

City of Green River

460 East Main Street, Green River, Utah

City Council Minutes
Regular Meeting
Tuesday, August 12, 2014

ATTENDING: Mayor Pat Brady, Council Members Kathy Ryan, Michael Silliman, Penney Riches, Philip Engleman and Gary Riches; Employees Conae Black, Bryan Meadows; Citizens Charlotte Uptain, Julie Steuer, Kim McFarlane, Jane Mecham, Tim Glenn, Steph Crabtree, Samuel Bassett, Justin Queen, Orion Stand-Gravois, Armando Rios, Jeffrey Adams, Travis Bacon, Chris Lezama, Eduard Korycan, Kathy Brady, from Johansen and Tuttle Engineering Brandon Brady, from State of Utah Department of Water Quality Paul Krauth, David Ariotti and John Cook,

CONDUCTING: Mayor Pat Brady, the meeting began at 7:02 p.m.

ORDER OF BUSINESS:

The Pledge of allegiance is directed by Philip Engleman.

1. Discuss/approve/deny consent agenda. **MOTION:** Penney Riches moved to approve the consent agenda with the typographical error corrections to the minutes. Gary Riches seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

Minutes for May 13, 2014 regular meeting
Minutes for May 27, 2014 special meeting
Minutes for May 27, 2014 executive meeting
June 2014 Recorder's report
July 2014 Treasurer's report
August 2014 Payment Approval report

2. Report on the city sewer lagoon system. Paul Krauth from the Utah Division of Water Quality addressed the Mayor and City Council. He stated that a couple of months ago he and others visited the sewer lagoons and took a boat ride across the ponds to measure how deep the solids were in those ponds over the last twenty plus years. Some areas are 10 to 20 inches deep but most of the areas are 20 to 40 inches deep. That means there are a lot of solids in the ponds. He said he wanted to talk about what this all means and discuss the liner at the bottom of the ponds. The water that seeps out of the bottom helps to determine how thick the liner is. The thicker the liners are the slower the seepage rate. It is also a function of how deep the water is on top. The deeper the water is the faster it pushes water through the system. Green River's lagoons are going to have some problems. He took about 40 samples of the solids. He said the city has almost 14 ½ acres of surface area at the lagoons. The average depth is almost two feet which is 1.2 million cubic feet of solids or it can be broken down to 9.3 million gallons of solids. It would be almost 2,000 dry tons of solids. It would take 650 dump truck loads to clean out the ponds. Because the solids have built up there is thicker liner that decreases the seepage rate. Since there is two feet of solids in the ponds instead of six feet of water there is now four feet of water so there is less liquid as a driving force. Now there is a much lower seepage rate. The lagoons on an average were designed to seep at 6500 gallons per acre per day. That is with a 12 inch thick liner and 6 feet of water. Green River does not have that. There is two feet of solids plus the 12 inches of clay below that. The seepage is based on the thickness of the liner and the amount of water. If the lagoons were operating as they should then they would dispose of 93,000 gallons of water per day but they are only disposing of 27,000 gallons per day. Because of the salt build up in the ponds the city has lost about 66,000 gallons per day just out of the first pond which is the equivalent of 600 people. The lagoons are losing capacity and this is why we went with the land application aspect and why the city has to discharge because the ponds do not have

a good seepage rate because the ponds have built up salts. As a lagoon system ages the seepage rate declines.

John Cook an Engineer from Water Quality addressed the Mayor and City Council. He stated that fact that the salt level is very high and the city discharges into the river peaks the interest of the Water Quality Board. With about 9,600 acre feet discharging into the river that would be about 540 tons of salt per year going into the river. The standard limits of salt flowing into the Colorado River are 366 tons per year. With the land application project we were able to reduce that down to 300 tons of salt per year. He referred to a plan drafted by Johansen and Tuttle Engineering to reduce the salt. He felt that perhaps the Water Quality Board would like the plan. The salt content in the water for the land application is much higher and makes it difficult to grow anything. He stated that after talking with some members of the Community Impact Board they stated that at this time they would not have a problem funding this improvement project if Water Quality will not fund it.

3. Discussion on the status of the trails project. Samuel Bassett addressed the Mayor and City Council. He stated that a trail at Crystal Geyser has been suggested and discussed for many years. The Epicenter has drafted up a concept design of what it could potentially look like. They even did a water trail or a trail that is on the water. In May of this year there was a group of people who met to discuss some potential city projects. It was decided to send out a survey and ask the public what they would like to see. They had about a 30% response back from this survey. Beside infrastructure improvements it was determined from this survey that establishing trails was the next desired project. Utah State University has worked with Council Member Penney Riches and Museum Manager, Tim Glenn to redo the landscaping at the museum and in that design it would incorporate other trails and trail connections. In June the Mayor and others visited with Marcy DeMillion who is with the National Park Service, Rivers, Trails and Conservation Assistance program and she spoke of her assistance in putting together a Master Plan for trails and finding potential grant funding to help with establishing trails in our community. Mayor Brady asked the Epicenter to write a proposal to the National Park Service. They put a group together and came up with about 50 miles of preliminary areas where a trail could be located. These trails would be both in town and around our surrounding area. These trails would have various styles from concrete and board walk to just dirt. Each trail would have different uses. The consensus is each one of these trails would be non-motorized. While they were awaiting a decision from the National Park Service on whether Green River qualified for their assistance they partnered with the University of Utah to design and construct benches at some of the trail points. The City assisted with the purchase of fuel for the U Haul trailer that was rented to bring the benches to Green River. Shortly after the installation of the benches the City of Green River was approved for assistance from the National Park Service to determine the best areas for trails. Mayor Brady established a trails committee and there has been five meetings held with many people representing 18 different agencies or stakeholders in these projects. He spoke of some of the results of the General Plan survey specifically related to recreation. He went over what was in the contract between the City and the Epicenter and some of the work that has been completed. These trails will take years to complete. A goal has been set to complete the Trails Master Plan by the end of this year. It requires working with land owners to get easements to go across their property. With the plan in hand that is what is used to get the funding. Maintaining these trails is something that also needs to be considered. That is why he has proposed looking into the RAP tax. He announced the Open House that will be held tomorrow.

4. Discuss/approve/deny going out to bid for propane. There was not anyone in attendance to present. There was not any further action or discussion.

5. Discussion on animal abuse. Jane Mecham addressed the Mayor and City Council. She stated that she is not an animal activist. She said with the potential growth that could happen Green River needs to start preparing for the influx of people and with that influx there will be more animals. She is present to only talk about the abused and neglected dogs in town. She researched the State Code and the penalties for animal abuse to an animal. She also

researched the codes for Ferron, Monticello, Murray and Salt Lake City. She felt that there were some flaws to Green River's codes for animal care. She felt it is time for all citizens to take an active role in making sure the animals are taken care of properly. She suggested a change in licensing and regulating of animals and felt those fees could go towards the well-being of animals. She gave ideas that citizens could take to report the abuse of an animal. She gave some examples of case studies of the kind of people who are abusive to animals who tend to be violent citizens. She showed a picture of an abused dog found in Green River which sparked this presentation. She gave some examples of other abuse going on around town.

6. Report on PACT activities. Justin Queen, Executive Director for PACT, addressed the Mayor and City Council. He stated that PACT receives funding from the city for all utilities. The city directly pays for all of the utilities for the Boys and Girls Club and the Epicenter which amounts to about \$15,000 a year. PACT's overall budget is about \$100,000 a year so the city provides about 9% of PACT's annual budget which is greatly appreciated. PACT includes the Boys and Girls Club, the Thrift Store, the Food Pantry, the apartments on Pearl Street and Solomon and also the Epicenter. He explained more on the programs.

7. Discuss/approve/deny letter of intent for real property purchase and exchange. This letter is to exchange the property owned by the City of Green River located at 680 West Main Street which is 3.21 acres for the property owned by High Desert Excavating located at 695 West Main Street which is 4.73 acres. Along with the exchange of property High Desert Excavating is asking an additional \$65,000. Kathy Ryan said she is not prepared to make a decision on this offer at this time. She would like to know how much the property owned by the city is worth. She thought this was moving too fast. She doesn't know how much it would cost to have the property cleaned up owned by the city. Mayor Brady said it will cost anywhere from \$200,000 to \$400,000 to have the property cleaned up and the property appraised for a negative \$270,000. That is what the city used to influence Premium Oil to deed over the property to the city. Kathy Ryan asked if the city made this exchange would the city still be liable to clean up the Premium Oil property. Mayor Brady said no. Philip Engleman said the property owned by High Desert Excavating is construction ready. Penney Riches asked if High Desert Excavating's property had been appraised. Mayor Brady said no. Philip Engleman said it would be about the same amount per acre as the property owned by the city. Gary Riches said there is an extenuating issue with the helipad encroaching upon High Desert Excavating property. Kathy Ryan said High Desert Excavating is valuing the sign posts that are on the property at \$20,000 and the city does not need them. Mayor Brady said Dan Harrison, owner of High Desert Excavating, is not charging the city for the post he is stating their value. Penney Riches said the city will not use them. Mayor Brady said he is not charging for them. Kathy Ryan said it looks like he is charging for the posts. Kim McFarlane said he liked the idea of the city owning High Desert Excavating's property which is right next to the Medical Center in case they needed to expand. Mayor Brady said there is plenty of room for the proposed Public Safety Building and any future expansion of the medical center. Kim McFarlane said perhaps they should look at the size of the new medical facility just built in Moab. Mayor Brady said even though Dan Harrison is asking an additional \$65,000 it is a savings to the city of about \$139,000 which would be used to clean up the contaminated soils at the property owned by the city. Penney Riches felt that Dan Harrison would not be easy to negotiate with. If the city counter offered there would be dickering back and forth until Dan Harrison finally worked something out. Mayor Brady said actually Dan Harrison offers stands and if the city doesn't want the property he has other people waiting to purchase the property. Kim McFarlane asked if there was someone who had a good relationship with Dan Harrison that could negotiate with him and get a better price. Philip Engleman felt that if the city counter offered a lower price Dan Harrison would accept it. Kathy Ryan felt that the \$20,000 for the two posts on the property was a part of the \$65,000. Mayor Brady said no the value of the posts had nothing to do with his asking price. Penney Riches asked if the city made this exchange could the city stipulate that Dan Harrison would clean up the property within a certain amount of time. Gary Riches said with the exchange the property with contaminated soils would now be owned by Dan Harrison and the city could not tell him to clean it up. Penney Riches was concerned about no one being able to clean up the Old Premium Oil site and that property would just stay as it is.

Philip Engleman thought Dan Harrison would be able to use the money he had left over for the clean-up of his property and transfer it over to the Old Premium Oil site. Mayor Brady said Dan Harrison is not allowed to do that. Kim McFarlane said then Dan Harrison would go and apply for new money to clean up the Old Premium Oil site and come out good again. Mayor Brady stated that if this transfer happens Dan Harrison is already looking into demolishing the building at the Old Premium Oil site. Kim McFarlane stated again that from the medical centers perspective it would be much better for the city to own the property now owned by Dan Harrison. Michael Silliman said according to the State the only way the city could get funding to clean up the Old Premium Oil property is to incorporate that into the CIB application. Kathy Ryan asked if Dan Harrison had monitoring wells on his property. Mayor Brady said yes. The discussion led to making a counter offer to Dan Harrison and asking him to clean up the Old Premium Oil site in a fair amount of time. Mayor Brady said Dan Harrison's original offer was \$95,000 but he deducted the money the city had already spent on the engineering studies for the property so it was reduced to \$65,000. Penney Riches said she would like to counter offer \$45,000. Michael Silliman said he would like to counter offer \$30,000. Philip Engleman did not think Dan Harrison would accept the \$30,000 offer. Mayor Brady said he would come up with a different letter of intent and include the counter offer of \$45,000, ask that he clean up the Old Premium Oil site in a fair amount of time and provide information to the city on the current contaminate test results of his property. Penney Riches asked if the Council needed to vote on this. Mayor Brady said no because a new letter of intent needed to be drafted up.

8. Department Reports. Bryan Meadows reported that the sewer land application project is nearly complete. The contractor is going to test the system. The State requires an E.coli test to be performed when they land apply and they only have six hours to get that sample to the test lab which is very difficult when the lab is in Salt Lake. Therefore that sample cannot be mailed out. There are still problems with the water treatment plant due to aging equipment and the upgrade not going as smoothly as hoped. He has begun creating a list of responsibilities the public works has. The museum roof is complete but there was a leak that was caused by a plugged drain from the air conditioner. Conae Black said Double E Construction will begin work on the concrete replacement in front of the Sleepy Hollow Motel soon. Michael Silliman reported that Luke Shorts has been trimming some of the trees in the park and spending more time on the grounds at the museum which is needed. Kathy Ryan said she and Penney Riches attended the Rural Economic Development Summit. Governor Herbert spoke at that conference and stated that the oil refinery will be breaking ground in a month. He also talked about the proposed nuclear power plant. The conference was really good and sparked some motivation. Penney Riches said they have some ideas for beautification from this conference. Tim Glenn said he attended a retailer's show and made a lot of good contacts. He spoke with a company that is interested in sponsoring the Junior River Runners program but probably will need to be a little bit more established before it will happen. He learned that lesson with the other programs that he started. Raven's Return event went over really good. Penney Riches said the events and programs that Tim Glenn has implemented he has found grant funding to support them. She commended him for his efforts in what he has brought to the museum especially because he has not even been employed for one year yet. She is focusing on improving the Museum non-profit organization. She said if anyone is interested in serving on that Board of Directors then send in a letter of intent. They are looking for quality members who have skills or education that can bring quality to the board. Tim Glenn said they have begun training for the board and would like to begin the strategic planning for the museum in February. She announced that Travis Bacon, Justin Queen and Maria Sykes are new board members. She asked about who owned the area full of weeds by the State Park and City Hall. There was not a definitive answer for her. She inquired about who was working on the LED sign project and was given that assignment to gather the information and bring it to the City Council. Philip Engleman said the Emery County Fire Special Service District received a grant for new vehicles from CIB that will replace an older vehicle. There have been some problems with getting reimbursed for a grant that Howard Burnett had submitted. He stated that burn season will be September 15th through November 15th however the State has a "no burning" rule in effect at this time and if that is not lifted burn season may be delayed. Gary Riches was unable to attend the Melon Days Committee meeting due to work and asked for a report on that meeting. Mayor

Brady and Conae Black gave him an update. There will be an extension of days, it will be held Wednesday through Saturday and it was reported what event will be held on each of those days. He asked who would be the best person to contact when the lights are left on at the park. Michael Silliman said Luke Shorts and Mayor Brady asked if the Sheriff's Deputy could turn them off. Gary Riches said they do not know where to turn them off at and that is not their job. This led to some discussion on the best way to handle this situation. Mayor Brady reported that the proposed oil refinery on the east end of town has received their Air Quality permit and are now focusing on getting natural gas to the refinery and in town. The word is that Rock River Resources also received their Air Quality permit so they should be moving forward. He and Mike McCandless have been putting pressure on Rock River Resources to annex into city limits. In fact Mike McCandless is inquiring about SITLA petitioning for annexation rather than wait on Rock River Resources.

9. Adjourn. The meeting adjourned at 9:07 p.m.

Pat Brady, Mayor

Conae Black, City Recorder

Approved: November 11, 2014