady said with all of the things that the city has going on this year do we want to pursue this project for this year or put it off for another year. Philip Engleman asked if we had to transfer \$230,000 of General Fund money into the museum account. Conae Black said no, you don't have to but if the city continues to ignore the deficit then we will be repeatedly written up for noncompliance of state budgeting regulations. The consequences of that could result in the withholding of tax revenue until a plan is in place to fix the problem. Philip Engleman suggested paying off just a portion of the deficit. There were questions and some discussion on how much money would be needed to build a new fire station. It would depend on how many bays would be needed. Philip Engleman felt five bays would be sufficient. Mayor Brady read some correspondence from Emery County Commissioner Nelson offering \$30,000 for the portion of property owned by the city for their Justice Court building and if this offer is not accepted by the city then they will look at other options. Mayor Brady said at one time the city talked about housing the Highway Patrol in the new Public Safety building and asked if that was still necessary. Gary Riches said the building that they are in now is adequate. Conae Black said the State's leasing policy is they pay a certain amount per square footage. If the revenue we receive from State does not cover the expense it would take to build the extra space then it is not worth it. An unfavorable option to decrease the construction cost would be not to include the EMS services in the design plans. The Mayor or City Council does not want to do that. Mayor Brady said he foresees in the future the city taking over EMS services for Green River and the space will be needed. Philip Engleman would like to see the city apply for funding and build this year. Mayor Brady said the city is working on cleaning up the contaminated soils at the property. You can only apply for funding through the Brownsfield granting process one time a year which is in the fall. We will be able to build right on top of the contaminated soils and still work through clearing the property of contaminated soils. The discussion led back to not exactly knowing how much a new building would cost and how much money to plan for. Mayor Brady said the city will continue to work on cleaning up the contaminated soils at the property and get the funding for that and he will continue to work on getting some more cost estimates for construction.

3. Discuss CIB priorities. A copy of the 2011 and 2012 CIB list was provided to the Mayor and City Council. Conae Black said the same projects are being put on this list year after year and not getting done. She pleaded with the City Council one more time to consider doing a Capital Facility plan so that the city can be better prepared for these projects. The next CIB application deadline is February 1<sup>st</sup> and she would like to put in an application for that deadline. The Council agreed to do so and gave her permission to apply. After some discussion on the physical needs of the community the Mayor and Council decided on the following projects.

<u>Project Description</u>	<u>Estimated Cost</u>	<u>Revenue Grant/Loan</u>	<u>Submission</u>
Fire House	\$1,500,000	City \$200,000 RDA \$100,000	\$900,000/\$300,000 6/1/14

CIB \$1,200,000

Flood Control	\$500,000	City \$50,000	\$450,000	
6/1/14				
Drainage		CIB \$450,000		
Plan Updates	\$80,000	City \$40,000	\$40,000	6/1/14
		CIB \$40,000		
City Vehicle	\$40,000	CIB \$40,000	\$40,000	6/1/14

4. Discuss Capital Projects. These items were discussed in the previous agenda item.

5. Adjourn. The meeting adjourned at 8:05 p.m.

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Pat Brady, Mayor

Conae Black, City Recorder

Approved: \_\_\_\_\_