

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD
FEBRUARY 1, 2012 at 7:00 p.m. in the Vernal City Council Room, 374 East Main,
Vernal, Utah 84078.

PRESENT: Mayor Gary Showalter, Councilmembers Ted Munford, Dave Everett, JoAnn Cowan, and Sonja Norton. Councilmember Bert Clark was excused.

WELCOME: Mayor Showalter welcomed everyone to the meeting.

STAFF PRESENT: Ken Bassett, Roxanne Behunin and Mike Davis.

INVOCATION OR UPLIFTING THOUGHT: Councilmember Ted Munford gave the invocation.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Mayor Gary Showalter.

APPROVAL OF THE CITY COUNCIL MEETING MINUTES OF JANUARY 18, 2012:
Councilmember JoAnn Cowan moved to approve the minutes of January 18, 2012. Councilmember Ted Munford seconded the motion. The motion passed with Councilmembers Munford, Cowan, Everett and Norton voting in favor for a unanimous vote.

YOUTH CITY COUNCIL REPORT: Mayor Gary Showalter explained that the Youth Council is a group of high school students who are interested in learning the governmental process, and they work with the City officials to complete community projects. Youth Mayor Grayson Massey reported that the Youth Council recently attended a legislative session at the State Capital and met with Representative Mathis, Senator Vantassell and Governor Herbert. Also, the blankets for the homeless shelter have been completed and will be delivered next week. He thanked the Council for the funding to complete their projects. The Mayor and Council thanked Grayson for his report.

REQUEST FOR APPROVAL OF AIRPORT AGREEMENT: Kelly Harvey, airport manager, explained that the Utah Department of Transportation, through the Division of Aeronautics, has funding available for airport projects, and this year the Vernal airport applied for funds and received three grants. The first grant is to crack seal the runway and the other two grants are for other necessary maintenancet projects. Ken Bassett indicated that the City's cost for these projects will be \$5736. The grants cover 90% of the cost, and the local entities cover the remainder. Since the County owns 75% of the airport, they pay that percentage of the cost and the City pays the remaining 25%. *Councilmember JoAnn Cowan moved to approve the City's share of \$5736 and authorize the agreement for the airport repairs. Councilmember Dave Everett seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munfordaye;
Councilmember Cowan..... aye.
Councilmember Everettaye;
Councilmember Norton..... aye.

Councilmember Norton asked if there was any indication when the FAA will complete the Environmental Assessment for the airport. Kelly Harvey explained that the EAP has been

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completed and sent to them for review. Once the FAA completes their review, a funding application for \$7 million dollars will be submitted.

REQUEST FOR APPROVAL OF CAPITAL PROJECT LIST FOR COMMUNITY IMPACT BOARD: Ken Bassett explained that the Community Impact Board (CIB) requires entities that are eligible for funding to provide a list of projects that possibly could be submitted to them for funding on an annual basis. The City’s one year capital project list includes street, water, sewer, and storm water projects. The five year plan includes water, street, sewer, pedestrian safety paths and community park projects. He asked if the Council has any additional projects in mind that should be added to the list. The Council did not have any additional projects. After further discussion, *Councilmember Ted Munford moved to approve the capital improvement lists for the CIB. Councilmember Sonja Norton seconded the motion. The motion passed with the following roll call vote:*

- Councilmember Munfordaye;*
- Councilmember Cowan..... aye.*
- Councilmember Everettaye;*
- Councilmember Norton..... aye.*

AN ORDINANCE OF VERNAL CITY, UTAH, REAPPROVING THE CREATION OF A COMMUNITY DEVELOPMENT AND RENEWAL AGENCY IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH CODE – ORDINANCE NO. 2012-05: Ken Bassett explained that this item is back on the agenda because of the technical requirement that a boundary plat of the agency be submitted to the State within ten days of the ordinance being adopted. However, the County Surveyor was not able to complete it within that time period. Therefore, it is necessary for the Council to adopt the ordinance once again to create the Community Development and Renewal Agency. *Councilmember JoAnn Cowan moved to readopt Ordinance No. 2012-05 creating the Community Development and Renewal Agency (CDRA) for Vernal City. Councilmember Dave Everett seconded the motion. The motion passed with the following roll call vote:*

- Councilmember Munfordaye;*
- Councilmember Cowan..... aye.*
- Councilmember Everettaye;*
- Councilmember Norton..... aye.*

REQUEST FOR APPROVAL OF THE ECONOMIC DEVELOPMENT SERVICES PROPOSAL FROM BONNEVILLE RESEARCH: Ken Bassett explained that with the initiation of the CDRA Agency, developers can submit their projects to the Agency for consideration. The Gardner Group has presented their proposed development to the Council that would be considered by this Agency. Under State code, certain items need to be taken care of before any incentives can be considered by the Agency or other taxing entities. For that purpose, Bonneville Research is willing to complete some of those requirements including a budget and details of the development. Once those documents are prepared, Gardner Development, the City and Bonneville Research will approach the other taxing entities for their consideration. The cost

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for this work will be paid by Gardner Development as part of the inducement agreement with them. Ken Bassett noted that the City did receive a letter from Gardner Development that this proposal does meet their expectations and needs. Mayor Showalter asked if in the future other developments will have to complete the same type of research. Ken Bassett answered yes, that any development wishing consideration will have to detail their project. Councilmember Cowan asked if agencies that do not currently collect property tax have a legal right to be involved with the taxing committee such as the Uintah Recreation District. Ken Bassett indicated that his understanding was any district that has the potential of taxing would be included, although all of the District's together only have one representative on the taxing committee. After further discussion, *Councilmember Cowan moved to approve the proposal from Bonneville Research with clarification from legal counsel of the role of the special service districts and taxing entities. Councilmember Ted Munford seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munfordaye;
Councilmember Cowan..... aye.
Councilmember Everettaye;
Councilmember Norton..... aye.

REVIEW OF SAFETY SIDEWALK BIDS AND AWARD OF BID – CIVCO

ENGINEERING: Ken Bassett explained that this project includes a six foot sidewalk along the south side 500 North from 1150 West to 1500 West. The County and City have agreed to provide the remainder of the funding needed for this project. CIVCO Engineering completed the design specifications and requested bids. Two bids have been received with the low bid being from B. Hansen Construction from Wellington, Utah. Mayor Showalter asked if the engineers have worked with this company before. Aaron Olsen, from CIVCO Engineering, stated that Denny Gardner has inspected their work before. Mayor Showalter asked them to check their background. After further discussion, *Councilmember Sonja Norton moved to approve the bid from B. Hansen Construction subject to a background check by CIVCO Engineering. Councilmember Dave Everett seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munfordaye;
Councilmember Cowan..... aye.
Councilmember Everettaye;
Councilmember Norton..... aye.

REQUEST FOR APPROVAL OF CONTRACTS WITH ENGINEERING SERVICES INC FOR THE WATERLINE REPLACEMENT PROJECT AND THE WATER SYSTEM MASTER PLAN:

Ken Bassett explained that even though the Community Impact Board will not finalize the funding for these two projects until tomorrow, it would shorten the time frame if the Council approves the engineering proposals now. The first project is to replace the raw water line from Ashley Springs to Ashley Creek at an estimated cost of \$4.3 million dollars. The engineering fee for this project is \$461,420. The second project is an update to the City's master plan for the water system. The total project is expected to be \$80,000. The

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Drinking Water Board requires this plan before they will approve any future funding for the water system. *Councilmember Cowan moved to approve the engineering contracts with ESI for \$461,420 and \$80,000 contingent on funding approval from the Community Impact Board. Councilmember Ted Munford seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munfordaye;
Councilmember Cowan..... aye.
Councilmember Reynoldsaye;
Councilmember Norton..... aye.

ADMINISTRATIVE REPORTS:

Women’s Shelter:

Councilmember JoAnn Cowan explained that they have looked at several houses for the women’s crisis center, and two homes have been found that possibly would work. One home is an older home that will need to be inspected to see if it can be rehabilitated, and the other home is a new home. Both homes are within walking distance of schools and grocery stores.

Legislative Trip:

Councilmember Ted Munford stated he had the opportunity to go with the Youth Council to Salt Lake City to the Legislature, and it was very beneficial for the students. He noted that the Youth Council is a great organization, and this trip gave him the opportunity to see the future leaders.

Joint City/County Meeting:

Ken Bassett reminded the Council that the next joint City/County meeting will be held February 10th at 3 pm at the County building.

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

ATTEST:

Roxanne Behunin, Deputy Recorder

Mayor Gary Showalter

(S E A L)