

**M**INUTES OF THE VERNAL CITY COUNCIL AND UTAH COUNTY  
COMMISSION JOINT SPECIAL MEETING HELD FEBRUARY 27, 2023 at  
4:00 p.m. in the Vernal City Conference room, 374 East Main Vernal, Utah 84078.

**PRESENT:**

**VERNAL CITY:** Councilmembers Robin O’Driscoll, Dave Everett, Nick Porter, Corey Foley, and Mayor Doug Hammond.

**UINTAH COUNTY:** Commissioners Brad Horrocks, John Laursen and Sonja Norton.

**GUESTS:** Quinn Bennion, Roxanne Behunin, Ken Campbell, Mike Davis, Travis, Dean Baker, Tracie Smuin, Matt Cazier.

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

**ACKNOWLEDGMENT & APPROVAL OF SPECIAL MEETING:** *Councilmember Nick Porter moved to acknowledge and approve this special meeting. Councilmember Dave Everett seconded the motion. The motion passed with a unanimous vote.*

**APPROVAL OF THE MINUTES OF NOVEMBER 28, 2022:** *Councilmember Corey Foley moved to approve the minutes of August 8, 2022. Councilmember Nick Porter seconded the motion. The motion passed with a unanimous vote.*

**UPDATE ON STREET LIGHT CONVERSION TO LED – VERNAL CITY:** Quinn Bennion reported that Vernal City has contracted with Rocky Mountain Power to convert 680 street lights to LED. The advantage is the lower tariff for these types of lights. There are 200 decorative lights that cost \$23 per month per light and once converted that cost will drop \$5. He suggested the lights on Aggie Blvd and Main Street be converted. Commissioner Brad Horrocks stated the County needs to do this. He asked what the cost is to change. Quinn Bennion stated there is a one time cost of \$74 for each light. Commissioner Brad Horrocks stated it would pay for itself within a few months and they would like to be a part of that conversion. Commissioner John Laursen agreed.

Mayor Dean Baker stated that Naples City converted the lights on Highway 40. The Commissioners indicated they would have the County contact Rocky Mountain Power.

**UPDATE ON AIRPORT PROJECTS AND CONSIDER APPROVAL OF CONCEPT FOR A COMMERCIAL HANGER AREA - UTAH COUNTY & VERNAL CITY:** Ken Campbell stated property was purchased to expand the hangers at the airport. There are three different options to develop that land. Some of the options can be paid for by the FAA at the same ratios as in the past with 95% FAA and 5% local funding if there are additional parking spaces. There has to be an area that is considered TOFA (total obstacle free area), as the airplanes come off the north ramp which restricts the size of the building. Ken displayed the first property showing a basic layout for the hangers. As this property was looked at with the engineers, the prospect of changing the taxiway was considered to add additional hanger space and possibly larger hangers. The bad news of this layout is the FAA will only pay 1/3 of the cost so different funds will need to

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be used moving that money from maintenance. Ken displayed the different layout option for parcel #1. Commissioner Brad Horrocks asked if the airport will lease the hangers. Ken Campbell answered that they will only lease the land and there are eight people that want a hanger right now. Councilmember Robin O'Driscoll asked about turn around space. Ken Campbell stated the smaller aircraft do not need it. Councilmember Corey Foley asked what the rate of return is. Ken Campbell stated that is multi functional, and the lease will be approximately 28 cents a square foot. Ken displayed the next area that can be developed with hangers that has two fuel tanks. This property may not have any FAA funding to help with the development and the cost is estimated at \$500,000. The environmental work is complete and the FAA has approved the development as part of the airport. If they wait for FAA funding, it may be quite some time before it can be improved for hangers. There was some discussion regarding refurbishing the end of the runway and parking spots. Ken Campbell explained that the last improvement is the area by the office. There is 110 feet needed for the TOFA, and more for jets. The airport does have a letter of intent to put a large 100 x 100 corporate hanger in this area if the airport builds a taxiway and then can hold other spaces for future large hangers for corporate growth. The environmental work needs to be completed and a contractor will need to be found to pave it. This could put Vernal on the map for corporate jet operations. Councilmember Corey Foley asked what would be the lease rate for this area. Ken Campbell stated it would be a different rate for general aviation versus corporate and has to be logical. Mayor Doug Hammond asked Ken what his recommendation is for hangers for the future of the airport. Ken Campbell replied that it is a good idea to put funds aside for the ramp as that will be needed. Having multiple hanger areas creates a versatility for different types of aircraft for the future and possibly help sustain the airport. He stated he would like to see all three areas developed as the potential is there and it is on the master plan. Commissioner Sonja Norton asked if this will interfere with building or upgrading the terminal. Ken Campbell answered that a better terminal is needed as there are no restrooms on the secure side, there is not adequate heat and the roof leaks. These developments will set the location of the terminal that has to be 139 compliant. There was some discussion regarding the airlines. After further discussion, *Commissioner Brad Horrocks moved to move forward with corporate hanger development as presented. Councilmember Corey Foley seconded the motion. The motion passed with a unanimous vote.*

Councilmember Nick Porter stated these developments fill an immediate need and allows for plans for the future. He suggested the other parcels be developed in stages. Councilmember Corey Foley agreed that additional hangers varying in size is needed. Commissioner Brad Horrocks stated there is funding available now that may not be available in the future. *Commissioner Sonja Norton agreed and moved to develop all three areas. Councilmember Corey Foley seconded the motion. The motion passed with a unanimous vote.*

**ART CENTER SURVEY- UINTAH COUNTY:** Commissioner Sonja Norton reported that Robin McClellan is working on a survey to see the interest in building an art center and the survey will end March 19th. Different options are being considered including an open air venue or a

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multipurpose building. Many events use the middle school right now and concerts are being held in Roosevelt. Councilmember Nick Porter asked where to access the survey. Councilmember Robin O'Driscoll stated she would supply the link.

**WESTERN PARK UPDATE – UINTAH COUNTY:** Tracie Smuin displayed renditions of the facelift or improvements that are being planned for the Western park including the ice rink. She explained there are new teams coming in and it definitely needs an upgrade. There will be a vestibule in the front, more locker rooms with showers and the west side will expand 35 feet. The outdoor amphitheater will be upgraded with a better sound booth and better seating. Councilmember Nick Porter asked how many more seats will be added. Tracie answered that there is currently 548 and it will go to 1000 with an area for lawn chair seating. Commissioner Brad Horrocks stated it is exciting to see how hockey has grown in the Basin. Councilmember Robin O'Driscoll asked if this will allow year round ice skating. Tracie Smuin answered that the building will change use in the summer to be more multi-functional. The cost is estimated to be \$7 million dollars.

**SEARCH AND RESCUE BUILDING DISCUSSION – UINTAH COUNTY:** Commissioner John Laursen explained the Search and Rescue is running out of room for equipment and are asking for an extension on the building. Quinn Bennion questioned if this is this the right location for those services. Councilmember Corey Foley stated the airport was required by the FAA to purchase property and 2/3rds of it cannot be built on; however, it could be used for storage and a building for the Search and Rescue program. Commissioner Norton stated there is a different idea for that building.

**DOWNTOWN PLAN UPDATE – VERNAL CITY:** Quinn Bennion displayed the latest rendition of the downtown plan and explained that bids are due March 9<sup>th</sup> for the parking lot repairs. The City was able to purchase the Showalter property and those buildings will be demolished. He showed the renderings for the Zions Bank Block and the Cobblestone Block. The funding that has been secured to date is \$19,830,000. Commissioner Brad Horrocks complimented Mr. Bennion and stated this will change the face of Vernal.

**APPROVAL OF CIB LIST 1 (ONE) AND 5 (FIVE) YEAR PLAN – VERNAL CITY:** Quinn Bennion explained that the CIB lists are do into UBAG on March 20<sup>th</sup>. Commissioner Sonja Norton stated that they were told there could only be 3 projects on the one-year list. Quinn Bennion stated in the past they did not have a limit and the City currently has nine. Commissioner Brad Horrocks stated Candace Powers with the CIB wants it lower. Quinn Bennion stated the City's items are very general. Mike Davis stated that UBAG is asking the items be more specific. After further discussion, *Councilmember Robin O'Driscoll moved to approve the CIB one-year and five-year lists as presented. Councilmember Dave Everett seconded the motion. The motion passed with Councilmembers O'Driscoll, Everett, Porter and Foley voting in favor.*

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**ADJOURN:** There being no further discussion, Councilmember Nick Porter moved to adjourn. Councilmember Dave Everett seconded the motion. The motion passed with a unanimous vote and the meeting was adjourned.

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Mayor Doug Hammond

ATTEST:

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City Recorder, Roxanne Behunin

( S E A L )