

MINUTES
KAMAS CITY COUNCIL MEETING
TUESDAY, FEBRUARY 13, 2024

6:00 P.M.

**Kamas City Hall
170 N. Main
Kamas, UT 84036**

The meeting will be streamed on the Kamas City YouTube channel:

<https://www.youtube.com/channel/UCfvdAe2TE8PKHFJcPRpMMzA>

Comments may also be made by email prior to the meeting at kamascityutah@gmail.com

Mayor McCormick opened the meeting welcoming those in attendance:

COUNCIL MEMBERS: Councilors Larry Gines, Jessica Allen Bateman, Leslie Staples, David Darcey and Monica Blazzard.

STAFF: City Recorder, Kim Peacock; City Planner, Amanda Curtis; Engineer, Scott Kettle; Public Works Director, Trevor Clegg.

OTHERS IN ATTENDANCE: Betsy Fraizer, Terry Atkinson, Steve Mitchell, Jeramy Bristol, Paul Berg, Daniel Neeleman, Hannah Neeleman, Kerbee Atkinson.

OPENING INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Mayor Matt McCormick

Mayor McCormick led the public in the Pledge of Allegiance

APPROVAL OF THE JANUARY 9, 2024 CITY COUNCIL MEETING MINUTES

MOTION: Councilor Leslie Staples moved to approve the City Council meeting minutes dated January 9, 2024 with one correction on page 6, line 44, add the number one to the end of Ordinance 2024-01.

Councilor Jessica Bateman seconded the motion.

The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman, Leslie Staples, David Darcey and Monica Blazzard voted aye. Motion passed.

APPROVAL OF THE INVOICE REGISTER DATED FEBRUARY 12, 2024

MOTION: Councilor Larry Gines moved to approve the invoice register dated February 12, 2024 as presented.

Councilor Monica Blazzard seconded the motion

The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman, Leslie Staples, David Darcey and Monica Blazzard voted aye. Motion passed.

1 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
2 **COMMENT ON ITEMS NOT ON THE AGENDA**

3

4 There were no public comments.

5

6

7 **PUBLIC HEARING TO RECEIVE PUBLIC COMMENT ON THE AMENDED BUDGET**
8 **FOR THE 2024 FISCAL YEAR**

9

10 Mayor McCormick reviewed the breakdown of the budget amendments being proposed.

11

12 Councilor Darcey commented that Kamas Action would like to get going on the
13 Veteran’s Memorial and it looks like there’s enough money in the engineering fund. They
14 would also like help from the new public works employee watering the flower boxes on
15 Main Street.

16

17 Mayor McCormick opened the public hearing.

18

19 Steve Mitchell commented he would like a new concession shack at the rodeo grounds.

20

21 Mayor McCormick closed the public hearing.

22

23

24 **RESOLUTION 2024-01, A RESOLUTION AMENDING THE BUDGET OF THE**
25 **CITY OF KAMAS FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND**
26 **ENDING JUNE 30, 2024, AND RELATED MATTERS**

27

28 **MOTION:** Councilor Jessica Bateman moved to approve Resolution 2024-01, A
29 Resolution amending the budget of the City of Kamas for the Fiscal
30 Year Beginning July 1, 2023, and ending June 30, 2024, and related
31 matters.

32 Councilor Larry Gines seconded the motion.

33 Mayor McCormick asked for a roll call vote:

34 Councilor Gines voted “aye”

35 Councilor Bateman voted “aye”

36 Councilor Staples voted “aye”

37 Councilor Darcey voted “aye”

38 Councilor Blazzard voted “aye”

39 The vote was unanimous. Motion passed.

40

41

42 **FIESTA DAYS PLANNING DECISION**

43

44 Mayor McCormick explained they have had a meeting with the derby committee and
45 they are very optimistic. They talked about the same payout and same marketing money.
46 They have asked for more money for prize money for the drivers that pre-register.

47 Councilor Bateman asked when the cut off for driver registration is.

1 Mayor McCormick stated they can register the day of, but they will have a cut off for the
2 pre-registered drivers for the prizes.

3 Steve Mitchell told the council he feels the derby is the money maker for Fiesta Days. He
4 would like the city to buy a derby car for promoting our derby. The committee can take it
5 to all the derby's and it would have a QR code and city logo put on it for people to scan
6 and get more information. The car would cost approximately \$3,000. It won't participate
7 in any derby's; it would just be used for advertising. If we're going to keep the derby
8 around it would be nice to have.

9 The council members like the idea.

10 Steve Mitchell asked how we advertise Fiesta Days. He wants to keep people informed
11 for daily events. The council agreed to think about options.

12 Steve Mitchell asked the council if we could research getting a website specifically for
13 Fiesta Days so it's not on the city website.

14 Councilor Bateman will research and get quotes.

15 Steve Mitchell reviewed the tentative schedule with the council.

16 Kerbee Atkinson stated the artist wants to come back and do another concert this year.
17 There will be 2 concerts this year so the council needs to decide which nights they would
18 like them.

19 Kerbee stated the stock contractor asked if we could bump up the ticket prices for the
20 Invitational on Thursday night, hopefully around \$14-\$15. The rodeos could be the same
21 as last year, \$10.

22 The council discussed different options.

23 Councilor Darcey asked Kerbee which nights she would like the concerts.

24 Kerbee thinks Thursday with the Invitational would be good and Saturday. The concerts
25 will be free.

26 The council agreed, Thursday and Saturday.

27 Kerbee asked the council what their decision is about the beer garden.

28 Councilor Blazzard stated she doesn't want to have a beer garden. She has talked to the
29 people that voted for her and they don't want it.

30 Councilor Staples talked to Tyler Orgill with the Summit County Fair. He told her last
31 year by allowing beer in the stands there was an increase in revenue. There were some
32 complaints but the revenue exceeded the complaints. If it's general admission you just
33 rope off an area and have them sit in a designated area of the bleachers.

34 Mayor McCormick stated the motion needs to include the derby car, beer garden and
35 possible ticket prices.

36 Councilor Bateman talked to staff and Rob Patterson about the beer garden. We would
37 have to change our code. We would possibly have to change it for special events as well.
38 Do we tie this in with a local restaurant that already has the license? If we truly want this
39 to be local why not use a local restaurant.

40 Kerbee stated if you go with local you wouldn't make as much money.

41 Mayor McCormick stated the code issue is something we will address. There are different
42 beer licenses, so we wouldn't use a local vendor.

1 Councilor Bateman stated if we allow a beer garden, we would get more from the RAP
2 Tax grants.

3
4 **MOTION:** Councilor David Darcey moved to purchase a derby car for advertising,
5 pursue installing a beer garden for the rodeos only, for 3 nights with security,
6 investigate roped off sections, and drink only in the garden or roped off areas,
7 and change ticket pricing to \$15 for the invitational and \$10 for the other 2
8 rodeos with local promotions as well.

9 Councilor Jessica Bateman seconded the motion.

10 Mayor McCormick asked for a roll call vote:

11 Councilor Blazzard voted "nay"

12 Councilor Darcey voted "aye"

13 Councilor Staples voted "aye"

14 Councilor Bateman voted "aye"

15 Councilor Gines voted "aye"

16 Motion passed 4-1.

17
18 Mayor McCormick asked Amanda Curtis to work with our attorney to make sure our
19 code is up to date to do this event.

20
21
22 **ORDINANCE 2024-01, AN ORDINANCE TO AMEND SECTIONS 15.03 AND 15.27**
23 **RELATED TO NONCOMPLYING STRUCTURES IN THE KAMAS MUNICIPAL**
24 **CODE (CONTINUED FROM NOVEMBER 14, 2023, ORD. 2023-08 MOTION TO**
25 **TABLE)**

26
27 Amanda Curtis read through the differences between the two ordinances presented to the
28 council in the past. Ordinance 2024-01 and 2023-08.

29 Councilor Darcey asked if in the paragraph 1.c. in the 2023 ordinance do we need to add
30 the paragraph 4 language "unless the applicant applies for enlargement or structural
31 alteration as described in subsection 3 of this title"?

32 Councilor Staples stated it depends on which version we are approving.

33 Mayor McCormick asked Amanda Curtis on the 2023 version in section 3, "The planning
34 commission may recommend, and the legislative body may impose any conditions
35 necessary to ensure that the requirements of this subsection pertaining to the proposed
36 change are met. The legislative body shall issue a written decision approving or denying
37 the application and describing any conditions required." Is this referring to the motion in
38 the minutes or a separate piece of paper listing the conditions. Amanda Curtis explained
39 it would be the motion, which she could give the applicant a copy of.

40 Councilor Gines likes the ordinance from November 2023. The Planning Commission
41 and City Council should be a part of this process. If the applicant doesn't like the
42 outcome, they could go to the ALJ. We should have a say and not pass everything to the
43 ALJ.

44 Councilor Staples likes all the requirements and conditions spelled out in the 2023
45 ordinance. She agrees with Councilor Gines. She likes the idea that they have an option
46 to improve it.

47

1 **MOTION:** Councilor David Darcey moved to approve Ordinance 2024-02, An Ordinance
2 to amend sections 15.03 and 15.27 related to Noncomplying Structures in the
3 Kamas Municipal Code (continued from November 14, 2023, Ord. 2023-08
4 motion to table) as drafted from November, with the addition to 1. c. the
5 paragraph from section 4 “unless the applicant applies for enlargement or
6 structural alteration as described in subsection 3 of this title”.

7 Councilor Larry Gines seconded the motion.

8 Mayor McCormick asked for a roll call vote:

9 Councilor Blazzard voted “aye”

10 Councilor Darcey voted “aye”

11 Councilor Staples voted “aye”

12 Councilor Bateman voted “aye”

13 Councilor Gines voted “aye”

14 The vote was unanimous, motion passed.

15

16

17 **BALLERINA FARM REQUEST FOR ANNEXATION DISCUSSION, PARCELS**
18 **CD-582-A, CD-579-A, LOCATED AT APPROXIMATELY 1476 WEST 200 SOUTH**

20 Mayor McCormick explained tonight is a discussion for the council to let Daniel
21 Neeleman know if the council is favorable to the annexation for Ballerina Farms to move
22 forward with the annexation and file a Letter of Intent. No decision will be made tonight.

24 Amanda Curtis read her staff report.

26 Mayor McCormick stated there are a lot of items that need to be discussed. There are a
27 lot of property owners that will need to sign on to continue this process.

28 Councilor Gines stated we would have to figure out the Entry Corridor at that location
29 because it affects multiple property owners. How will the sewer lines affect the
30 properties.

31 Scott Kettle stated it's in the right of way.

32 Councilor Gines likes the idea but a lot of things need to be resolved.

33 Daniel explained there are 6 other landowners that would need to be involved with this
34 annexation to make it work including Summit County and Francis City. Daniel is
35 confident the landowners are responding positively. They have had problems with the
36 Summit County Health Department approving the wastewater treatment plan.

37 Councilor Gines asked if Daniel runs the sewer out to his property would he be able to
38 recoup some of the cost from other developments.

39 Mayor McCormick stated this is something that will need to be addressed going forward.

40 Daniel stated this is a substantial investment and feels a 12-year pioneering agreement
41 would be fair. We could work something out.

42 Councilor Blazzard stated she is excited to get this process going. This is what we would
43 like the corridor to be.

44 Councilor Darcey stated he is in favor.

45 Councilor Staples stated she is in favor.

46 Councilor Bateman is in favor, but asked why a certain parcel is not included in this
47 annexation.

1 Mayor McCormick stated the county is working on grants, because of this they don't
2 want this to affect the application.
3 Councilor Gines stated he is in favor.
4 Daniel asked about the zoning of the corridor.
5 Mayor McCormick stated he doesn't feel like this can be addressed tonight. There needs
6 to be more discussion about this first.
7 Daniel feels the property owners involved would keep the same zoning and his parcel
8 would change.
9 Mayor McCormick stated he didn't know tonight.
10 Mayor McCormick feels it would be prudent for them to sit down with staff before they
11 meet with council again and review the items.
12
13

14 **DEPARTMENT REPORTS**

15

16 Amanda Curtis reported her report has been centered around this annexation. She would
17 like to have a work session with the Planning Commission and City Council to discuss
18 what they would like to see in the entry corridor as far as zoning. She feels the Planning
19 Commission should have a say in annexations.
20 Mayor McCormick stated this will likely be limited to what we have already described as
21 the ECC zone.
22 Councilor Blazzard asked why we don't use the Planning Commission knowledge to help
23 us.
24 Amanda Curtis feels there are few points to the discussions. The allowed uses in the
25 Entry Corridor, do we continue with A-5 behind the ECC, do we want 600 feet still.
26 Councilor Blazzard feels the Planning Commission should be included so we can work
27 together on this.
28 Mayor McCormick would like to get together with the Planning Commission at the first
29 meeting in March for the work session.
30
31 Scott Kettle reported they would like to have a low-pressure sewer system to run out
32 there. They have been meeting with some people to look in to this.
33 Scott Kettle reported he is meeting with Terina Darcey regarding the Veteran's Memorial
34 next week.
35 Mayor McCormick asked when he will be getting the road repair bids ready.
36 Scott Kettle is working on that right now and should have them available next month.
37
38 Trevor Clegg reported they finally heard from the State regarding the boil order. They
39 will need to install a transfer switch in our Hillside tank house. This is scheduled for next
40 Tuesday.
41 Mayor McCormick stated we are looking at a daily monitor system to install.
42 Trevor Clegg explained they are requiring us to test the water as it comes out of the tanks
43 7 days a week.
44

1 Mayor McCormick reported he has talked to Amanda Monaco with the Food Pantry and
2 she doesn't feel the size of the building at the Beaver Creek Park is much bigger than
3 what they have now and it wouldn't be a benefit to move there.

4 Trevor Clegg stated one option would be to build a bigger space at the same spot at the
5 park. He will look into some other areas to come up with an idea.

6
7 Chief Brad Smith reported the had 52 calls for service in the past month.

8
9 Councilor Gines would like to look into a secondary water system for Kamas.

10 Mayor McCormick stated it has been looked in to. It's expensive and we don't have a
11 reservoir to store the water. It's just an astronomical cost.

12
13
14 **ADJOURN**

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16 **MOTION:** Councilor Jessica Bateman moved to adjourn at 8:15 p.m.

17 Councilor Leslie Staples seconded the motion.

18 The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman,
19 Leslie Staples, David Darcey and Monica Blazzard voted aye. Motion passed.

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22 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
23 *transcription of the meeting. These minutes are a brief overview of what occurred at*
24 *the meeting.*

25
26 Approved on the 27th day of February, 2024.

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31 Matt McCormick
32 Mayor

33
34 Kim Peacock
35 City Recorder