

MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD
JUNE 4, 2014 at 7:00 p.m. in the Vernal City Council room, 374 East Main, Vernal,
Utah 84078.

PRESENT: Councilmembers Dave Everett, Bert Clark, Samantha Scott, JoAnn Cowan and Ted Munford. Mayor Sonja Norton was excused.

WELCOME: Councilmember Bert Clark welcomed everyone to the meeting.

SELECTION OF MAYOR PRO TEMPORE: Councilmember Samantha Scott moved to appoint Councilmember Ted Munford as Mayor Pro Tempore for this meeting. Councilmember Dave Everett seconded the motion. The motion passed with Councilmembers Scott, Everett, Clark, Munford and Cowan voting in favor for a unanimous vote.

INVOCATION OR UPLIFTING THOUGHT: The invocation was given by Councilmember Bert Clark.

PLEDGE OF ALLEGIANCE: The pledge of Allegiance was led by Councilmember JoAnn Cowan.

APPROVAL OF VERNAL CITY COUNCIL SPECIAL MEETING MINUTES OF MAY 19, 2014: Councilmember JoAnn Cowan asked that the discussion regarding the costs associated with cleaning the carpet at the old City building be included, and the City should consider not paying for that service. Ken Bassett stated that the White House Academy representatives that occupy that building will be making a presentation at the next meeting, and the Council can consider that issue at that time. Councilmember Bert Clark moved to approve the special meeting minutes of May 19, 2014 with that correction. Councilmember JoAnn Cowan seconded the motion. The motion passed with Councilmembers Munford, Cowan, Everett, Scott and Clark voting in favor.

APPROVAL OF VERNAL CITY COUNCIL SPECIAL MEETING MINUTES OF MAY 20, 2014: Councilmember Bert Clark asked that the minutes show that the emergency funds for the utility accounts include the impact fees. Councilmember Clark then moved to approve the special meeting minutes of May 20, 2014 with that correction. Councilmember Dave Everett seconded the motion. The motion passed with Councilmembers Munford, Cowan, Everett, Scott and Clark voting in favor for a unanimous vote.

APPROVAL OF VERNAL CITY COUNCIL SPECIAL MINUTES OF MAY 21, 2014: Councilmember Dave Everett moved to approve the special meeting minutes of May 21, 2014. Councilmember Samantha Scott seconded the motion. The motion passed with Councilmembers Munford, Cowan, Everett, Scott and Clark voting in favor.

APPROVAL OF CITY COUNCIL MINUTES OF MAY 21, 2014: Councilmember Clark asked that the minutes reflect the Alive After Five event will go for 4 consecutive weeks. With that correction, Councilmember Clark moved to approve the minutes of May 21, 2014.

Councilmember JoAnn Cowan seconded the motion. The motion passed with Councilmembers Munford, Cowan, Everett, Scott and Clark voting in favor.

INTRODUCTION OF NEW CITY EMPLOYEES – DEPARTMENT HEADS: Mike Davis explained that in the Finance Department there has been a shift of employees with the retirement of Brenda Nold. An administrative clerk was hired when the promotions were finished. He introduced Andrea Chacin as the new front office clerk who speaks fluent Spanish. The Council welcomed Andrea to the City.

Allen Parker introduced Gay Lee Jeffs as the new administrative secretary for the Planning Department. She moved to Vernal from Castle Dale, Utah and has been working at the hospital. He explained that Gay Lee also sat on the City Council for Castle Dale. Councilmember Cowan asked if she was related to coach Jeffs from Emery High School. Gay Lee Jeffs answered that he is her first cousin. The Council welcomed Gay Lee to employment with the City.

Sergeant Mike Gledhill introduced a new officer, Christopher Gardenheir to the Council. He explained that Officer Gardenheir was working for Uintah County and has six years of experience in law enforcement. He noted that the police department is happy to have him as a member of their team. The Council welcomed Mr. Gardenheir aboard.

Russ Augustus introduced Mr. Michael Leigh to the Council. He explained that Mr. Leigh grew up in Vernal, moved away, then came back. Mr. Leigh introduced his wife Aleta to the Council. The Council welcomed Michael Leigh to employment with the City.

The Council expressed their excitement to have the new employees on board.

REQUEST FOR SPONSORSHIP FOR 2014 PADDLEFEST – BRADY DONOVAN: Mr. Brady Donovan explained that he is requesting sponsorship from the City for the 2015 Paddle Fest event to be held at Red Fleet Reservoir. The event was sponsored last year by Utah State Parks and the Travel Board, and this year X94 Radio is also helping to bring in more participation. Concerts will be added along with fireworks at dusk. The advertising area includes Colorado, Wyoming and Utah, and there is a projected response of 1500 people. Those people will occupy hotels and bring extra money to Vernal. He asked the Council to consider a \$2500 sponsorship. Councilmember Everett stated there has been a lot of activity on social media for this event. Councilmember Ted Munford asked if the sponsors were for-profit organizations. Brady Donovan stated that the radio station is a for profit business, but will not profit this year on this event. Councilmember Ted Munford stated this event is wonderful for the community, however he is not comfortable using public funds for a for-profit event. Brady Donovan stated that this event will bring money into the local economy. Councilmember Everett stated he would rather see how this event unfolds this year and consider providing funding in 2015. Councilmember Clark agreed and asked Mr. Donovan to approach the Council again around March / April of next year. Councilmember Cowan agreed and asked Mr. Donovan to report on the number of visitors from outside the area who attend this year's event. Mr. Bassett suggested Mr. Donovan report on this year's event in August. Mr. Donovan thanked the Council for their time and stated he would report in August.

REQUEST TO AMEND THE VERNAL CITY MUNICIPAL CODE, PLANNING AND ZONING CHAPTER 16.24 – SUPPLEMENTARY REGULATIONS AND CHAPTER 16.56 – MANUFACTURED HOME PARK AND TRAVEL TRAILER COURT REGULATIONS – ORDINANCE NO. 2014-17:

Councilmember JoAnn Cowan asked the staff to explain what they are trying to accomplish with this ordinance. Allen Parker stated that the main concern is public safety to make sure property owners keep a clear vision between pedestrians and motorists, primarily targeting trailers that can block visibility. Councilmember JoAnn Cowan stated that if the goal is safety, the code should be fairly simple by not allowing trailers to be parked on the sidewalk. If the issue is aesthetics, it should not be the concern of the Council. Ken Bassett agreed that the concern is safety and this ordinance makes the regulations more lenient for homeowners to park travel trailers in residential zones. The previous code required the trailers to be placed 30 feet back from the front property line where this ordinance only requires 10 feet, making it more practical and reasonable as well as maintaining safety for pedestrians. In regards to how the setbacks relate to sheds should probably be discussed at another time. Councilmember Cowan stated that in this community families invest in travel trailers, boats and four-wheelers, and the City needs to allow those items to be stored on their property. It makes sense to make sure there is clear vision backing out of a driveway, however the City needs to understand the community needs and culture. Ken Bassett suggested the example in the first section of the ordinance be eliminated so it does not create any confusion. Next the allowance of travel trailers is being moved out of the mobile home section so it applies to all residential zones. After further discussion, Councilmember JoAnn Cowan moved to approve Ordinance No. 2014-17 with the elimination of the example in Section 1, second sentence in the 1st paragraph. Councilmember Samantha Scott seconded the motion. The motion passed with the following roll call vote:

- Councilmember Munford.....aye;*
- Councilmember Cowan.....aye.*
- Councilmember Everettaye;*
- Councilmember Scott.....aye;*
- Councilmember Clark.....nay.*

REQUEST TO AMEND IMPACT FEE SCHEDULE – RESOLUTION NO. 2014-06:

Ken Bassett explained that when the staff calculates impact fees, it is understood how it should be done. However, developers and contractors do not clearly understand the process for commercial or industrial properties. There is a provision that adds a cost for fixture units which is different from a residential home as those fixtures could be extensive and greatly impact the system. For example, there could be one commercial building that has a lot of units, and there should be a cost for each unit or entrance that has a postal address. Resolution No. 2014-06 clarifies this impact fee charge so not only the staff understands, the contractors understand as well. Councilmember JoAnn Cowan moved to adopt Resolution No. 2014-06. Councilmember Bert Clark seconded the motion. The motion passed with the following roll call vote:

- Councilmember Munford.....aye;*
- Councilmember Cowan.....aye.*
- Councilmember Everettaye;*
- Councilmember Scott.....aye;*

Councilmember Clark.....aye.

REQUEST FOR APPROVAL OF COBBLEROCK SEWER IMPROVEMENT PROJECT

CONTRACT: Ken Bassett explained that the City solicited bids for this sewer project and presented the bid computations. The low bid was submitted by BHI in the amount of \$102,725. Councilmember Clark stated that the original line actually went under a building. Ken Bassett stated that this project will realign the sewer line so it will not travel under any structures. The engineers have obtained the necessary easements to move the line. The project will replace the sewer line from Cobblerock Park to 100 South. The initial estimate for this project was \$138,000, then a storm drain sump was added for the parking area so that property will drain properly, adding to the cost. Darrin Anderson, engineer, explained that his staff reviewed the bid, and the unit prices are good. Councilmember Clark asked what is happening with the restaurant that is on that line. Ken Bassett answered that the staff is working with the restaurant to make sure they comply with the code to either use chemicals or install an apparatus for the grease. Councilmember Clark asked what is the expected finish date. Darren Anderson stated they have 20 days from the date to proceed. Councilmember Scott asked if the water would be off. Daren Anderson answered no. After further discussion, Councilmember JoAnn Cowan moved to accept the low bid of \$102,725 from BHI for the Cobblerock Sewer Project. Councilmember Samantha Scott seconded the motion. The motion passed with the following roll call vote:

Councilmember Munford.....aye;
Councilmember Cowan.....aye.
Councilmember Everettaye;
Councilmember Scott.....aye;
Councilmember Clark.....nay.

ADMINISTRATIVE REPORTS:

Vernal Excitement Events:

Councilmember Samantha Scott stated that the first Vernal Excitement event will be held Thursday at the park next to the library.

Recycling Proclamation:

Ken Bassett explained that there are tax credits for businesses that participate in recycling if they are within a recycling zone. Tammie Lucero is preparing the documents for the recycling zone for the City to consider.

Power Plant Issue:

Councilmember JoAnn Cowan explained that she participated in a teleconference call regarding the Deserado Mine and the Power Plant. Apparently the EPA initially issued a permit for the type of scrubbers to be used on the plant, but now have changed their mind after an environmental group filed a protest. There was also a public meeting held in Ft. Duchesne on this issue, and the Ute Tribe is talking about building a power plant. Ken Bassett stated that he attended the public hearing regarding the permit that had been issued to the power plant in 2001. Because of some issues that the EPA apparently did not take care of in that process, the

environmental group is asking for a review. He suggested the Mayor sign a letter indicating the City's support as well and our continued support of the power plant and mine.

Naples Fire Station:

Councilmember JoAnn Cowan explained that initially the Uintah Fire Special Service District was going to remodel the Naples fire station. However, Naples City decided it would be better to move the station over by their City offices to create more parking near the park. Naples City is filing an emergency request to the Community Impact Board for funding for a fire station. The Fire District will still budget the \$300,000 that was going to be used for the remodel and allow those funds to be used toward the new structure.

Joint City / County Meeting:

Ken Bassett explained that the County Commission has a conflict with June 9th and cannot meet that day. They have asked to reschedule on June 30th. Councilmember Scott stated that she would be out of town. Councilmember Munford stated he may not be available.

LED Sign:

Councilmember JoAnn Cowan stated she spoke with Mark Dockins, with Uintah School District, regarding the LED sign, and the County is willing to donate the sign to the Middle School.

ADJOURN: There being no further business, Councilmember JoAnn Cowan moved to adjourn. Councilmember Samantha Scott seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.

Mayor Pro Tempore Ted Munford

ATTEST:

Roxanne Behunin, Deputy Recorder

(S E A L)