

1. 4:30 P.M. Special Joint Vernal City Council & Uintah County Commission

Documents:

[CC09-23-19.PDF](#)  
[2019-09-23 JOINT PACKET.PDF](#)

# **NOTICE OF PUBLIC MEETING**

**TO THE RESIDENTS OF UINTAH COUNTY AND VERNAL CITY:** Notice is hereby given that the Vernal City Council and the Uintah County Commission will hold a Special Joint Meeting on *Monday, September 23, 2019 at 4:30 p.m. in the Uintah County Conference Room, 2<sup>nd</sup> Floor - 147 East Main St, Vernal, Utah..*

## **A G E N D A**

**4:30 P.M.**

### **STANDING BUSINESS**

1. ACKNOWLEDGMENT & APPROVAL OF SPECIAL MEETING
2. APPROVAL OF THE MINUTES OF AUGUST 26, 2019

### **SCHEDULED PUBLIC BUSINESS**

1. DISCUSSION REGARDING JOINT SHARED CITY / COUNTY SERVICES AND COSTS
2. DISCUSSION REGARDING TRANSFER OF AIRPORT MANAGEMENT
3. DISCUSSION REGARDING MINERAL LEASE MONEY
4. DISCUSSION ON EVENTS GENERAL PERMIT

### **ADJOURN**

\*NOTE: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify Quinn Bennion at 374 East Main St, Vernal, Utah 84078, telephone: (435) 789-2255.

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1 **M**INUTES OF THE JOINT VERNAL CITY COUNCIL AND UTAH COUNTY  
2 COMMISSION MEETING HELD AUGUST 26, 2019 at 4:30 pm in the Vernal  
3 City Conference room 374 East Main, Vernal UT 84078

4  
5 **PRESENT:**

6 **VERNAL CITY:** Mayor Doug Hammond, Councilmembers Bert Clark, Samantha Scott,  
7 Dave Everett, Ted Munford and Travis Allan.

8  
9 **UINTAH COUNTY:** Commissioners Brad Horrocks, Bart Haslem and Bill Stringer.

10  
11 **STAFF:** Quinn Bennion, Roxanne Behunin, Mike Davis.

12  
13 **GUESTS:** Tina Williams, Doug Brown, Geoff Liesik, Josh Bake, Robin O'Driscoll,  
14 Cheryl Meier, Jeremy Raymond, Dean Baker, Sonja Norton.

15  
16 **WELCOME:** Mayor Doug Hammond welcomed everyone to the meeting.

17  
18 **ACKNOWLEDGEMENT AND APPROVAL OF SPECIAL MEETING:** *Councilmember*  
19 *Samantha Scott moved to approve this special meeting. Commissioner Brad Horrocks seconded*  
20 *the motion. The motion passed with Commissioners Horrocks & Haslem and Councilmembers*  
21 *Clark, Everett and Scott voting in favor. Councilmember Ted Munford and Travis Allan and*  
22 *Commissioner Bill Stringer were not present for the vote.*

23  
24 **APPROVAL OF MINUTES OF JULY 22, 2019:** *Councilmember Bert Clark moved to*  
25 *approve the minutes July 22, 2019. Commissioner Bart Haslem seconded the motion. The*  
26 *motion passed with the motion passed with Commissioners Horrocks & Haslem and*  
27 *Councilmembers Clark, Everett and Scott voting in favor. Councilmember Travis Allan and Ted*  
28 *Munford and Commissioner Bill Stringer were not present for the vote.*

29  
30 **DISCUSSION REGARDING PURCHASING BUILDING HANGARS AT THE AIRPORT**  
31 **TO PRODUCE RENTAL INCOME:** Doug Brown explained that he met with Quinn Bennion,  
32 Dennis Judd and Jon Stearmer to discuss the purchase of a hanger. When a hanger is up for sale,  
33 the City and County have the first right to purchase. If the airport were to own a hanger, it would  
34 generate revenue to help offset maintenance costs. Councilmember Dave Everett asked if the  
35 airport owns a hanger now. Doug Brown answered no. Councilmember Bert Clark asked if they  
36 are collecting property tax and lease payments. Doug answered that the ground lease payments  
37 stay with the airport and the County collects the property tax. Quinn Bennion stated that the staff  
38 wanted to get a general direction from the elected officials if they would be interested in  
39 pursuing purchasing a hanger. Councilmember Samantha Scott asked what the average cost is  
40 for a hanger. Doug Brown stated they range from \$35,000 - \$450,000 based on the size of the  
41 building and the amenities such as the door size. Commissioner Bart Haslem stated that  
42 commercial hangers are valued higher and a door alone can cost \$150,000. Councilmember  
43 Dave Everett asked if funds from the increase in enplanements could be used for this purpose.  
44 Doug Brown explained that those funds cannot be used to generate revenue generating.  
45 However, it could be argued that part of the hanger is for office space. He recommended the  
46 elected official consider owning the hanger as well as lease out space to generate revenue for the

**MINUTES OF THE JOINT VERNAL CITY COUNCIL AND UTAH COUNTY COMMISSION MEETING HELD AUGUST 26, 2019**

47 airport. Cheryl Meier stated that hanger space is a necessity for the airport and asked how often  
48 they come up for sale. Doug Brown stated that there have been two this year. Commissioner  
49 Brad Horrocks stated this issue would make the private sector upset if the airport competes  
50 against them. Commissioner Bill Stringer stated that this may depend on the needs of the users  
51 as some may want to lease space while others may want to own. He suggested the staff ask the  
52 users. Councilmember Ted Munford stated that if there is some diversity it may be more  
53 attractive to the people using the airport. Commissioner Bart Haslem stated that as a commercial  
54 operator, the airport would compete against his business. However, if the airport needs to be  
55 more efficient and find ways to collect revenue, then it may be a consideration. There was some  
56 discussion on what space is currently available. Mayor Doug Hammond stated that with the  
57 current budget constraints, the City cannot help buy a hanger. Commissioner Stringer stated that  
58 they need to look at this as not just an opportunity, but rather a strategy that could end up paying  
59 for itself. He stated the first step is to have a financing plan. Doug Brown asked the elected  
60 officials to think about the options for the future.

61  
62 **DISCUSSION ABOUT THE AIRPORT DEVELOPMENT PLAN PROJECT LIST:** Doug  
63 Brown explained that the airport project list is updated annually and submitted to the FAA in  
64 October. He suggested that the terminal building be given a higher priority on the list as they are  
65 out of room. The entitlement funds for the airport is expected to be \$1 million dollars and those  
66 funds could be used as the local match to build a new terminal building for the space that is not  
67 used for revenue. Commissioner Brad Horrocks asked when the runway needs to be chip sealed.  
68 Doug Brown reported that the runway has to be repainted every two years and receive a seal cost  
69 every four years. There was some discussion regarding the design of the terminal. Sonja Norton  
70 asked if the enplanement funds could be used for the runway maintenance. Doug Brown  
71 answered no that it cannot be used for maintenance.

72  
73 **DISCUSSION REGARDING TRANSFER OF AIRPORT MANAGEMENT:** Cheryl Meier  
74 reminded the elected officials that the Airport Board has requested to have the City and County  
75 take back ownership of the airport. The letter was sent in May and the agreement has a clause  
76 that the City and County can take up to a year, or as less as 90 days. The hope is that  
77 management will change by December 31<sup>st</sup>. She emphasized that it would make more sense for  
78 one entity to own and manage the airport with the preference being the City. Quinn Bennion  
79 stated that the airport is budgeted through December with the District so it makes sense that the  
80 transition be January 1<sup>st</sup>. If the City continues to own 25%, the City budget will need to be  
81 adjusted somehow. Commissioner Bart Haslem stated that the advisory committee should also  
82 be reset with representation from the City, County and airport users. Doug Brown suggested  
83 even if there is only one owner that representation on the board be from each entity as well as  
84 Naples City. Councilmember Bert Clark stated that in the past the community did not want full  
85 guardianship of the airport under one entity so everyone would have a voice. Commissioner  
86 Brad Horrocks stated they need to move quickly to set up a board and review the policies and  
87 procedures. He suggested the staff look for the old policies so they can set up a board and start  
88 with operational procedures in September. Commissioner Bart Haslem suggested they set up a  
89 seven member board. Cheryl Meier stated she would have the UTSSD Board reinstate an  
90 advisory board. Commissioner Bill Stringer stated that if the management is to shift in January  
91 the decision needs to be made if it will be one entity or jointly owned. Doug Brown stated that  
92 as far as the FAA is concerned nothing has changed with the City and County being the sponsors

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93 who have the financial means to maintain it as well as zoning authority. Commissioner Brad  
94 Horrocks suggested the City and County move forward with the 25% / 75% ownership and make  
95 application to the FAA to move forward. Commissioner Brad Horrocks stated the funding can be  
96 worked out with the County funding the first three quarters and the City funding after July. The  
97 transportation tax will also need to be tied into the airport funding. Commissioner Stringer stated  
98 they will make a final decision on the transportation percentages in two weeks. Councilmember  
99 Ted Munford reminded the Commission that the City will continue to pay the \$200,000 for the  
100 conference center this year rather than the airport based on the agreement. Quinn Bennion  
101 pointed out that the City and County have a lot of joint projects. He noted that the amount  
102 committed for the visitor's center is actually \$55,000 and the City has notified State Parks that  
103 the contract for their services is being dropped. Commissioner Stringer asked what will happen  
104 to the visitor's center. Quinn Bennion stated the City may partner with the County to provide  
105 visitor information. There was some discussion of who provided what services before the  
106 special service districts were implemented and other agreements to cover services. Quinn  
107 Bennion asked what the City should be anticipating to budget for the airport. Doug Brown stated  
108 that they budgeted \$600,000, yet is is closer to \$500,000. Commissioner Haslem stated it will be  
109 closer to \$700,000 when you add in maintenance on the runway.

110

111 **UPDATE ON THE INNOVATION / CO-WORKING CENTER GRANT:**

112 Quinn Bennion explained that a group was formed to apply for a grant to implement an  
113 innovation center. The grant has \$500,000 available and is only awarded to rural communities.  
114 The property that is being considered to turn into the innovation / co-working center is the old  
115 police department that has 7000 square feet of space. The grant would give the property a  
116 needed facelift and would provide space for new businesses that cannot afford an office or  
117 companies that are only here for a few weeks and need a spot to network. The idea is to provide  
118 high speed internet, private and open office space and a conference room. The grant would cover  
119 the building renovations and the purchase of equipment only. A part-time manager would be  
120 needed and could be paid out of the rent that is collected. Commissioner Haslem stated this is a  
121 good thing for the community.

122

123 **DISCUSSION ABOUT TRANSPORTATION TAX (UTAH CODE 59-12-2219):**

124 Quinn Bennion presented a spread sheet displaying the estimated revenue that would be received  
125 by each entity of the tax is implemented. He noted that the spreadsheet from the State Tax  
126 Commission is very complicated with the 50/50 formula used statewide. Commissioner Stringer  
127 asked if the Cities had notified the State Tax Commission yet. Josh Bake with Naples City stated  
128 their letter has been sent in. Quinn Bennion stated the City is getting the letter ready.  
129 Commissioner Stringer stated he spoke with Ballard Mayor, Bob Abercrombie, and it has been  
130 placed on their agenda to discuss.

131

132 **ADJOURN:** There being no further business; Councilmember Dave Everett moved to adjourn.  
133 Councilmember Samantha Scott seconded the motion. The motion passed with a unanimous  
134 vote and the meeting was declared adjourned.

135

**Joint projects / funding / ownership**

**Uintah County / Vernal City**

August 2019

	Current funding City	Current funding County	Other funding		
Airport	-	-	\$700,000	UTSSD currently pays for airport operations	County 75% & City 25% if airport returns
Cemetery system	\$110,000	\$514,800		11 cemeteries in the County system	Additional \$50k in city budget for waterline
Uintah Conference Center	\$200,000	\$624,000		Transient room tax, restaurant tax and general taxes	Operating budget \$922,300. Revenue \$97,500.
Golf Course	-	-		Uintah Recreation District	
Community Parks	-	-		Uintah Recreation District	
Homeless Shelter	-	\$280,000			
Crisis Shelter	Less than \$10k	-		Forever Forward Services now operates. State funds operations for 3 years.	
Victims Advocacy	\$102,000	??		City provides Justice Court (city), crisis response and protective order cases for all County	County provides victim advocacy for County Justice court and District court (no crisis response)
Grant writer	\$25,000	\$75,000			
Innovation center	\$5k to \$7.5k	\$5k to \$7.5k		Proposed funding if grant is received	
Area visitors center	\$55,000	-		Reduced from \$57,700	
Fire services	-	-		Fire Special Service District	
Animal Control	-	-		Animal Control Special Service District	