

# City of Green River

460 East Main Street, Green River, Utah  
City Council Minutes  
Regular Meeting  
Tuesday, September 14, 2021

**ATTENDING:** Council Members Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan and Michael Silliman. Employees Conae Black, Julie Spadafora, Candice Cravins, Bryan Meadows, Jeff Black, Mike Thurston; Citizens Kim McFarlane, Scott Ryan, Tracy Davis, Layne Mathews, Justin Wells, Mandy Dinkins, Justin Queen, Ren Hatt, Paula Dunham; Emery County Sheriff Deputy Dillion Keele; Better City Ryan England.

**ABSENT:** Mayor Travis Bacon

**CONDUCTING:** Mayor Pro Tempore Kathy Ryan, the meeting began at 7:04 pm. The pledge of allegiance was directed by Bo Harrison.

## **ORDER OF BUSINESS:**

Recess as the Green River City Council  
Convene as the Local Building Authority  
Reconvene as the Green River City Council

1. Discussion on the EPA Brownfield Community Wide Assessment application process. Conae Black spoke, to the Council about the Brownfield process, the City will apply for this grant again this year, our last year's application was considered an A- application. The EPA is only accepting applications that are an A+. It is a very competitive process. Green River City is competing against all communities throughout the whole United States. Ryan England with Better City LLC and Bill Rees with the State of Utah Department of Environmental Quality were very helpful in getting our first application in. Fortunately, the EPA provided guidance on our denied application and discussed which areas were strong and which were weak. This will be helpful with our next year's application. We were warned from the beginning, there may be a chance the City would not be awarded the grant. Once the grant is awarded It is a 3-year process to complete the assessment. If the grant is awarded the EPA will notify the City in the spring of 2022, and then from there it will be 3 years. Brownfields is a program that catalyzes redevelopment in economically distressed areas. Conae Black asked the council if they think Green River is an economically distressed area? Kathy Ryan answered, yes. The State of Utah Department of Environmental Quality was awarded a Small Technical Assistance Grant where they will be making an inventory of all the sites within our community which will qualify as environmentally distressed buildings, of which would contain lead based paint, asbestos and petroleum oil. A list of about 35 properties were identified and will qualify for cleanup. The application for the EPA Brownfield Grant will be reapplied for; Terracon Engineering Firm is assisting free of charge. One of the down falls of our last application is our lack of community engagement. It is helpful to mention Green River is a small population which impacts the number of partnerships and local groups within the community, stating this may help a reviewer to understand how hard it is to get people involved and do they really care about our blighted areas? The City Council was asked for ideas on how we can involve our community. Bo Harrison commented, we could partner with the State and the Golf Course. Conae Black answered, sure if they are willing. Kathy Ryan said, maybe having a town meeting and involving the people of the community. Bo Harrison mentioned, involving Cathy Gardner with her multiple properties on Main Street. Conae Black said, they would like us to narrow it down to 5 properties and make it a story, so they have decided on businesses on Main Street and the Broadway area. Kim McFarlane mentioned, some businesses may not be interested. Conae Black commented, some businesses or property owners may not want to participate and they have that right, if we narrowed it down to the four corners of Broadway and Main Street, this would make a better story as to why redevelopment of this would be so important and what benefits could happen. Conae Black, mentioned writing a

newsletter and sending out in the utility bills and our EMT's are willing to serve and take out notices. It was also mentioned to get our County more involved with what we are doing and sending a letter to our business owners asking for their help.

2. Discuss/approve/deny bids for propane services. Conae Black informed the City Council, the bid document stated it will be for a 1-year fixed price, sealed bid and we could discontinue service at any time. The basis of the reward will be the qualification or experience, customer references, ability to provide services, cost fees and the duration of the purposed cost. One bid received was not in a sealed envelope via email so automatically it was disqualified. There were two other bids, one from Mountain West Propane at a fixed price of \$ 2.35 for one year and Ferrellgas at a fix price of \$1.79 for 1 year. **MOTION:** Kathy Ryan made a motion to accept the bid from Ferrellgas for propane services. Bo Harrison seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

3. Discuss/approve/deny proposal for Engineering services to design the West Industrial Park. Conae Black previously spoke to the Council about putting out a proposal for the West Industrial Park Engineering services. Johansen & Tuttle Engineering were contracted in 2015 to design the existing West Industrial Park Master Plan, when we thought the Nuclear Power Plant and Emery Refining were coming to Green River. The West Industrial Park is being expanded, two proposals were received, one from Sunrise Engineering and another from Johansen and Tuttle. Bo Harrison was called in to help review the proposals. Both Engineering firms are very qualified, but Johansen and Tuttle already have invested an interest in our community. **MOTION:** Bo Harrison made a motion to award the Engineering Services for the West Industrial Park to Johansen & Tuttle Engineering. Kathy Ryan seconded it. **VOTE:** Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

4. Discussion on Economic Development Strategic Plan Update. Ryan England with Better City spoke to the Council about an extensive strategic plan made in 2017, but now he is here to discuss with the City Council the updates to that plan. Inland Port in Utah could be very beneficial, Green River City now has an opportunity to become a satellite port, there are two different opportunities and one would be a Mega site of 400 acres and also a 100-acre site called a certified site. Inland port will be looking for these kind of sites and they will be advertising and pushing to get this out there, Commissioner Sitterud really wants this to happen and is helping with the Mega Site process. There has been a lot of changes in funding, there is a lot more funding going on and a lot more people to receive it, we will need to be watchful so the City can get our share. One big advantage for rural communities, which is being heard from the Environmental Protection Agency as well as from the Economic Development, that they are recognizing that over the years they have been somewhat unfair to rural communities, so Brownfield has decided to help out these rural communities by cutting them a break, by not expecting the same standards as the large communities and also by setting aside money for this purpose. The State of Utah is also focusing on small communities by trying to help out. Ryan England spoke, about the boundaries of the purposed sites. There was a survey done back in 2015 that would still stand as a good road for the proposed West Industrial site, this road is to the east of Loves Gas Station. All the land out by the High School is just sitting there, this land plus some to north would be about 400 acres. There are a lot of grants out there for tourism. He also spoke on developing another beach up the river for camping and recreation. There is money available right now and there is some urgency before it is all gone. First step is to apply for an Economic Development Application. The grant Ryan England is working on to get funding for the road is 80% grant and 20% add on to it, it will be about a Three-Million-dollar road. It will be about \$600,000 from the City, and the State money coming in can be a match. He is hoping to have the application out within a month or as soon as possible.

5. Discuss/approve/deny consent agenda.  
July 13, 2021 regular meeting minutes  
August 10, 2021 regular meeting minutes  
July 2021 financial report

August 2021 Treasure's report

September 2021 Payment Approval report

**MOTION:** Kent Nelson made a motion to approve the consent agenda. Bo Harrison seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Larry Packard, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

6. Council and employee reports. Candice Cravins reported, the River Runners Hall of Fame was postponed for another year. A lot of Tour buses travel, she has been working on public programming, Strategic plan, BLM Staff came to visit the museum to install some signage for the Old Spanish Trail. The museum is announcing the retirement of Jack Nelson on November 1, 2021. Mike Thurston will be her replacement. Bryan Meadows reported a lot of dirty water this month running all three of their settling ponds and jar testing. Tate and Rad pulled all the man hole lids and have been inspecting them. They found two that had water coming into them, someone has been contacted to repair those man holes, so there is not any filtration. Twin D will be here October 1, 2021 to start inspecting and cleaning the sewer lines. They have been spending a lot of time removing the goat heads around and preparing for Melon Days, trimming trees that are protruding out into the roads. Robin Hunt reported, on the upcoming Melon Cruze and too many conflicts right before Melon Day's. She is in full Melon Day's mode, the park is full and she has been turning people away. She reported on the Public Lands Solutions to create a development plan of trails and recreational sites for camping and hiking, bouldering, canyoneering plan for our area. Outlaw Day's façade is almost ready, she has applied for the Utah Outdoors Office of Tourism Grant for a videographer for Melon Days and Outlaw Day's for \$13,000. Which will help to promote Green River. Conae Black reported, the Museum River Bank Project was put out for bid, it will be in the newspapers and we hope to get started soon. Ryan spoke about a lot of Recreation Grants, Candice Cravins and Robin Nelson are willing to help write grants. Phase 2 of the River Restoration Project is ear marked, if it is built we are proposing it will take a seasonal full time person to maintain the property. She asked before she was to apply for funding if they are wanting to move forward with that. The Athena Trail is not being maintained right now. This job would cover Athena Trail, Museum River Project and Riverside Park.

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

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Travis Bacon, Mayor

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Conae Black, City Recorder

Approved: October 12, 2021