

**M**INUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD  
JULY 15, 2020 at 7:00 p.m. in the Vernal City Council room, 374 East Main, Vernal,  
Utah 84078.

**PRESENT:** Mayor Doug Hammond, Councilmembers Nicholas Porter, Dave Everett, Ted Munford and Travis Allan. Councilmember Bert Clark was not present.

**WELCOME:** Mayor Doug Hammond welcomed everyone to the meeting.

**INVOCATION OR UPLIFTING THOUGHT:** The invocation was given by Councilmember Dave Everett.

**PLEDGE OF ALLEGIANCE:** The Pledge of Allegiance was led by Councilmember Nicholas Porter.

**APPROVAL OF CITY COUNCIL REGULAR MEETING MINUTES OF JULY 1, 2020:** *Councilmember Ted Munford moved to approve the minutes of July 1, 2020. Councilmember Travis Allan seconded the motion. The motion passed with Councilmembers Everett, Munford, Allan and Porter voting in favor.*

**STAFF TRANSITION:**

Quinn Bennion explained that with the decrease in revenue, there have been some significant changes to the staff. The two superintendents in Public Works retired and have been replaced with Interim Superintendents. He introduced Ryan Blackburn, who has been appointed as the Interim Water and Sewer superintendent, who has been with the City 26 years in the water department. The other appointee is Clint Morton, who is serving as the Interim Street Superintendent. He started his career in the streets department, then worked as the infrastructure inspector and code compliance. Mayor Doug Hammond thanked them for stepping in.

**PUBLIC HEARING: REQUEST FOR APPROVAL OF REZONE REQUEST FROM SHANE MAYBERRY FOR THE PROPERTIES LOCATED AT 369 NORTH 500 WEST, 345 NORTH 500 WEST, 379 NORTH 500 WEST AND 661 WEST 500 NORTH, VERNAL, UTAH FROM R-1, R-2 AND R-3 (RESIDENTIAL ZONES) TO A CP-2 (COMMERCIAL ZONE) – ORDINANCE NO. 2020-07:** Allen Parker explained that Uintah Basin Medical is planning on expanding and in order to do that they need to rezone three properties on 500 West. He presented a map of the surrounding areas and the zones. The request is to change the properties to the CP-2 commercial zone. The proposed change was reviewed by the Planning Commission and received a positive recommendation. The property to the west is the mortuary, to the south is medium and low residential housing and there is a church to the east. The remainder of the surrounding land is not developed. He noted that the CP-2 zone has the requirement to be tied to a development although it is up to the Council if they want to require a development plan. The proposal meets all the requirements for the general plan which allows commercial in this area. Councilmember Dave Everett asked if there were any plans for any additional rezones. Allen Parker stated that nothing has been proposed. Mayor Doug Hammond opened the public hearing for comments.

Mr. Brett Reynolds, resident at 972 No 2000 West Vernal, Utah stated that he had two interests in this rezone request. The first is as a representative of CIVCO Engineering concerning the 500

**MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD JULY 15, 2020**

North street project. UDOT is interested in making sure the curb and gutter is put in for this development before they begin their project. He requested the City encourage the developer to look at the work schedule and get the cement work completed. The second concern is as the president of the Legacy Meadows HOA he was approached a year ago by the Clinic to be allowed to remove the russian olive trees along the fence line. He agreed to that as the russian olive trees are considered noxious and most of them were on their side of the fence. However, they also removed the fence which has not been replaced. He noted that a fence keeps people from walking through that area and gives the residence a sense of security. He stated the residents want the fence put back up. Mr. Reynolds stated it has been explained that the developer will do that at the end of the project and requested that they work with the neighbors to provide something more substantial than an orange construction fence so kids do not go over there and play.

Councilmember Ted Munford agreed the fence should be replaced and asked if the code required a privacy fence. Allen Parker answered yes, there has to be a sight obscuring fence between residential and commercial developments.

Bret Reynolds stated that the type of fence they are proposing is not what is wanted by the HOA. Councilmember Ted Munford stated they would have to work it out with the developer as the City does not have the right to specify a certain type of fence.

Quinn Bennion clarified that the City's project along 500 North is for sidewalk only. Brett Reynolds stated that there is the possibility that UDOT will build curb and gutter from 800 West to where the sidewalk is now.

Casey Stansfield, with UBMC, stated he is excited to develop this property and was grateful to be a part of this community. He noted that there is a concern with the fence and they have been in communication with the neighbors and want to keep the children safe. He stated they are considering large plastic barriers during construction and then a chain link fence with slats. Councilmember Ted Munford asked about the curb and gutter. Mr. Stansfield stated they are looking at the construction schedule as they just received information from the engineers today on the slope and easement needed for the UDOT project. He stated they are coordinating with Larry Montoya with UDOT. Quinn Bennion asked how far the curb, gutter and sidewalk will extend. Casey Stansfield answered it will go to the boundary of the property. He noted they will be requesting an annexation in the future for the section that is not in the City. Mayor Doug Hammond asked what the time frame is to start construction. Casey answered they are working on the water and sewer relocation and will get started once that is completed. He stated there will be a lot of construction this fall.

Mayor Doug Hammond closed the public hearing. *Councilmember Ted Munford moved to approve the rezone request for UBMC, Ordinance No. 2020-07. Councilmember Travis Allan seconded the motion. The motion passed with the following roll call vote:*

*Councilmember Munford.....aye;*  
*Councilmember Allan .....aye;*

**MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD JULY 15, 2020**

*Councilmember Everett .....aye;*  
*Councilmember Porter ..... aye.*

**REQUEST FOR APPROVAL OF AGREEMENT FOR PROFESSIONAL SERVICES FOR LEAK DETECTION:** Quinn Bennion explained that the City is experiencing a high water loss ratio and he is working with the water department to find a way to decrease the loss. One strategy is to hire a leak detection company and conduct a city-wide leak detection project. Typically the City conducts leak detection on a quarter of the City each year. He recommended the Council approve doing the entire City. The proposal from Utility Services Associates is \$28,339 to do the entire system. Mayor Hammond asked if this includes all the lines from the treatment plant. Ryan Blackburn stated that it will be from the tank on 1500 North 2000 West. Councilmember Ted Munford stated it is critical to find any losses. He stated there is a lot of water behind the car wash. Ryan Blackburn stated that is irrigation water. Brett Reynolds stated there is always a puddle by Smith’s Food King. Ryan Blackburn stated that is water that flows off their roof. Quinn Bennion stated there is 79 miles of water line that has to be inspected not including the transmission line before it reaches Reach I & II. However, the line is metered and is within a percent or two with the treatment plant. After further discussion, *Councilmember Travis Allan moved to approve the agreement with Utility Services Associates in the amount of \$28,339 for leak detection services. Councilmember Dave Everett seconded the motion. The motion passed with the following roll call vote:*

*Councilmember Munford.....aye;*  
*Councilmember Allan .....aye;*  
*Councilmember Everett .....aye;*  
*Councilmember Porter ..... aye.*

**RATIFICATION OF APPROVAL OF SEAL COAT PARKING LOT PROJECT FOR INNOVATION HUB:** Quinn Bennion reminded the Council that they were contacted to move forward with seal coating the parking lot at the old City Hall building. Only one bid was received in the amount of \$5800 from Mark Allred. *Councilmember Ted Munford moved to ratify the approval of the seal coat project with Allred’s in the amount of \$5800. Councilmember Dave Everett seconded the motion. The motion passed with the following roll call vote:*

*Councilmember Munford.....aye;*  
*Councilmember Allan .....aye;*  
*Councilmember Everett .....aye;*  
*Councilmember Porter ..... aye.*

**REQUEST FOR APPROVAL OF CO-SPONSOR AGREEMENT WITH RUNTASTIC FOR DINO-HALF MARATHON AND REQUEST FOR APPROVAL OF BUS USE INDEMNITY AGREEMENT WITH UINTAH SCHOOL DISTRICT:** Allen Parker stated that this is the same arrangement as last year where the City sponsored this event and helped facilitate transportation for the participants. He noted that the Dino Half Marathon is an important event for the summer for the community. With Wilkins Bus lines closing down, there is no transportation provider in the area to transport contestants to the start of the race. The

**MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD JULY 15, 2020**

School District is not able to contract with a private entity, so the City serves as a partnering sponsor to contract with the School District to provide bussing. There has been questions about sanitation and masking and the event sponsor has provided for those needs. Councilmember Dave Everett asked if a mask is required during the run. Allen Parker answered no. After further discussion, *Councilmember Ted Munford moved to approve the agreement with Runtastic for the Dino Half Marathon and the agreement with Uintah School District to provide transportation services. 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 Porter .....aye.*

**DISCUSSION REGARDING FIRE SAFETY INSPECTIONS FOR BUSINESSES:** Quinn Bennion explained that at the last Fire District meeting the Board discussed their budget and agreed to eliminate the fire inspector position leaving the City without that service. Some inspections, such as for new businesses or buildings, will still be provided by the District, while the annual inspections will default to the City. Councilmember Ted Munford stated the District does not want to hand this off with only the hope it gets done. Quinn Bennion stated his discussion with Jeremy Raymond is that they will continue to inspect new businesses, sprinklers, alarms and final inspections and all re-inspections will be up to the City’s and County. Jeremy Raymond stated with the declining mineral lease funds, the yearly inspections are not a priority, so trained fire fighters can perform those duties and charge the entities for their work. Councilmember Ted Munford stated that the District will do those that have a high impact such as Wal-Mart and the schools. Jeremy Raymond agreed and stated the City has the option to do annual inspections on their own or have the fire fighters do them. He stated they will put together a guide for the inspectors so they are consistent. Councilmember Ted Munford stated the City will have to budget a fire inspection line item to pay for these and he has asked Jeremy to put together a plan of what is critical. Jeremy Raymond stated they have existing volunteers that are certified and are paid \$20 an hour or it was mentioned to pay \$40 per inspection. Councilmember Travis Allan asked if they need to be inspected yearly. Jeremy Raymond answered that the fire and building code does not say every year. Councilmember Travis Allan stated that this fee needs to be charged to the business owner. Quinn Bennion stated the City is looking at how to complete these inspections and possibly do a few in-house and contract with a certified inspector. Also, some businesses do not need an annual inspection while others need it more often. Councilmember Dave Everett stated the restaurant is required to have an inspection twice a year with the grease traps etc. and they pay a business for those inspections. He suggested those businesses provide documentation to the City that it has been done. There was further discussion on how to complete fire inspections and charge either by square footage or a punch list. Quinn Bennion stated if the cost is added to the business license fees, it will need to be added by October as the renewals go out in November. There was some discussion regarding allowing business to decline paying for an inspection. Councilmember Ted Munford suggested this item be tabled and consider a smaller scale fee with less frequency.

## MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD JULY 15, 2020

**DISCUSSION REGARDING SURPLUS PROPERTY:** Quinn Bennion explained that the City has an excess of flower pots. The issue is how to get rid of some of that inventory. Councilmember Ted Munford suggested they be sold on-line. Quinn Bennion stated there has been interest to purchase one or two. It would be easier for the staff to handle if they were sold in bulk. Two cities contacted the City, however, the issue is the transportation. The cost to the City was anywhere from \$68 to \$450 each with the majority ranging around \$100. At a 25% value that means the City should sell them for \$17 for small \$21 for medium and \$28 for the large. The Council discussed possibly setting aside one day a month to load the pots for buyers, selling them at the end of the season or wait until next spring, and the purchase price. Quinn Bennion stated he understood the Council's direction and will move forward to reduce inventory.

### Special Service Districts Funding:

Mayor Doug Hammond explained that a special meeting will be held on Monday, July 27<sup>th</sup> at the conference center to discuss mineral lease funds and the Special Service Districts. Each District will be given time to present a report and budget. Councilmember Nicholas Porter stated it will probably mean a loss of services. Quinn Bennion stated they may want the City to pick up the tab.

### Innovation Center:

Quinn Bennion stated the Innovation Hub is getting closer to opening with the furniture and flooring being ordered. Three private offices have been booked and the hope is there will be more general use.

### Code enforcement:

Quinn Bennion explained with Clint Morton becoming the interim superintendent for the street department he will not have time to do any code enforcement. A temporary worker may be hired to complete this task for the next three months.

### Ashley Springs tour:

A tour is scheduled for Ashley Springs with elected officials and BLM representatives. The purpose is to make sure everyone is familiar with the area and why the Public Land Act which allocated 750 acres to Uintah County was critical.

### Small business grants.

Quinn Bennion explained that 118 local small businesses applied on-line for the grant being offered by the Cities and County using CARES Act funds and 30 businesses applied manually. A new round of funding will be available in August.

**ADJOURN:** There being no further business; *Councilmember Nicholas Porter moved to adjourn. Councilmember Travis Allan seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

**MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD JULY 15,  
2020**

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Mayor Doug Hammond

ATTEST:

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Roxanne Behunin, Deputy Recorder

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