

# *City of Green River*

460 East Main Street, Green River, Utah

City Council Minutes  
Regular Meeting  
Tuesday, May 13, 2014

**ATTENDING:** Mayor Pat Brady, Council Members Kathy Ryan, Michael Silliman, Penney Riches, Philip Engleman and Gary Riches; Employees Conae Black, Karen Smith, Bryan Meadows; Citizens Justin Queen, Evan Rimoldi, Maria Sykes, Paul and Kathy Cowley, Tim Glenn, Armando Rios, Ryan Savino, Ellise Gallagher, Julie Zwahlen, Ben and Doreen Lehnhoff, Eduard Korycan, Frank Anderson, Julie Steuer, Zina Willard, Larry Ekker, Keith Brady, Kathy Brady, Kim McFarlane, from Jones and DeMille Engineering Brian Barton, Kendrick Thomas, from Mesa Consulting Bill McMurrin, from Johansen and Tuttle Engineering Brandon Brady

**CONDUCTING:** Mayor Pat Brady, the meeting began at 7:03 p.m.

## **ORDER OF BUSINESS:**

The Pledge of allegiance is directed by Michael Silliman.

1. Public Hearing. To hear public comment on the City of Green River applying for funds from the Permanent Community Impact Fund (CIB) for the purpose of constructing a new Public Safety Building.

Conae Black, Green River City Recorder, disclosed to the public present that the city intends to submit a grant application into the Community Impact Board for a new Public Safety Building that will house both fire and ambulance. The City has contracted with Jones & DeMille Engineering to design this new building. Because this building will be going on an old petroleum oil site some of the property has some contaminated soils that will need to be cleaned up. The location will be on Main Street where the old Premium Oil Station used to be. The City worked with Johansen and Tuttle Engineering who determined where the contaminated soils were and advised on the best method of mitigating the problem. We anticipate that the cost of this project will be about \$2,700,000. Emery County will not be partnering with the City on this project. The ambulance garage will operate in the same way as the fire department. The City provides the building to house the equipment and the County provides the equipment. The City has already acquired the property so we will not have to ask for funding to purchase the land. The City's cost share to this project will be the value of the land and about \$500,000 to \$600,000 cash. The rest of the funding will come from the Community Impact Board. The City will ask for a 70% grant and 30% loan with 0% interest on this application. The City does not know if the Community Impact Board will approve our request. She asked for any comments from the public.

Mayor Brady said this has been discussed for many years. He said that with Dan Harrison's help the city was able to acquire the property. He said the city needs to move on and get the building built.

Gary Riches asked if there were any concerns about building a brand new building on Main Street.

There were not any questions or comments from the public.

The Public Hearing adjourned at 7:09 p.m.

2. Discuss/approve/deny consent agenda. **MOTION:** Kathy Ryan moved to approve the minutes on the consent agenda with some typo corrections. Philip Engleman seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches

voted aye. **MOTION:** Kathy Ryan moved to approve the financials on the consent agenda. Gary Riches seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye.

Minutes for February 11, 2014 regular meeting  
Minutes for March 11, 2014 regular meeting  
Minutes for March 28, 2014 special meeting  
March 2014 Recorder's report  
April 2014 Treasurer's report  
May Payment Approval report

3. Discuss/approve/deny 2015 Tentative Budget. Conae Black stated that the General Fund is still short about \$75,000. That is with transferring \$10,000 to the Solid Waste fund and \$150,000 to the Museum fund. Both of those funds are in the deficit and needs additional support to get them out of the red. She recommends that the Council consider cutting funds in the parks department and museum fund. Penney Riches asked Conae Black why she felt the museum budget needed to be reduced. Conae Black explained that she did not see anywhere else to reduce spending and did not foresee any more revenue. The General Fund supports streets, administration, fire, code enforcement parks and recreation. Perhaps the Council could reduce the amount of money they will be donating to other organizations such as the medical center. Penney Riches asked where the funding was coming from to support PACT and CHEER. Conae Black said the General Fund. Mayor Brady asked Conae Black how much of a decrease she would recommend for the parks and museum. Conae Black said neither fund was asking for more than there was a need but she would at least reduce the general fund transfer to the museum by \$25,000. She asked the Council to approve the Tentative Budget as is and schedule another budget work session. That meeting was scheduled for Tuesday May 27<sup>th</sup>. **MOTION:** Philip Engleman moved to approve the 2015 tentative budget. Kathy Ryan seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye.

4. Discuss/approve/deny repainting the city owned building used as "The Pirates Den" and report on summer activities. Kathy Brady, CHEER Coordinator, addressed the Mayor and Council. She explained that they would like to paint a mural on the outside and inside of the city owned building used as the "Pirates Den". She said that all supplies, materials and labor will be furnished through the CHEER funding programs. She said she would also like to construct a basketball court. She explained how the Safe Passages grant funding works. She said the City mostly gives in-kind services except for Karen Smith's time and paying for utilities. She reported on the "Movies in the Park" activity. **MOTION:** Kathy Ryan moved to approve painting murals on the city owned building. Philip Engleman seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

5. Introduction of candidate for Emery County Commissioner. Emery County Commissioner elect Paul Cowley addressed the Mayor, City Council and citizens present. He wanted to come to Green River and let people know who he is.

6. Update on Emery County Commissioners race. Keith Brady, candidate for Emery County Commissioner, addressed the Mayor, City Council and citizens present. He stated that there will be a Primary Election for the Commissioner position that he is running for. The Primary election will be held June 24, 2014. He asked for support from those present.

7. Discuss/approve/deny bids for museum roof repairs. Brandon Brady from Johansen and Tuttle Engineering stated that two bids were received on this project. Both bids were very close. The bid from Skyline Roofing was \$70,890 and from Utah Tile & Roofing was \$68,349. Bryan Meadow said Skyline Roofing bid price for insulation was lower than Utah Tile & Roofing and the roofers may run into some unknown areas that will need a change order which could increase the costs. It will depend on how many soft spots there are and how much insulation will be needed. Conae Black said the flip side of that is the Workman's Comp rates for the Skyline Roofing were

higher than they are for Utah Tile & Roofing. She also stated that James Dressler who is the architect on this project has worked with both companies who submitted a bid and he approved either company. Penney Riches asked members of the City Council if they were familiar with the companies who submitted a bid and no one was familiar with them. She asked Bryan Meadows who he recommended. Bryan Meadows said in talking with James Dressler he stated that anywhere the roof had leaked in the past the insulation will need to be replaced. There are a lot of places where the roof has leaked in the past but by square footage it is really hard to know and when he asked James Dressler about it he said it was all an unknown so he did not know which bid to accept. Conae Black said with that information James Dressler recommends that the Council accept the low bid. **MOTION:** Penney Riches moved to approve the bid from Utah Tile & Roofing for \$68,349. Kathy Ryan seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

8. Discuss/approve/deny bids for airport pavement improvements. Conae Black said the approved grant funding for this project is \$180,000 and the low bid was \$161,775 which did not leave enough money for engineering costs. With the help of Armstrong Consultants the City went back to the State and asked for more funding. The State approved additional funding to cover the costs of this project yesterday. This project is a maintenance project to crack and fog seal the pavement. The city could exclude maintaining the apron rather than accept the additional funding. This is a matching grant, the State pays for 90% of the project and the city pays 10%. The following bids were received: Straight Stripe Painting, Inc. \$161,775.39, Maxwell Asphalt Inc. \$207,199.25 and Intermountain Slurry Seal \$218,534.79. The Engineer's estimate was \$185,372.55. **MOTION:** Gary Riches moved to approve the bid from Straight Stripe Painting Inc. for \$161,775.39. Philip Engleman seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

9. Discuss/approve/deny designating Epicenter as a Local Arts Agency. Maria Sykes said she is asking the City of Green River to designate the Epicenter as a Local Arts Agency. This also needs to be signed off by the Utah Division of Arts and Museums. This will allow the Epicenter the opportunity to get funding through the Utah Division of Arts and Museums. Mayor Brady said he feels like this would be a good idea to support the Epicenter on this because they have brought in more arts and culture into this community. Maria Sykes said she feels like this would be a good fit for them because they have tried to promote economic development through arts and culture. **MOTION:** Penney Riches moved to approve designating Epicenter as a Local Arts Agency. Kathy Ryan seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

10. Report on Melon Days. Julie Zwahlen said she is hoping to expand Melon Days to more days. She gave a report on the amount of motel rooms sold during that period of time and stated that there was room for improvement. She said the tentative schedule of events is on Wednesday will be the BBQ, Kiddie Parade, food and carving contest. Jackie Nelson will be overseeing the food and carving contest. Next year Jackie Nelson will be implementing a fair exhibit contest. Thursday will be the Movie in the Park, a bunch of games and other events that she has been thinking about like water volleyball, sack races, wheel barrel races, and cupcake decorating. Julie Zwahlen said she would like to have the Melon Days Queen and Contestants help with the Thursday night activities. There was some discussion from the Council as to whether this should be required. Some felt the city should make them others felt it was a lot to ask. Conae Black said they would be happy to if it is possible. On Friday will be a shooting event at the gun range, the Queen Pageant, vendors at the park and on Saturday will be vendors, free melon, and the concert. She would like to move the melon stands to the front of the park. Thayn's and Dunham's are willing but the Dunham's did not want to be next to the Vetere's. She has contacted the State of Utah about closing down Main Street for the parade until about 4 or 5 p.m. and divert traffic to the side streets. Sheriff Funk is in favor of diverting traffic. She would also like to close the street in-between O.K. Anderson Park and the ball field to all traffic. She could fit more vendors on that street and there would still be enough room for emergency vehicles to pass. That would free up the middle of the park for some activities for the youth. She has

contacted a stunt jump and bungee activity. Denise from Den and Jen's can bring a pedal cart that adults can use and set up in the tennis courts and hamster balls in the middle of the park. The Square Dancers would like to go under the pavilion. She has spoken with Tim Glenn about using the tables at the museum and he has given her permission. Gary Riches thanked Julie Zwahlen for finding activities for the children 12 years of age and up. Julie Zwahlen said Ben and Doreen Lehnhoff have kicked around the idea of having a mud bog event. Penney Riches said that should be a different night. Julie Zwahlen said a lot of people have expressed an interest in having a beer garden at Melon Days. She said the state requires the servers to ID those drinking, they would have to have permits, they have to put up a \$1,000 bond and it would be a good way to bring in revenue to the city. Gary Riches asked if the city would be putting that on. Julie Zwahlen said it would be a private entity and the city would get a portion of the sales. They would have to follow all of the State guidelines. There was some local interest in taking this on. Mayor Brady said he is absolutely opposed to adding a beer garden to Melon Days. Conae Black said there has also been interest in having Cathy Gardner in having a band at Ray's like she has done in the past. Both Penney Riches and Julie Zwahlen said the band gets all of the money they make. Ray's make more money off of the food they sell.

11. Department Reports. Gary Riches reported the fire department is looking ahead and excited about the new Public Safety Building. Jones and DeMille Engineering visited the current fire station and were appalled at the conditions that were found there. The fire department has begun the Fire Fighter I & II classes. All but one member of the fire department are signed up and willing to go through the training. He explained the ISO rating for individual insurance rates and how important it is to have a trained fire department. There is also a training for the region scheduled in June. He spoke with C.J. Vetere and things are coming together on getting the businesses to come into compliance with the codes. He is on top of that. He spoke with Keith Brady about LED signs. Philip Engleman reported that the sewer lagoon project is almost complete and the water treatment plant is working on an upgrade. He turned the time over to Bryan Meadows who gave a report on the progress of the projects. He told of the sewer land application, the condition of the goat and future plans for the sewer lagoons that Water Quality has been monitoring. The water treatment plant has been getting a better computer system and other improvements. Tim Glenn reported there is an open house for the museum planned and he is hoping to get community input that will help with the strategic plan from that open house. May 21<sup>st</sup> is Junior River Runners Day. He will be going to the schools to announce this program. Emery County Travel Bureau awarded the museum \$3,500 to put up a new map. They held the first "Open Mic Night" and it was successful. This event will be held on the first Friday of the month. Penney Riches inquired who to contact about the mess left while installing power to the Tesla station. Bryan Meadows said it was Rocky Mountain Power. She stated that the museum roof replace should begin soon. She stated that there will be a Trails Committee meeting this Friday. The Committee will be walking the proposed trails to get some more ideas. The trails are still moving along even though it is slow. Kathy Ryan reported on the street patches. She is getting ready to make an order for new street signs along Main Street. Bryan Meadows reported he and his crew have been repairing and replacing fire hydrants. Karen Smith reported that she attended National REP training and rubbed elbows with those that running nuclear power plants. Our nuclear power plant is still creeping along and still on schedule. She reported on the Region 6 & 7 CERT Conference. She said there was a good turn out and it was a successful conference. With the new Public Safety Building Green River will be able to host some conferences, trainings and meetings. She just filled out the EMPG grant application and this year she is asking for \$10,000. She, Kathy Ryan and C.J. Vetere will be attending the Governors Public Safety Summit next week. Michael Silliman stated that he has received comments on the parks looking better than they have for a few years. The City has a \$400 grant from the Forest Service to plant trees. The Arbor Day celebration will be May 30<sup>th</sup>. Conae Black said the city has been contacted by the company who is interested in putting in an oil refinery on the east end of town. They would like to meet with the City Council to discuss the purchase of city property. It was decided the best time to meet would be May 27<sup>th</sup> at 6:30 p.m. There is potentially a film crew that would like to use the Old 6&50 road to film on. Mayor Brady said we are all worried about Key Bank leaving. If a full service bank cannot be placed by the time Key Bank leaves there are several institutions that will

offer full service ATM's. There are a large number of institutions that are interested in coming to town. The problem is Key Bank is not will to lease or sell their building at a decent price. He drove out to the location where the refinery will be going in. There has not been a lot of work done there but they have completed some clean up on the property. At the last League of Cities and Towns Conference that he attended in St. George he went to a session on Appeal Authorities and would like to get with Kathy Ryan to go over what he learned from that.

12. Adjourn. The meeting adjourned at 8:27 p.m.

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Pat Brady, Mayor

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Conae Black, City Recorder

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