

**M**INUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD  
MARCH 20, 2019 at 7:00 p.m. in the Vernal City Council room, 374 East Main,  
Vernal, Utah 84078.

**PRESENT:** Councilmembers Samantha Scott, Ted Munford, Bert Clark, Dave Everett and Travis Allan and Mayor Doug Hammond.

**INVOCATION OR UPLIFTING THOUGHT:** The invocation was given by Councilmember Travis Allan.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Councilmember Ted Munford.

**APPROVAL OF CITY COUNCIL MINUTES OF MARCH 6, 2019:** Councilmember Bert Clark moved to approve the minutes of March 6, 2019. Councilmember Dave Everett seconded the motion. The motion passed with Councilmembers Munford, Allan, Everett, Scott and Clark voting in favor.

**REQUEST FOR EVENT FUNDING FOR ALIVE AFTER FIVE – MINDY ATWOOD:** Steve Evans briefed the Council on the Alive After Five event for 2018 and explained some of the changes for the upcoming show so the audience can be more interactive. The funds from the City is used for prizes, He noted that this competition builds pride and show the talent in the community and supports downtown revitalization. The dates for 2019 are July 18th & 25th, and August 1st and August 8<sup>th</sup>. Councilmember Bert Clark stated that the City started Vernal Excitement a few years ago hoping more businesses stay open later to reap the benefits from this. Councilmember Dave Everett stated that the one resident who complained about the noise has moved. After further discussion, Councilmember Dave Everett moved to approve a sponsorship for Alive After Five in the amount of \$3000. Councilmember Travis Allan seconded the motion. The motion passed with the following roll call vote:

Councilmember Munford..... aye;  
Councilmember Allan..... aye;  
Councilmember Everett ..... aye;  
Councilmember Scott ..... aye;  
Councilmember Clark..... aye.

**REQUEST FOR EVENT FUNDING FOR DINO DAYS – BECCA SUMMERS:** Becca Summers explained that this will be the second year for this event, and it is planned for Mother’s Day weekend. Twenty-one pilots have committed to coming this year with more on the waiting list. The launch site is being moved to the Recreation Center which is more centralized, and the wind was a factor at the other location. In addition to the hot air balloons there will be a craft fair and battle of the bands. The Museum will also have special events to tailor to all the tourists that come. Becca request sponsorship of this event. Quinn Bennion stated that the City contributed \$1000 last year and that is what is budgeted. Councilmember Samantha Scott moved

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to approve the sponsorship of \$1000 for Dino Days. Councilmember Ted Munford seconded the motion. The motion passed with the following roll call vote:

- Councilmember Munford..... aye;
- Councilmember Allan..... aye;
- Councilmember Everett ..... aye;
- Councilmember Scott ..... aye;
- Councilmember Clark..... aye.

**PUBLIC HEARING: REQUEST FOR APPROVAL TO CONSIDER AMENDING THE VERNAL CITY MUNICIPAL PLANNING AND ZONING CODE – SECTION 16.48.030 – C-2 & CC-1 PLANNED COMMERCIAL ZONES (USES), AND SECTION 16.50.020 CP-2 & CCP-1 PLANNED COMMERCIAL ZONES (USE REGULATIONS) — ORDINANCE NO. 2019-04:**

Mayor Doug Hammond open the public hearing for Ordinance No. 2019-04. Allen Parker explained that federal law requires the City to allow group homes within any zone that allows people to live. The City’s commercial zones allow apartments buildings so the City cannot restrict group homes in those zones. The City has been approached by a property owner to convert a property to a group home and upon investigation it was discovered that the code did not comply with federal law. Ordinance No. 2019-04 proposes add group homes to all commercial zones as a permitted use the same as apartments. The Planning Commission has an extensive discussion about this topic and is forwarding a positive recommendation. Councilmember Ted Munford clarified that this change is just to match federal requirements. Allen Parker agreed. Councilmember Dave Everett asked what kind of group home is being proposed. Allen Parker stated that they have not applied yet, however it is not a half-way house. There being no public comments, the public hearing was closed. Councilmember Ted Munford moved to approve Ordinance No. 2019-04 as presented. Councilmember Samantha Scott seconded the motion. The motion passed with the following roll call vote:

- Councilmember Munford..... aye;
- Councilmember Allan..... aye;
- Councilmember Everett ..... aye;
- Councilmember Scott ..... aye;
- Councilmember Clark..... aye.

**REQUEST FOR APPROVAL OF ADDENDUM TO RENTAL AGREEMENT WITH WHITE HOUSE ACADEMY – QUINN BENNION:**

Quinn Bennion reminded the Council that White House Academy requested the Council consider lowering the rental cost for the lease they have on the old City Hall building. The Administrative Committee met and looked at the square footage rent for similar buildings and is recommending amending the rent. The rental amount White House Academy suggested amounts to 34 cents per square footage which is at the low end of the lease market. Councilmember Ted Munford stated that the Administrative Committee discussed being fair landlords as the rental amount has not been reviewed for quite some time. Councilmember Travis Allan asked who covers the maintenance of the building.

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Quinn Bennion answered that the City staff does some of the maintenance such as snow removal and plumbing and the Academy cleans the building and helps with the landscaping. The lease renews in June, and a new lease will have to be approved by the Council. The reduction being suggested is to go to \$2884 a month from which \$1000 less per month. Councilmember Travis Allan asked if the police department side of the building is being used. Quinn Bennion answered no although at one point the City thought there would be another tenant, but parking was a factor. Councilmember

Bert Clark moved to approve the addendum to the rental agreement with White House Academy. Councilmember Samantha Scott seconded the motion. The motion passed with the following roll call vote:

- Councilmember Munford..... aye;
- Councilmember Allan..... aye;
- Councilmember Everett ..... aye;
- Councilmember Scott ..... aye;
- Councilmember Clark..... aye.

**REQUEST FOR APPROVAL OF THE CONTRACT WITH THE PERMANENT COMMUNITY IMPACT BOARD (CIB) FOR THE DOWNTOWN STORM DRAINAGE PROJECT:**

Quinn Bennion explained that this contract is for the grant received from the Community Impact Board for the storm drainage project in the amount of \$1.2 million dollars. A meeting is scheduled with UDOT next week to move forward with this project. Councilmember Ted Munford moved to approve the contract with the Community Impact Board for the downtown storm drainage project. Councilmember Travis Allan seconded the motion. The motion passed with the following roll call vote:

- Councilmember Munford..... aye;
- Councilmember Allan..... aye;
- Councilmember Everett ..... aye;
- Councilmember Scott ..... aye;
- Councilmember Clark..... aye.

**REQUEST FOR APPROVAL OF LEASE AGREEMENT FOR CRISIS SHELTER – ALLEN PARKER:**

Allen Parker explained that currently the State of Utah is operating the crisis centers in Vernal and Price and the other shelters are run by non-profits or other government organizations. The State does not want to continue to operate the shelter, so they sent out a request for proposals and received one Forever Forward Non-profit Organization. In order to move forward and run the shelter, they need to sign a lease with the City for the building. One concern is it is not known if they will have long-term funding. Quinn Bennion stated he is pleased that the State is looking at a local operator who is vested in the community. The City has made it very clear that there is no funding to run the shelter. Allen Parker stated that the City Attorney has reviewed the contract and is comfortable with it once the dates and numbers are added, however, he added that the rent can increase to \$500 a month that is not necessary. Councilmember Ted Munford suggested that language be left in to cover any

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damages to the building in the future. Allen Parker stated there is another section that covers the deposit for damages, and he noted that it really is not necessary. The consensus of the Council was to have the deposit be zero. Allen Parker stated that the formal name is the Northeastern Utah Friends against family violence. Allen Parker stated there is one more sticky issue allowing City employees to enter the shelter and if they have family staying there, they can use this language to enter when they should stay away. The language can be changed to only allow certain employees and require two people. Councilmember Ted Munford agreed the City needs to be able to enter.

with that – employee of city that has someone utilizing services, use this to enter – not believe After further discussion, Councilmember Ted Munford moved to approve the Lease Agreement for the crisis center with the Mayor negotiating and signing the final agreement. Councilmember Travis Allan seconded the motion. The motion passed with the following roll call vote:

Councilmember Munford..... aye;  
Councilmember Allan..... aye;  
Councilmember Everett ..... aye;  
Councilmember Scott ..... aye;  
Councilmember Clark..... aye.

**REQUEST FOR APPROVAL OF CO-SPONSOR AGREEMENT WITH RUNTASTIC EVENTS FOR THE DINO HALF MARATHON and REQUEST FOR APPROVAL OF A BUS USE INDEMNITY AGREEMENT WITH THE UINTAH SCHOOL DISTRICT AND AN INTERLOCAL AGREEMENT WITH THE PROVO SCHOOL DISTRICT FOR USE OF SCHOOL BUSES FOR THE AMERICAN FORK CANYON RUN AGAINST CANCER – RESOLUTION NO. 2019-06:**

Quinn Bennion explained that this is the first ready of this agreement. The City was approached by the organizer of Dino half-marathon, Runtastic, to see if the City would serve as the agency requesting bussing services from the School District. The private bus service, Wilkins bus lines, went out of business and they are scrambling to find a way to get the 1100 participants to the venue. The Uintah School District is open to providing bussing services if the agreement is with a public entity, so they are asking the City to be a co-organizer of their event. Runtastic will pay the cost to transport the runners to the top of Dry Fork. Councilmember Dave Everett asked how many buses are needed. Quinn Bennion answered ten. He noted that the BTA is open to providing transportation also, but they do not have enough buses to do this venue and keep their regular routes. Councilmember Travis Allan suggested they pay the cost up front so they City does not end up paying it. Also, he commented that without the private service this request may happen more and more. Quinn Bennion stated the City Attorney has major concerns that will have to be reviewed before this agreement is presented again. There was some discussion for in the future to have Uintah County be the requesting agency. Quinn Bennion stated he understands the Council’s hesitation. Councilmember Bert Clark moved to table this item until the next meeting. Councilmember Samantha Scott seconded the motion. The motion passed with Councilmembers Clark, Scott, Munford, Allan and Everett voting in favor.

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**ADMINISTRATIVE REPORTS:**

Chamber of Commerce:

Councilmember Samantha Scott stated that the Chamber of Commerce has formed a Birds and Butterfly Committee. The next meeting is scheduled for April 2<sup>nd</sup> and they are looking for a place to put a national habitat. Quinn stated there has been a lot of discussion on what the Walking Park will be in 5 to 10 years, and one thought is to have it be more natural which includes more weeds. Councilmember Clark stated the City will need to look at the stipulations from the Freestones when they donated the land before any decisions are made.

Sidewalks:

Councilmember Clark stated there is an issue with someone running their wheel chair in the road because there is no sidewalk down by the liquor store. He asked that this item be placed on the joint City / County agenda to see if there are State funds available to improve this area.

Vernal Excitement:

Councilmember Ted Munford stated that with Vernal Excitement coming up if anyone has any contact with downtown merchants let them know they will be offering free advertising for those willing to participate.

Recycling Program:

Councilmember Travis Allan stated that the recycling program is causing a nuisance with the bags being thrown out and dogs tearing them apart before they're picked up. He suggested the City talk with him about providing bins. Quinn stated he will speak with Ryan at Recyclops. Councilmember Dave Everett stated he received a lot of complaints about the current garbage carrier.

Overlook:

Quinn stated that he is coordinating this project with UDOT, Uintah County and the BLM to move toward decommissioning the view area. The next step is to create a plan.

**ADJOURN:** There being no further business, Councilmember Bert Clark moved to adjourn. Councilmember Ted Munford seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.

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Mayor Doug Hammond

ATTEST:

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Roxanne Behunin, Deputy Recorder

( S E A L )