

City of Green River

460 East Main Street, Green River, Utah

City Council Minutes
Regular Meeting
Tuesday, December 9, 2014

ATTENDING: Council Members Kathy Ryan, Michael Silliman, Penney Riches, Philip Engleman and Gary Riches; Employees Conae Black, Tim Glenn; Citizens Sandi Silliman, Julie Steuer, Samuel Bassett, Armando Rios, Steph Crabtree, Travis Bacon, Chris Lezama, Jeff Adams, Orion Stand-Gravois, Kim McFarlane, Josh Rowley, Nick Baker, Keith Brady, Natalie Hert, Justin Queen, Maria Sykes

ABSENT: Mayor Brady

CONDUCTING: Mayor Pro Tempore Philip Engleman, the meeting began at 7:03 p.m.

ORDER OF BUSINESS:

The Pledge of allegiance is directed by Penney Riches.

1. Adjourn for Public Hearing. The purpose of this public hearing is to hear public comments on potential projects for which funding may be applied under the CDBG Small Cities Program for program year 2015. The expected amount of CDBG funds for this program year will be discussed along with the range of project eligible under this program. The grant is due January 30, 2015. Steph Crabtree addressed the Council. She stated that she, Conae Black and Mayor Brady attended the CDBG workshop. The funding that was available last year was about \$460,000. That money is divided up into other housing needs. Some of the eligible projects are city wide projects, public service projects, housing and historic preservation. They went over some things that have been funded in the past at the workshop but housing is the priority at this time. Samuel Bassett asked if the \$460,000 was just for Emery County. Conae Black said no it is for the entire region which includes San Juan, Grand, Emery and Carbon counties. Gary Riches asked what are they looking at funding for housing. Is it for more low income housing. Conae Black said CDBG is only for low to moderate income households. Steph Crabtree said they have a point system and you get more points for housing projects. Penney Riches asked if this would be for housing units such as single-family or multi-family dwelling units. Conae Black said according to our housing plan one area that is lacking is multi-family housing units. Penney Riches asked if refurbishing one of the old motels into apartments would qualify for this funding. Steph Crabtree said yes. Conae Black said the funding can be used to acquire real estate. Gary Riches asked if improving or upgrading our street lighting would qualify for CDBG funds. Conae Black said if you could prove that the street lights serviced a majority of low to moderate income residents then it would. Kathy Ryan said the State will be partnering with the city on the Main Street lighting project. Conae Black said there was one year when she applied for CDBG funding to replace some deteriorated sewer manholes and she was required to do a site survey of the area to prove that it serviced mostly low to moderate income households. Samuel Bassett said the Epicenter would like to see the funding used for multi-family housing predevelopment expenses. That would be such things as buying land, getting infrastructure in place such as water, sewer and sidewalks in place and surveying of the property. This would make an area ready for the developer to build the housing units. Low income tax credits are really the only way to fund low to moderate housing units with the Federal Government at this time. RCAC will help with finding developers who would be interested in developing housing units and would qualify for tax credits. The public hearing closed at 7:13 p.m.

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

Minutes for Minutes for October 14, 2014 regular meeting

September 23, 2014 regular meeting
Minutes for September 23, 2014 executive session
October 2014 Recorder's report
October and November 2014 Treasurer's report
December 2014 Payment Approval report

3. Discuss/approve/deny Resolution 07-2014 establishing the 2015 official City Holidays.

MOTION: Kathy Ryan made a motion to approve Resolution 07-2014. Michael Silliman seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

4. Discuss/approve/deny Resolution 08-2014 establishing the 2015 City Council meeting schedule.

The regular city council meetings are generally held on the second Tuesday of the month but for the months of January, February and September the meeting schedules have varied from that. **MOTION:** Penney Riches moved to approve Resolution 08-2014. Kathy Ryan seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

5. Discuss/approve/deny Resolution 09-2014 establishing an Enterprise Zone. Conae Black said with the establishment of an enterprise zone with the State of Utah will allow all home based businesses to expand and grow and all business to qualify for State tax credits. She would like the city council to consider the zone to be all of city limits for the purpose of home based business expansion. She also said the Epicenter has been approved by the State Rural Partnership Board to be designated an enterprise zone tax credit beneficiary. This allows anyone who gives a donation will now qualify for tax credits which are greater than just a tax deduction. Any non-profit organization can apply for this. Conae Black said this establishment has an expiration date and we are not notified when that expires. **MOTION:** Kathy Ryan moved to approve Resolution 09-2014. Penney Riches seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

6. Discuss/approve/deny the purchase of Herbert Steiner land for \$20,000. Conae Black provided to them a copy of the plat maps of each property and pictures from Google Earth showing where they are located in town. Penney Riches asked where the money to purchase this property was coming from. Conae Black said Capital Projects fund. This is for the property 5.82 acres behind the medical center. The other property owned by Herbert Steiner is the 74.64 acres, which is Monument Hill and the 3.86 acres, which the vacant land east of the fire station will be gifted to the city. This property will be great for our trails, tourism, and growth. **MOTION:** Gary Riches moved to approve the purchase of the land from Hebert Steiner for \$20,000. Michael Silliman seconded the motion. **VOTE:** A roll call vote was taken. Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

7. Discuss/approve/deny the transfer of city owned property located at 680 West Main Street (the "Premium Oil Site") along with \$65,000 to Dan Harrison who will convey to the City the property he owns located at 695 West Main Street (the "Tesoro Site") in Green River, Utah. The city received the appraisal on the Tesoro site and it appraised at \$235,000. Philip Engleman read from Mayor Brady's notes. Mayor Brady said since Dan Harrison is willing to stick to the original offer, knowing CIB does not want to give funding for clean-up of contaminated soils, he is counting on this to be approved. Mayor Brady also stated in his comments that it only makes good sense to buy the Tesoro site. Gary Riches said he agrees with Mayor Brady but asked if it was public knowledge that CIB turned the city down for funding. He wanted to know how Dan Harrison found out about it. Conae Black said the CIB meeting is a public meeting and all information is therefore available to the public. Gary Riches felt there were conversations going on that are not public or transparent. Conae Black there was not any that she is aware of. Kathy Ryan said if the city purchased this property then there would not be enough money from the city for the new public safety building. She spoke with Bill with the State Department of Air Quality today. That department would want the property cleaned up if they are dealing with it and there is

some grant funding available. We would have to use our RDA to apply for the funding. We would not be able to apply for the funding until 2015 and if we were approved then we couldn't start the clean-up until 2016. He then referred her to Keith Eagan from Water Quality and she asked him why the city couldn't put the building further back away from the highly contaminated area on the property and use the front of the property for an asphalted parking area. Keith Eagan said their department would allow that. Conae Black reminded Kathy Ryan of the conversation at the CIB meeting with the Bonding Attorney about how CIB felt about doing that. Kathy Ryan said yes she is aware that CIB does not want to bond on contaminated soil. It seems to her that if you own the property and you're not going to sell it then under the ruling of Water Quality there is no reason that you have to clean up the contaminated soils. Gary Riches felt there would still be a road block from CIB. Kathy Ryan asked how you would know for sure. Michael Silliman said we could talk with CIB and find out. Kathy Ryan said if Water Quality is fine with that then why wouldn't CIB? Conae Black asked Kathy Ryan if she remembered why the Bonding Attorney said CIB would not be favorable in funding this project without the contaminated soils being cleaned up. She said the bond will be for thirty years and if there is any possibility that a problem surfacing in that period of time then they won't do it. Kathy Ryan asked if it would be a problem with selling the property Conae Black said no it would be a problem surfacing with the contaminated soil. Kathy Ryan said in talking with Keith Eagan the emissions from your fire trucks is probably more harmful than the harmful effects that could come from these soils. Philip Engleman felt that wouldn't matter to CIB. Kathy Ryan said if you don't want to build on the old Premium Oil property then why we don't build the new fire house on the property deeded over to the city by Herbert Steiner just east of the old fire house. Philip Engleman said that property is in a residential area and he does not want the new facility in a residential area. He already has problems now with the noise and the sirens in that area. He would like to build the new fire house on Main Street to make it look better and get it out of the residential area so they can conduct their business. There was some discussion as to whether there would be any future problems from the contaminated soils due to the fact that some of contaminates were from the Tesoro property which is now cleaned up. Philip Engleman felt that Dan Harrison could find money to clean up the contaminated soils at the Premium Oil. Kathy Ryan said the city should be able to find money to clean it up also. Philip Engleman said the city cannot afford to own both properties. There was more discussion on whether to purchase, swap or deny this transaction. The discussion then led to the fact that the Medical Center has encroached upon the property owned by Dan Harrison and the Council was asked what their plans were for that. Penney Riches said eminent domain. Keith Brady said that is just playing bad politics. Penney Riches said the medical center had encroached upon the property before Dan Harrison bought the land. Kim McFarlane said if the city intends to go forward with eminent domain then they should do that immediately before Dan Harrison does anything further with his property. He also feels it is in the city's best interest to purchase Dan Harrison's property. With the purchase of Herbert Steiner's property, Dan Harrison's property and the property already owned by the city it would be significant amount of land for a medical/public safety area. He spoke again on what he has already talked about in the public hearing that was previously held on the Tesoro property. Sandy Silliman spoke on changing the use of the property owned by the city next to the medical center. Kathy Ryan asked if the city had the money to purchase this property. Conae Black said the city does not have enough money to pay \$235,000 for the property at which it was appraised for and still have some money left over for the new fire house. Penney Riches said if the city has become an Enterprise Zone then Dan Harrison should donate that land and get tax credits.

MOTION: Gary Riches moved to approve the transfer of city owned property located at 680 West Main Street (the "Premium Oil Site") along with \$65,000 to Dan Harrison who will convey to the City the property he owns located at 695 West Main Street (the "Tesoro Site") in Green River, Utah. Philip Engleman seconded the motion. **VOTE:** A roll call vote was taken. Gary Riches voted aye, Philip Engleman voted aye, Penney Riches voted no, Kathy Ryan abstained, and Michael Silliman voted no. The motion failed.

8. Discuss/approve/deny terminating the contract with Mike McCandless. There was not any discussion on this agenda item. Philip Engleman stated that Mike McCandless no longer works for Emery County. **MOTION:** Gary Riches moved to terminate the contract the city has with Mike

McCandless. Penney Riches seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

9. Discuss/approve/deny hiring Tyrell Black as a temporary Crossing Guard. Philip Engleman stated that Albert Lucero who was the Crossing Guard had to quit due to medical reasons. **MOTION:** Gary Riches moved to hire Tyrell Black as a temporary Crossing Guard. Kathy Ryan seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

10. Discuss/approve/deny hiring an event coordinator. Tim Glenn and Natalie Hert addressed the Council in behalf of "Pot Luck". Tim Glenn said the reason they are talking about events is they improve economies, community improvements expand, local economies improve, and there are arts and culture opportunities among other things. Green River has a lot of resources and untapped potential. They identified existing events such as Bike the Swell, the Rocket completion, Melon Cruise, Melon Days and the Powell River Race. Some of the responsibilities of an Event Coordinator would be economic development, community development, serve as a point person for existing private events, manage the details for promotion, execution and evaluation of the events, and they improve and grow new events. He gave examples of communities who have Events Coordinators such as Parowan, Morgan and Palisade. He named several potential events that could happen. He named some events that have faded or may not continue on and suggested part of that could be because there is not an events coordinator in place. He gave some existing funding available to fund this position such as \$5,000 from the Mayor's fund, \$1,000 for the Melon Days Coordinator and this money can be leveraged for other funding such as the Utah Office of Tourism, Emery County Travel Council or other grant opportunities. The Pot Luck group feels that timing is essential so if it happens now then planning can be put into place. Natalie Hert brought statistics and information on the motel booking trends and proved that Green River is not a destination it is just a place to stay for one night and leave. Not having an events coordinator means not making Green River a destination. Tim Glenn said Pot Luck is asking the City of Green River to put out notices for an Events Coordinator. He said they would help create a job description. The City can have input if they would like. Pot Luck will support in facilitating events through sponsorships and support by promoting the Green River brand whether it is through these events or through their own businesses. There was some discussion on how much an event would cost. Kathy Ryan said if the Pot Luck group stays focused and passionate and if we can find the right person for this position then she is willing to pursue this further and make this happen. Gary Riches said it is a win, win situation. Penney Riches felt that a job description needs to be in place first before notices are put out for this position. Gary Riches said he wants to make sure that there is enough money in place before notices are put out. Conae Black felt the council could revisit some of the events that are paid for by the city but don't bring in other people such as the chili cook-off. She would recommend that a committee be set up with a couple members of the city council and a couple of members of Pot Luck to finalize a job description and how this position will be paid. **MOTION:** Michael Silliman made a motion that the City and Pot Luck work together to create an Events Coordinator position and determine how this position will be paid. Gary Riches seconded the motion. **VOTE:** Michael Silliman, Kathy Ryan, Penney Riches, Philip Engleman and Gary Riches voted aye. The motion carried.

Council and Employee Reports. Gary Riches was not able to attend the chili cook-off and asked how it went. The attendance was low this year, there were four vehicles decorated for the light parade. He gave a big thanks to the fire department and city employees who put up the Christmas lights around town. He is concerned about the poor street lighting on Main Street. There was some discussion on the status of that project. He was recently called out to investigate potential vandalism at Monument Hill and he noticed the benches could use some maintenance. He asked where we are with the RAP/ZAP tax. He would like to see that adopted. Michael Silliman also thanked the fire department and city employees for the Christmas lights. He said there was a turkey shoot at the Shooting Sports Park and Penney Riches said they had a good time and there was good representation. Kathy Ryan will be going to Gunnison to talk to

the former Mayor about funding opportunities and ideas for beautification. Tim Glenn said revenues have increased at the museum. He is finally getting the boat to display that he has been working on for quite some time. It will not be ready for display but he will work on that. There was some discussion on obtaining the Bert Loper boat. Penney Riches said the museum non-profit organization will be starting their strategic planning in February and she thinks there will be a lot of new changes that will come from that. There was some discussion on the outside lighting at the museum. Conae Black mentioned the deficit at the museum that still needs to be recognized. She stated that every year Emery County Travel Bureau earmarks \$15,000 to the City of Green River that is to be used for infrastructure. That money was received and put into the museum fund. If the Council wants to use that somewhere else then they need to discuss that and let her know. Conae Black said that Loni Meadows will be out for maternity leave so the office has been doing some cross training. Rock River Resources will be coming to Green River to discuss their project with the city. We will need to reschedule our teleconference again with Water Quality. Samuel Bassett said this year the Planning Commission updated the General Plan, subdivision ordinance and residential ordinances. This is the last time that he will be reporting to the City Council as his term is up and he will not be renewing his term. He has served on the Planning Commission for four years. Philip Engleman said the new water line project is complete. He announced the Christmas Fair and Santa visit.

11. Adjourn. The meeting adjourned at 8:43 p.m.

Philip Engleman, Mayor Pro Tempore

Conae Black, City Recorder

Approved: January 15, 2015