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MINUTES
KAMAS CITY COUNCIL MEETING
TUESDAY, AUGUST 27, 2024

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6:00 P.M.

Kamas City Hall
170 N. Main
Kamas, UT 84036

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

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

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

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Mayor McCormick opened the meeting welcoming those in attendance:

COUNCIL MEMBERS: Councilors Larry Gines, Jessica Allen Bateman, Leslie Staples.
Councilor Monica Blazzard participated electronically. Councilor David Darcey was excused.

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

OTHERS IN ATTENDANCE: Paul Berg, Diane Atkinson, Vicki Atkinson, Terina Darcey, Boyd Mitchell.

Mayor McCormick explained Councilor Blazzard is participating electronically tonight. Mayor McCormick continued to explain during the pandemic the city passed a resolution regarding electronic meetings which allowed electronic voting. Our city attorney stated, “The resolution allows members to vote in the meeting as well as participate electronically. If the councilmember can call in, I’ve seen that work fairly well. If they are texting or emailing in, then someone needs to be reading the messages and they need to be copied into the record of the meeting, so it’s a little bit more difficult to do it that way.” Mayor McCormick stated if he receives texts from Councilor Blazzard and reads what she has written, this is okay.

OPENING INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation by Mayor Matt McCormick

Mayor McCormick led the public in the Pledge of Allegiance

APPROVAL OF THE AUGUST 13, 2024 CITY COUNCIL MEETING MINUTES

Councilor Blazzard texted Mayor McCormick she has no questions or concerns about the minutes.

1 **MOTION:** Councilor Leslie Staples moved to approve the City Council meeting minutes
2 dated August 13, 2024 as presented.
3 Councilor Larry Gines seconded the motion.
4 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
5 Staples, and Monica Blazzard voted aye. Motion passed.
6
7

8 **APPROVAL OF THE INVOICE REGISTER DATED AUGUST 26, 2024**
9

10 Councilor Blazzard texted Mayor McCormick she has no questions about the invoice
11 register and she would vote aye.
12

13 **MOTION:** Councilor Larry Gines moved to approve the invoice register dated August 26,
14 2024 as presented.
15 Councilor Jessica Bateman seconded the motion.
16 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, Leslie
17 Staples, and Monica Blazzard voted aye. Motion passed.
18
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20 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
21 **COMMENT ON ITEMS NOT ON THE AGENDA**
22

23 There were no public comments.
24
25

26 **PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS ON THE PROPOSED**
27 **ANNEXATION BY BALLERINA FARM FOR PARCELS CD-582-A, CD-581, CD-**
28 **577-X, CD-618, CD-580, CD-580-A**
29

30 Amanda Curtis read her staff report.

31 Mayor McCormick stated as far as the Francis City property, there was a handshake
32 agreement between he and the Francis mayor when they agreed to be part of the
33 annexation that they keep the same uses as they have now for their property. Our attorney
34 is drafting a letter for them to sign.

35 Mayor McCormick stated the road maintenance could be simple or quite complicated
36 based on some discussions that Wasatch and Summit County are having with the Tuhaye
37 and Wakara development.

38 Scott Kettle stated the Hallam Road extension has been on the County master plan for a
39 while. Francis has been working with the county a little bit for an annexation further
40 south than this. If they annex and Kamas annex what happens with this road, who’s
41 responsible for that road. The county answered the road needs to happen, they could try
42 to come up with some funding through the TIP program they have. If this is annexed half
43 the road will be in Kamas City and half in Francis. It’s a road that should go through
44 because it will help alleviate traffic on SR 32.

45 Mayor McCormick stated the county got their own grant for right of way acquisition for
46 that road.

1 Scott Kettle stated he asked them about that they're not sure if the money is there
2 anymore.
3 Mayor McCormick stated the money is still there. They talk about it in COG meeting.
4 Councilor Bateman asked if Hallam Road would run north out to Hwy 248.
5 Scott Kettle stated yes.
6 Councilor Staples asked if part of this is on the Francis City property right now.
7 Scott Kettle stated yes, Francis uses the property for their sewer effluent right now.
8 Mayor McCormick stated that is currently not a use in our public facility zone but
9 because of the agreement he made with the Francis Mayor they should get to maintain
10 that entitlement.
11
12 Mayor McCormick opened the public hearing.
13
14 Paul Berg, representing Daniel Neeleman, Ballerina Farm. Paul Berg explained they tried
15 to take in the smallest footprint possible and still meet State Code with this annexation.
16 There were also a lot of meetings with the City and County to come up with this
17 boundary. They also wanted to avoid any potential conflicts with the West Hills proposed
18 township. They are ready to start discussions for an annexation agreement. Army Corps
19 of Engineers has looked at the wetlands again this summer and there will be some minor
20 changes to the map that expands those a little bit. They will have that resolved by the
21 time they submit their site plan.
22
23 Boyd Mitchell commented if you're thinking about annexing the property, you should get
24 a hold of any piece of property that has a tax base. Mitchell recommends the council
25 annex the property for the citizens so the city can benefit from the growth that's going to
26 happen around us.
27
28 Mayor McCormick closed the public hearing.
29
30 Councilor Gines asked about the pioneering agreement. It was suggested that the other
31 property owners included in this annexation be exempt from the 12-year pioneering
32 agreement. This is for the sewer and water. This is only 4 property owners.
33 Councilor Bateman asked if this means those landowners would have the option of
34 continuing their way or connect to city services.
35 Mayor McCormick stated our code does not allow septic tanks and requires you to hook
36 up to the services that are there.
37 Councilor Gines disclosed he does have family property in this annexation.
38 Councilor Gines stated this road isn't that big and already has a lot of traffic because
39 Tuhaye requires this road as a construction entrance.
40 Mayor McCormick stated this is in the discussions with Wasatch and Summit County.
41 Mayor McCormick is fighting to see this maintained as a rural road, not a main access for
42 Wakara.
43
44 Mayor McCormick read a text from Councilor Blizzard stating she has no comment. She
45 is very excited about Ballerina Farms in Kamas City with this annexation. Let's move
46 forward.

1 Mayor McCormick read Councilor Darcey's comments: "I support the ordinance for the
2 annexation and also support the use of pioneering agreements for both sewer and water."
3
4 Councilor Staples asked if a 12-year pioneer agreement is normal.
5 Paul Berg stated typically the agreements are 10-15 years.
6 Councilor Staples asked if the water pioneer agreement would be the same, 12 years.
7 Paul Berg stated they would like the water and sewer agreements to be consistent.
8 Councilor Staples agrees we need to provide Francis City with the entitlements they have
9 now. If this is approved is there the potential that Kamas City would need to maintain the
10 road.
11 Scott Kettle explained before, if you annexed half the road, the county would still
12 maintain it. But now they've changed, if you annex any of the road, they're going to
13 come talk to you about who maintains it and who plows. If we're annexing both sides of
14 the road it becomes a Kamas City road. The biggest issue is who maintains the road.
15 Scott Kettle feels Trevor Clegg can work with the Summit County Public works Director
16 and work this out.
17 Trevor Clegg stated he is concerned about the narrow width of the road with a business
18 going in.
19 Councilor Staples stated the staff report states they have done a traffic study.
20 Scott Kettle stated with the traffic study, it's going to be hard saying the road can't
21 handle the business. The city can determine if it needs to be widened.
22 Scott Kettle stated the annexation is the time to ask for things.
23 Paul Berg explained the traffic study typically looks at volume. The concerns talked
24 about are road improvements. Berg would like to add this to the annexation agreement.
25 Scott Kettle stated this road is not on the city master plan, only the road coming from
26 Hallam Road.
27 Paul Berg feels we can work together to come up with a solution.
28 Councilor Staples asked if there is an easement on both sides of the road.
29 Scott Kettle stated yes, when this is platted, we'll make sure there's enough right of way.
30 Councilor Staples asked if the water and sewer run up the side of Hwy 248.
31 Scott Kettle explained right now the water ends at Weller Recreation, so they will have to
32 bring it across the road and up to their property. The sewer will have to be ran from the
33 intersection by Jan's. It will be a low-pressure sewer system. It can't run on gravity flow
34 so it will have to be pumped.
35 Councilor Staples asked if all the other property owners in the annexation are okay with
36 the A-5 zone since they are zoned A-10 right now.
37 Amanda Curtis said she hasn't received any feedback.
38 Councilor Staples clarified the name of the annexation is Ballerina Farm.
39 Amanda Curtis stated yes.
40 Councilor Bateman asked if we get to talk about signage for the roads to direct people.
41 Mayor McCormick asked why do we care.
42 Councilor Bateman stated the neighbors will care.
43 Mayor McCormick stated if the Neeleman's want to put up signs they will apply for a
44 sign permit. They would have to apply with UDOT for anything in the UDOT right of
45 way.
46

1 **ORDINANCE 2024-06, AN ORDINANCE APPROVING THE BALLERINA**
2 **FARM ANNEXATION AND DESIGNATING ZONING TO APPLY TO THE**
3 **ANNEXATION PROPERTY**
4

5 **MOTION:** Councilor Leslie Staples moved to approve the proposed annexation by
6 Ballerina Farm for Parcels CD-582-A, CD-581, CD-577-X, CD-618, CD-580,
7 CD-580-A with CD-577-X being Public Facility, CD-582-A being
8 Agricultural Tourism, and the remaining 4 parcels being A-5 Agriculture with
9 the following considerations. The Neeleman’s, Ballerina Farm, connect to city
10 sewer and pay the cost to bring it to their property, they would also have to get
11 it designed correctly with a 12-year pioneering agreement. In addition, they
12 bring the water line that would be extended to their property line with the
13 same 12-year pioneering agreement. We provide Francis City with same
14 entitlements to their public facility property as they currently have and we
15 work with them to have an agreement with them to keep those in place, we
16 work with the Neeleman’s and Ballerina Farms on the road maintenance and
17 plowing considerations and the overall width of the road and make sure it
18 provides safety and travel for all people visiting their creamery, and we get the
19 final wetland delineation site plan approval, the Planning Commission see the
20 overall site plan approval for the creamery once we get to that point, and this
21 proposal and this annexation be based on a formal annexation agreement and
22 any other considerations determined by Kamas City staff and engineer, and
23 we exclude the property owners that are part of this annexation from the 12-
24 year pioneering water and sewer agreement.

25 Councilor Jessica Bateman seconded the motion.
26

27 Mayor McCormick commented hypothetically speaking one of those property owners sell
28 their property. The new owner comes in and wants to rezone and it gets approved. Is it
29 fair to Ballerina Farms to have that impact when this intent is based on A-5 zoning.
30 Mayor McCormick understands the exclusions but knows how property changes hands
31 and is not sure it’s fair to hold someone to something that may be a greater impact down
32 the road.

33 Councilor Gines stated he would add that to the motion, that’s fair if someone wants to
34 develop that ground.

35 Amanda Curtis stated you could add at the current zoning.

36 Scott Kettle stated if they increase the density they would have to pay the difference.

37 The mayor and council all voiced they felt this was fair.
38

39 Councilor Staples amended her motion to add that into the motion.

40 Councilor Bateman seconded.

41 Mayor McCormick asked for a roll call vote:

42 Councilor Blazzard voted “aye” (texted her vote to Mayor McCormick)

43 Councilor Staples voted “aye”

44 Councilor Bateman voted “aye”

45 Councilor Gines abstained because he has property in the annexation
46 boundary.

1 Motion passed with 3-1.

2
3 Mayor McCormick asked Paul Berg if they would like to set up a meeting to discuss the
4 agreement, possibly a work session?

5 Scott Kettle feels we have our attorney draft the agreement and then let the council
6 review it.

7 *Motion clarified/amended September 10, 2024*

8
9 **KAMAS CITY POLICE DEPARTMENT EXPANSION STUDY REVIEW**

10
11 Scott Kettle stated the draft is in Dropbox. When we started the process, they told them
12 what they were thinking. Scott Kettle stated he and Chief Brad Smith did not tell them
13 they needed a 7,000 sq ft building. When looking at the costs, they talked to contractors
14 that have currently been working on building police stations and came up with the cost.
15 Scott Kettle also explained if we build the addition to this building we would have to
16 bring the whole building up to code.

17 Scott Kettle showed the council a site plan of potential locations. Kettle stated if built
18 behind the current building it would be built over a main sewer line which we don't want
19 to do.

20 Mayor McCormick read Councilor Darcey's comments:

21 "The proposed expansion(s) are current scoped and cost out are both nonstarters for me.

22 In my opinion both expansions are not viable for Kamas City given the following
23 concerns:

- 24 • \$4.5 Million for the new build or \$5.3 Million for an addition is too much of a
25 financial burden for Kamas City. Assuming an interest rate of 3.5%, Kamas City
26 would need to pay at least \$240,000 / year in interest expense and principal
27 sinking fund on a required \$4.5 Million bond. Our current property taxes are
28 approximately \$350,000 /year. Adding another \$240,000 / year for the bond
29 would result in our property tax rates going up by at least 60%. I cannot support
30 this.
- 31 • Construction costs of \$352 / sq foot is simply too expensive of an addition / new
32 build.
- 33 • Given FY 2023 capital fund balance plus 2024's (June 2024) general
34 uncommitted balances of approximately \$1.5 Million, I propose Kamas work with
35 the architect to design a building or addition that costs at most \$1.5 Million.
- 36 • The addition scenario includes approximately \$700 thousand in Seismic and ADA
37 retrofits to existing building. What kind of remodel or addition to the existing
38 building triggers those retrofits? Will we need to spend these expenditures at
39 some time in the future even if we do not go through with this addition? Should
40 these retrofits be considered sunk costs for the purpose of this evaluation?

41 In addition, I have many questions regarding the various square footage requirements of
42 the police expansion. A few of the questions are listed below:

- 43 • Per the architect's needs assessment, the current town hall is 4,943 square feet. I
44 estimate the police department takes up at most 1,000 square feet. Both proposals
45 contemplate building at least 5,916 square feet for an addition or 7,867 sq feet for
46 a new build. The Summit County sheriff's garage housing Search and Rescue

1 is approximately 7,500 sq feet. Here are just a couple of uses that I need
2 further explanation as to why we need this much space:

- 3 o A155, Lockers, 12 lockers at 18 square feet each equates to a 3x6 foot
4 space. After grossing up with a factor of 1.6, the resultant space is
5 approximately 28 sq feet for each locker. That equates to a 4x7 foot
6 locker. I remember seeing lockers this size in the Dallas Cowboys locker
7 room but cannot imagine we need this much space in Kamas.
- 8 o A163, Sallyport: 1,274 sq feet seems a bit large. What is the dimensions
9 of our current council chambers in comparison?
- 10 o What is the difference between NSF/GSF and then the final square
11 footage calculation with the additional 10% Gross Area factor that results
12 in 7,867 sq feet?"

13
14 Scott Kettle explained the difference in gross and net square footage. They are building
15 buildings right now that are similar in price. This is just an estimate. The seismic
16 upgrades are just a guess.

17 Mayor McCormick asked if current code requires any building that has an addition needs
18 to be upgraded with current code requirements. As far as the lockers, it's just an estimate.
19 Scott Kettle doesn't see this happening. Scott Kettle hasn't had any experience with
20 designing a Sallyport. They have done a lot of government buildings so they would have
21 a better idea.

22 Chief Brad Smith stated at no point did he ask for this size of a building. This was an auto
23 population of buildings they've done. This includes future growth.

24
25 Mayor McCormick read a comment texted by Councilor Blazzard:

26 "Glad we have the information but now we need to create a plan for future review. This is
27 a good first step."

28
29 Councilor Staples asked if this came about because we were talking about future growth
30 of a building or is this a need that we expand the police department at this point.

31 Chief Brad Smith explained for years he has been asking for a small addition, not this
32 scale. It has been put on the capital improvements but it keeps getting pushed back.

33 Mayor McCormick explained he needs a secure interview area and a lobby for people to
34 come in to fill out statements and have a phone that connects to dispatch if needed.

35 Chief Brad Smith explained he wants people to feel like they have a safe place to wait or
36 to have a secure place to interview people.

37 Councilor Gines stated we pushed Scott Kettle to do this when trying to figure out the
38 location of the Veteran's Memorial.

39 Scott Kettle showed the council a site plan that we discussed when the County built their
40 new building next door. We have always proposed expansion where the flag is. Do we
41 want to spend \$60,000 if we build around the flag pole and need to expand.

42 Councilor Bateman asked if there's another place in town that the police station could go.
43 Scott Kettle told the council where the city owns property. If we move the police station,
44 we would have to purchase new property.

45 Councilor Bateman thinks the flagpole is the best place for the Veteran's Memorial but
46 understands we have limited space to move to if we grow. If we choose a different place

1 for the memorial it would need to be at the event center. We need more time to think
2 about what we want, this is a great start for the discussion.

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4
5 **VETERAN’S MEMORIAL LOCATION DECISION**

6
7 Mayor McCormick read comment from Councilor Darcey for this agenda item:
8 While the Beaver Creek Park has some benefits such as lower noise levels, the only
9 logical location is still at the base of our flag erected in August 2017. I am assuming that
10 any police expansion, whether an addition to the existing town hall or as a new build, can
11 both be built behind the existing town hall to the east. I am not assuming we are building
12 5,000 or 7,500 sq foot expansions. A priority for my support of the Veterans memorial is
13 visibility from Main Street. I feel like any other location will make the memorial virtually
14 invisible to the public and thus a waste of taxpayer funding.”

15
16 Scott Kettle stated regarding Councilor Darcey comment about noise. In his experience
17 the traffic noise will interfere if there are any events happening at the memorial.

18
19 Mayor McCormick read a comment texted by Councilor Blazzard:
20 “I agree with Dave’s comments about the veteran’s memorial location. It needs to be
21 where the public can see it and access it easily to honor our Vet’s.”

22
23 Councilor Gines is in favor of having the memorial at the base of the flagpole. He would
24 like to commit to putting the memorial here and likes Councilor Bateman’s comment of
25 moving the police station to the Beaver Creek Park.

26 Chief Brad Smith feels the best thing to do is to build a whole new building with
27 everything we need. Build it where the flagpole is, and stay in this building until it’s
28 complete.

29 Mayor McCormick asked Councilor Bateman what she feels a marketing standpoint from
30 our new website would be.

31 Councilor Bateman feels it would be helpful and have a bigger presence.

32 Councilor Bateman asked if we could build a police station at the public works property.
33 Trevor Clegg doesn’t see it being a good idea.

34 Scott Kettle would like to keep the extra space for the public works growth.

35 Chief Brad Smith feels we just need to build a new building that fits everyone.

36
37 Amanda Curtis asked if we could put the memorial in front of the City Hall. The service
38 flags under the current large flag we have will look very underwhelming.

39 Mayor McCormick suggested thinking about the locations and deciding in two weeks.

40 Councilor Staples asked if Councilor Gines wants to talk to the memorial committee
41 about the memorial being built in front of the city hall and come back to the council with
42 their thoughts.

43 Terina Darcey asked about the demolition price for Beaver Creek Park if there were to
44 build the memorial there. She is also concerned about the noise.

1 **MOTION:** Councilor Larry Gines moved to table this item for the memorial committee to
2 meet and make a decision at the next meeting.

3 Councilor Jessica Bateman seconded the motion.

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

6
7 Councilor Gines presented Terina Darcey with money raised by the Fiesta Days
8 motorcycle ride for the Veteran’s Memorial.

9
10
11 **COUNCIL REPORTS**

12
13 Councilor Blazzard commented she has nothing to report.

14
15 Councilor Bateman reported she and the mayor have had their first consultation meeting
16 with Apptegy. They are on track to finish a soft roll out in November, complete by the
17 first of the year.

18 Mayor McCormick asked the council to provide them with comments of what they would
19 like to see on the new website.

20
21 Mayor McCormick read the following email he received from Betty Morin with Summit
22 County regarding their movie night at the park:

23 “Thank you so much for the partnership for our Movie night. It was a huge success, we
24 had about 300 people stay for the movie and fed about 400. All of this with the Rodeo in
25 Oakley and the Football game! I know I've already said it, but your public works guys,
26 especially Trevor and Jared, are amazing! They were so attentive, helpful, and kind. I
27 appreciate all their work to make this event smooth for everyone!”

28 Mayor McCormick informed the council he committed to let them do this movie night
29 again next year.

30
31 Mayor McCormick reported the salary study draft has been completed. He is in the
32 process of reviewing it because it is a final draft. Once he reviews it, he will send it to the
33 council to review. Keep in mind there are some major recommendations in the study
34 because of where our employees fit within the salary range. If our intent is to follow this
35 plan as we desire to have it built then he’s going to need to have some conversations.
36 Mayor McCormick asked the council when it sent to them, please allow him that time.
37 Our intent is to have, at the first meeting in October, this study ready to adopt along with
38 our Policies and Procedures, as part of this study will be part of the Policies and
39 Procedures. The reason is because our Polices and Procedures requires us to have this
40 step plan and have these job descriptions and follow them even though we haven’t in the
41 past. The job description in the study were sent to him as drafts. He gave them to each
42 employee to modify and correct so they matched the duties they are doing. He feels good
43 about the job descriptions as they are written. The main part is the report for the salary
44 study.

1 Mayor McCormick reported he has been in discussions with Summit and Wasatch
2 County regarding 200 South and Wakara and Tuhaye wanting Summit County to have
3 that road be a main access for Wakara. Mayor McCormick called a couple members of
4 the County Council and asked that Kamas City have a seat at this table. Kamas needs to
5 be part of these discussions. Mayor McCormick doesn't agree with what's going on. This
6 road used to be the old Kamas Highway, it was the dump road. When Tuhaye was built
7 Wasatch County vacated the portion of the road through Tuhaye and let it be a private
8 road. There are some discussions coming up and he will keep the council updated.

9 Scott Kettle asked where Wakara is located.

10 Mayor McCormick explained it comes around from the Wasatch County line.

11 Councilor Bateman explained it goes from the northeast and wraps around the bottom
12 going south.

13 Councilor Staples understands this is their only access.

14 Mayor McCormick stated there are some different options and he will keep them
15 updated.

16
17
18 **ADJOURN**

19
20 **MOTION:** Councilor Jessica Bateman moved to adjourn at 7:50 p.m.

21 Councilor Leslie Staples seconded the motion.

22 The vote was unanimous. Councilors Larry Gines, Jessica Bateman, and
23 Leslie Staples voted aye. Motion passed.

24
25
26 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
27 *transcription of the meeting. These minutes are a brief overview of what occurred at*
28 *the meeting.*

29
30 Approved on the 10th day of September, 2024.

31
32
33
34
35
36 _____
37 Matt McCormick
Mayor

36 _____
Kim Peacock
City Recorder