

6:00 P.M.
Kamas City Hall
170 N. Main
Kamas, UT 84036

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

1 The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman,
2 Leslie Staples, David Darcey and Monica Blazzard voted aye. Motion passed.
3
4

5 **APPROVAL OF THE APRIL 29, 2024 CITY COUNCIL WORK SESSION**
6 **MEETING MINUTES**
7

8 **MOTION:** Councilor Leslie Staples moved to approve the City Council work session
9 meeting minutes dated April 29, 2024 as presented.
10 Councilor Larry Gines seconded the motion.
11 The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman,
12 Leslie Staples, David Darcey and Monica Blazzard voted aye. Motion passed.
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15 **APPROVAL OF THE APRIL 29, 2024 CITY COUNCIL SITE VISIT MEETING**
16 **MINUTES**
17

18 **MOTION:** Councilor Larry Gines moved to approve the City Council site visit meeting
19 minutes dated April 29, 2024 as presented.
20 Councilor Leslie Staples seconded the motion.
21 The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman,
22 Leslie Staples, David Darcey and Monica Blazzard voted aye. Motion passed.
23
24

25 **APPROVAL OF THE INVOICE REGISTER DATED MAY 13, 2024**
26

27 **MOTION:** Councilor Jessica Bateman moved to approve the invoice register dated May
28 13, 2024 as presented.
29 Councilor David Darcey seconded the motion.
30 The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman,
31 Leslie Staples, David Darcey and Monica Blazzard voted aye. Motion passed.
32
33

34 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
35 **COMMENT ON ITEMS NOT ON THE AGENDA**
36

37 No public comments
38
39

40 6:08 p.m.
41

42 **SECOND PUBLIC HEARING TO ACCEPT PUBLIC COMMENTS TO CONSIDER**
43 **POTENTIAL PROJECTS FOR WHICH FUNDING MAY BE APPLIED UNDER THE**
44 **CDBG SMALL CITIES PROGRAM FOR PROGRAM YEAR 2024**
45

46 Mayor McCormick stated this is the second public hearing for the Community
47 Development Block Grant program. The public hearing is called to allow citizens to

1 provide input concerning the project that was awarded under the 2024 Community
2 Development Block Grant program. The city has amended its Capital Investment Plan
3 and decided to apply for funds to upgrade the Kamas sewer treatment system. The
4 Capital Investment Plan is available in the office if anyone wants a copy. Scott Kettle will
5 be the project manager. The project was successful in the regional rating and ranking
6 process and received a grant in the amount of \$350,000. The project will supply and
7 install an irrigation pivot to land to apply the treated wastewater. This will include
8 installing the irrigation pivot and the necessary piping to get the treated wastewater from
9 the treatment plant to the pivot. The project will be built on property owned by the City
10 northwest of the treatment plant.

11
12 Councilor Bateman asked about the timing of the work to be done. It won't be noisy for
13 surrounding residents?

14 Scott Kettle stated no. It's on the north end of the sewer ponds and you won't hear the
15 noise.

16
17 Councilor Darcey asked if we need a pump.

18 Scott Kettle stated yes, we will have to purchase the pump. This will run from April
19 through early October.

20 Mayor McCormick stated we can't start the project or purchase anything for the project
21 until July 1 for the grant.

22 Councilor Darcey asked if it's expandible.

23 Scott Kettle stated yes.

24 Councilor Darcey asked about the line size.

25 Scott Kettle stated it's an 8" line.

26
27 *6:12 p.m.* Mayor McCormick opened the public hearing.

28
29 Terina Darcey stated she understands this will spray and go into the ground. Where does
30 that runoff water go, does it go back to the water in Beaver Creek?

31 Mayor McCormick stated we're putting it on the surface as opposed to running the
32 effluent out the outlet.

33 Terina Darcey asked if that water goes to Park City.

34 Mayor McCormick stated the aquifer that runs under the ground goes to Park City. This
35 sprays on top and will not reach the aquifer.

36 Scott Kettle explained the idea is we sprinkle and the grass or alfalfa uses it. We're not
37 allowed by the state to have run off. In theory it's used by the plants.

38
39 Terry Atkinson asked about the ditch that leaves the sewer pond. This is always running.
40 Is it going to spray to the east of that?

41 Trevor Clegg explained instead of discharging like we normally do the water will be
42 sprinkled throughout the summer.

43 Terry asked about the ditch that leaves the sewer pond to the neighboring property.

44 Mayor McCormick stated Kamas City now owns the property next to the sewer ponds.

45
46 *6:16 p.m.* Mayor McCormick closed the public hearing.

1 **MOTION:** Councilor David Darcey moved to approve the grant for CDBG Small Cities
2 Program for program year 2024.
3 Councilor Jessica Bateman seconded the motion.
4 Councilor Blazzard voted “aye”
5 Councilor Darcey voted “aye”
6 Councilor Staples voted “aye”
7 Councilor Bateman voted “aye”
8 Councilor Gines voted “aye”
9 The vote was unanimous. Motion passed.

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11 *6:17 p.m.*
12
13

14 **KAMAS VALLEY FIESTA DAYS BEER GARDEN DECISION**

15

16 Mayor McCormick stated when the council motioned to go down this path the motion
17 said to pursue the beer garden. This motion didn't legally approve the beer garden. We
18 also had an onsite work session to discuss this with a couple different organizations to
19 help with the beer garden. Mayor McCormick turned the time over to Councilor Staples
20 who has researched this.

21
22 Councilor Staples explained this issue was initially brought up at our January 9th meeting,
23 my first meeting on City Council, and we said we would look into it. Prior to our next
24 meeting on February 13th, she spent some time researching a beer garden and what that
25 would look like in Kamas. Councilor Staples got most of her information from a few
26 residents, as well as spoke with representatives at the Summit County Fair. We then
27 discussed it again at our next City Council meeting on February 13th. In a nutshell, she
28 was told by Summit County that the revenue we would generate would far outweigh the
29 complaints. Councilor Bateman had researched it and determined a code change would
30 be required, and suggested we would get more from a RAP tax grant if we allowed it.
31 Councilor Darcey made the motion that we would “pursue installing a beer garden for the
32 rodeos only, for 3 nights with security, investigate roped off areas and drink only in the
33 garden and roped off areas”. The motion passed 4-1. She feels we have done what we
34 said we would do at that February meeting, “pursue” installing a beer garden and we now
35 have the opportunity tonight to make a final vote on the results of our pursuing efforts.
36 Without going into great detail, suffice it to say she has listened to the “public comment”
37 at council meetings and planning commission meetings, spoken with several community
38 members, met with, spoke with and corresponded with Top Shelf in Park City who has
39 hosted thousands of events like ours, spoke with representatives from High Star, attended
40 the site visit at the Kamas Park, listened to the planning commissioners positions, spoke
41 with City personnel, spoke to individuals on the restaurant tax board who just granted our
42 City \$107,600 in grant money for our event, wherein we referenced in our application
43 that we were hosting a beer garden, and gathered as much information as possible to
44 present our findings and make an informed decision tonight. Councilor Staples stated
45 initially, I just have to say I am disappointed in the shallow and sometimes uneducated
46 positions some have taken on this topic. Some have made naïve or hurtful comments
47 about how Fiesta Days would no longer be “family friendly” if a “beer garden was

1 allowed” suggesting that somehow if you drink a beer (or 1 ½ glasses of beer which is the
2 average number one would consume in a beer garden) you are not “family friendly” or
3 not a good family person, or a good family role model. Some have made suggestions that
4 a “beer garden” is not Kamas, and does represent Kamas. She would suggest Kamas
5 doesn’t look anything like what it did when she moved to this valley 45+ years ago and,
6 since we have never had a beer garden, it’s not a beer garden that has contributed to this
7 evolution. Some have also stated no amount of money is worth having a beer garden.
8 While she assumes it is all over social media to come and let your council members know
9 how you feel about a beer garden, there are 22 people total that have expressed their
10 opposition, this is approximately 1% of the Kamas population.

11 Recently, we gratefully received \$107,600 from a restaurant tax grant, which is generated
12 from restaurants, the majority of which are located in Park City and serve alcohol.

13 On our way into town on Hwy 248, we pass a liquor store, Food Town, two gas stations,
14 and two restaurants that sell or serve beer and alcohol. Councilor Staples stated she has
15 had one that she considered a friend, turn their back to her as if our friendship was
16 contingent upon the decision she makes tonight.

17 At the end of the day, she has learned a lot: She has learned that the revenue generated
18 from a “beer garden” the first couple of years is not significant and you have to be “in it
19 for the long play” for profitability. Only time will tell if we will be awarded future
20 restaurant tax grants. While consuming alcohol is legal in Utah and legal in Kamas, she
21 has concerns over changing our code to allow the use of alcohol in our public facilities,
22 thus, asking our city personnel to take on more responsibility and more complaints for
23 what may be a one-off year.

24 Lastly, she is not sure what Fiesta Days looks like in years to come. We are trying
25 something new this year, the Caleb Bennett Invitational. We have no idea what this looks
26 like or what the deficit will be. We have kept ticket prices low so we can have a family
27 friendly event and allow our community to come and support something. Her vote tonight
28 will be to table the beer garden for a year, see how the Caleb Bennet Invitational turns
29 out, and if we need ways to generate income in the future, we’ll see what we get with the
30 Restaurant Tax grant. If we need another way to generate income, she is not opposed to a
31 beer garden. It’s confined and they are only allowed to drink in a gated area and it would
32 be controlled. The number of beers a patron usually consumes in this type of environment
33 is typically 1 ½ cups per night. Councilor Staples hopes people can see that we’ve done
34 our research and looked into it. We’ve looked at the pros and the cons and this is where
35 she stands tonight.

36
37 Councilor Gines commented he has listened to people on both sides. The ones for it
38 aren’t nearly as adamant as the ones that are against it. He has tried to keep an open mind,
39 but isn’t sure everyone has kept an open mind. We have done a lot of research, spent a lot
40 of time crunching numbers, and have had sleepless nights thinking about this. Something
41 he would like to expand on from Councilor Staples’s comments is when you come into
42 Kamas, for those saying keep it family friendly, we have local restaurants in Kamas that
43 serve alcohol, and the Summit County Fair serves alcohol. Another precedent set by
44 Kamas is the Tour of Utah came through Kamas and they had a beer garden right outside
45 here. The council approved a beer garden for the Tour of Utah. He stated other
46 considerations are if you’ve ever gone to a Jazz game or anything else in the Delta

1 Center, they serve beer there. Has this made it so you don't want to go back or drove you
2 away? His guess is no for the most part. The most family friendly place on earth,
3 Disneyland, serves beer. If you're going to fly there, you're going to be on a flight that
4 serves alcohol. If you go on a cruise ship, they serve alcohol. Councilor Gines agrees
5 with Councilor Staples that he has friends that drink beer and they're very family-
6 oriented people. To pass a judgement that just because they drink a beer is going to ruin
7 the 24th celebration is naïve. It's people looking down their noses at other people that
8 makes them think they're better than them is what it sounds like. Councilor Gines stated
9 we looked at the budget and this is where he agrees that the Caleb Bennett is a new
10 experiment and talking with our employees and our police department, we may be
11 spreading them too thin this year. He is willing to table the beer garden this year, willing
12 to look at it in the future after he's had some more time on council and is ready to make a
13 better-informed decision. We can study this further to possibly add to the celebration. If
14 the grant money goes away because of this we'll figure it out. We always need to look at
15 the options.

16
17 Councilor Blazzard stated she voted no for this in the beginning and her vote is still no.
18 It's not about religion, if you choose to drink that's your choice. She attended the
19 Planning Commission meeting and one comment made was it's the behavior it creates
20 and she doesn't want this in our town. If it's a money issue we need to tighten our belts
21 somewhere else and look at things differently. She doesn't feel this is an answer to solve
22 that problem. Councilor Blazzard doesn't want people to drink in our parks, not where a
23 lot of people and a lot of things can cause or trigger people to act differently because
24 they're affected by alcohol. It's a huge expense to our police department and the
25 problems it can create isn't pleasant to those who choose not to. Councilor Blazzard
26 stated for her it's a no and will always be a no.

27
28 Councilor Darcey stated as someone who drinks and for someone who has participated in
29 marathons in Oklahoma and other places where they serve beer at the finish line, he has
30 never seen an issue. It's a family friendly environment and as Councilor Gines pointed
31 out they have beer at Jazz games and everywhere else. When we voted to pursue looking
32 at a beer garden, we were under a lot of pressure with applying for the restaurant tax with
33 Summit County. The previous year we were told it would be nice to have a beer garden
34 so we were under that assumption. Councilor Darcey feels that assumption is no longer
35 valid. The grant money we received this year is not contingent on the beer garden. We
36 were looking at trying to keep the ticket prices low and this is something we thought
37 would help. Now that we've learned we would break even at best with a beer garden for
38 the first couple of years that doesn't warrant it. Councilor Darcey is willing to table this
39 for a year to study this and look at it again.

40
41 Councilor Bateman echoed everything that has been said. The only addition is alcohol is
42 pretty much every where we go. This is one of the few events in our lives that we could
43 keep it and preserve it the way it is. This is the direction she was leaning towards after
44 pursuing the diligence that we did. Councilor Bateman was under the assumption we
45 could make money and after learning this is not the case, she to is willing to table this and

1 not pursue it this year. We have a lot of changes already, why add more. She sees this not
2 being the end and encourages people in the audience to do their due diligence as well.

3
4 Councilor Blazzard stated when the Tour of Utah came through none of us here were on
5 the city council.

6
7 **MOTION:** Councilor David Darcey moved to table the pursuit of a beer garden this year.
8 Councilor Leslie Staples seconded the motion.
9 Councilors Larry Gines, Jessica Allen Bateman, Leslie Staples, David Darcey
10 aye. Monica Blazzard voted nay. Motion passed 4-1.

11
12 Councilor Blazzard explained she voted nay because she doesn't want to table this, she
13 doesn't want it to happen.

14
15 Mayor McCormick stated it's tough sitting up here making the decisions. We're all in
16 this room because we care about our community. He hopes this doesn't turn people away
17 from other people. That would be sad. It would be sad if we couldn't have issues and
18 debate those and stand on different sides of those issues and still find common ground. It
19 is Mayor McCormick's belief that that's a lot of what's wrong in our country today.
20 Thank you all for coming and thank you to the council for your honest and candid
21 comments. Let's just be a community, that's really all we want.

22
23
24 **ORDINANCE 2024-03, AN ORDINANCE REGARDING THE USE OF ALCOHOLIC**
25 **BEVERAGES ON CITY OWNED PROPERTY/FACILITIES UNDER 13.14 OF THE**
26 **KAMAS MUNICIPAL CODE**

27
28 Amanda Curtis read her staff report.

29 Councilor Gines was interested in Tammy's comment to still look into this for weddings
30 and such. We could look into this in the future.

31
32 Councilor Staples asked if Chief Smith has had any call outs for alcohol problems at the
33 event center.

34 Chief Smith replied yes and it's always alcohol related. He doesn't recommend allowing
35 it so we have more control.

36 Councilor Staples asked if we had a special event application, could they?

37 Mayor McCormick stated how the special events application process work. It can get
38 very detailed.

39 Chief Brad Smith asked Councilor Staples if she meant per event? If you look at it and
40 see if we would allow alcohol.

41 Mayor McCormick stated any time an event happens in Kamas a special event permit is
42 required. If an event is held in our event center, such as a wedding, no special event
43 permit is required.

44 Chief Brad Smith stated our event center is a little different than Oakley's event center
45 because ours is right next door to residents. They complain a lot more when it gets loud.
46 We've gotten a lot better the past few months trying to inform the renters of what's
47 allowed and not allowed. Kim and Dori have done a good job in explaining the police

1 will be called immediately if there are problems. They tell them to step outside and listen.
2 If music can be heard it's too loud. This has helped a lot.
3 Mayor McCormick stated we have withheld deposits.
4 Chief Brad Smith stated we have had to force people out of the building. There have been
5 a lot of incidents. Part of it is the residents close by want to have the peace and quiet.

6
7 **MOTION:** Councilor Jessica Bateman moved to deny Ordinance 2024-03, An
8 Ordinance regarding the use of alcoholic beverages on city owned
9 property/facilities under 13.14 of the Kamas Municipal Code.

10 Councilor Larry Gines seconded the motion.

11 Mayor McCormick asked for a roll call vote:

12 Councilor Gines voted "aye"

13 Councilor Bateman voted "aye"

14 Councilor Staples voted "aye"

15 Councilor Darcey voted "aye"

16 Councilor Blazzard voted "aye"

17 The vote was unanimous. Motion passed.

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20 **AMERICAN LEGION AUXILIARY REQUEST FOR KAMAS CITY TO FUND THE**
21 **INSTALLATION OF THE KAMAS VALLEY VETERANS MEMORIAL AND**
22 **LOCATION DECISION**
23

24 Mayor McCormick stated we have had recent discussions about how to use ARPA
25 funding and one question that was brought up was if we could use it to expand the police
26 office or expand our city building if necessary. During that discussion with talking with
27 Scott Kettle the plan has always been if we need to expand it would be to the north where
28 the memorial is being proposed. This doesn't change the fact that the council can still
29 help fund this, but both funding and location need to be addressed.

30 Scott Kettle stated years ago it was discussed if we had to expand, we would use the area
31 where the flag is located. We should possibly look at finding an area that isn't in the
32 future expansion area.

33 Mayor McCormick invited Terina Darcey to the stand.

34 Terina Darcey stated she has no insight on this now. This is the first she's heard of this.

35 Councilor Bateman asked Terina if she knows of a place that may be better suited.

36 Terina feels the Legion just really wants this to happen. There are many locations this
37 could be placed. The bricks are removable so they can be easily moved. They just want
38 this simple and something to recognize our military.

39 Councilor Gines likes the thought of keeping it by the City Hall but if we expand there's
40 not a lot of room.

41 Mayor McCormick stated he is 100% for the memorial. He feels we should take a little
42 time and find a location that can be more permanent so it doesn't need to be moved.

43 Scott Kettle suggested possibly the Beaver Creek Park would be a good location. Having
44 a memorial around a playground could have pros and cons.

45 Councilor Gines wants it on Main Street front and center.

46 Mayor McCormick feels maybe Scott Kettle could work on a couple of designs and help
47 the council find a better location.

1 Terina Darcey stated they have some more members of the community that have agreed
2 to be on a committee to research some of this. She would like one council member to sit
3 on the committee to help them.
4 Mayor McCormick doesn't think the commitment is the issue, it's finding a location.
5 Councilor Gines volunteered to be on the committee to help them.
6 Mayor McCormick explained the funds that we are planning on using towards this need
7 to be spent by December 31.
8 Scott Kettle stated if we can't use the ARPA funds on this, we have other projects we can
9 use it on and have other funds to use for the memorial.
10 Councilor Bateman feels there's a lot of grass here at the city hall and just move the
11 memorial forward. It doesn't have to be directly under the flag.
12 Mayor McCormick suggested the event center could be a possibility for the memorial.
13 Councilor Bateman feels the events there could interfere with the visitors of the
14 memorial.
15 Councilor Darcey feels it needs to be visible on Main Street or it's not worth doing.
16 Councilor Darcey asked Scott Kettle if the \$60,000 estimate would stay the same.
17 Scott Kettle stated the only difference is we have talked about putting other military
18 service flags around it. This would be an additional cost.
19 Terina stated another reason they chose the flag is because it already has lighting.
20 Councilor Darcey is struggling with trying to figure out a better place for the memorial
21 than at the base of the flagpole. He feels we have room to grow behind our building.
22 Mayor McCormick stated he's the one that suggested the Legion come to the city to ask
23 for help with the funding. If it's going to be on city land it should be city owned.
24

25 **MOTION:** Councilor Monica Blazzard moved to approve the request for Kamas
26 City to fund up to \$60,000 for the Veteran's Memorial with the
27 location to be determined at a later date.
28 Councilor David Darcey seconded the motion.
29 Mayor McCormick asked for a roll call vote:
30 Councilor Blazzard voted "aye"
31 Councilor Darcey voted "aye"
32 Councilor Staples voted "nay"
33 Councilor Bateman voted "aye"
34 Councilor Gines voted "aye"
35 Motion passed 4-1.
36

37 *5-minute recess 7:25 p.m.*
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40 **TENTATIVE 2023-2024 AMENDED BUDGET PRESENTED TO CITY COUNCIL TO**
41 **REVIEW**
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43 Kim Peacock presented the amended budget for 2023-2024 for review.
44 The Council reviewed the amended budget
45
46

1 **TENTATIVE 2024-2025 BUDGET PRESENTED TO CITY COUNCIL TO REVIEW,**
2 **ADOPT, AND TO SET A DATE FOR THE PUBLIC HEARING**

3
4 Kim Peacock presented the tentative budget for 2024-2025 for review.
5 The Council reviewed and discussed the tentative budget.

6
7 **MOTION:** Councilor Leslie Staples moved to adopt the tentative 2024-2025 budget
8 presented to the City Council with comments and set a date for a public
9 hearing for Tuesday June 11, 2024.
10 Councilor Monica Blazzard seconded the motion.
11 Mayor McCormick asked for a roll call vote:
12 Councilor Blazzard voted “aye”
13 Councilor Darcey voted “aye”
14 Councilor Staples voted “aye”
15 Councilor Bateman voted “aye”
16 Councilor Gines voted “aye”
17 The vote was unanimous. Motion passed.
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20 **DEPARTMENT REPORTS**

21
22 Amanda Curtis reported the work session with the Planning Commission will be on May
23 28, 2024 to discuss the entry corridor zoning.

24
25 Scott Kettle reported he is working with the road company and they will be coming next
26 month, June, to complete the road projects.

27
28 Trevor Clegg reported they have been working on the food bank, working on the arena,
29 and other daily routines. Public Works will be moving the flower pots to Main St. next
30 week.

31
32 Chief Brad Smith reported they have had 101 calls for service in the city since the last
33 meeting.
34
35

36 **ADJOURN**

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38 **MOTION:** Councilor Jessica Bateman moved to adjourn at 8:25 p.m.
39 Councilor Larry Gines seconded the motion.
40 The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman,
41 Leslie Staples, David Darcey and Monica Blazzard voted aye. Motion passed.
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1 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
2 *transcription of the meeting. These minutes are a brief overview of what occurred at*
3 *the meeting.*

4
5 Approved on the 28th day of May, 2024.
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8
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10
11 _____
12 Matt McCormick
13 Mayor

Kim Peacock
City Recorder