

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, DECEMBER 10, 2024**

4 **6:00 P.M.**
5 **Kamas City Hall**
6 **170 N. Main**
7 **Kamas, UT 84036**

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

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

11 Comments may also be made by email prior to the meeting at kamascityutah@gmail.com
12

13 Mayor McCormick opened the meeting welcoming those in attendance:

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

16 **STAFF:** City Recorder, Kim Peacock; City Planner, Amanda Curtis; City Engineer, Scott
17 Kettle. Chief Brad Smith and Public Works Director Trevor Clegg were excused.

18 **OTHERS IN ATTENDANCE:** Jay Springer, Terina Darcey, Kate Wynn
19

20 **OPENING INVOCATION AND PLEDGE OF ALLEGIANCE**

21
22 Invocation by Councilor Larry Gines

23 Mayor McCormick led the public in the Pledge of Allegiance
24
25

26 **APPROVAL OF THE NOVEMBER 26, 2024 CITY COUNCIL MEETING**
27 **MINUTES**
28

29 **MOTION:** Councilor Larry Gines moved to approve the City Council meeting minutes
30 dated November 26, 2024 as presented.

31 Councilor Monica Blazzard seconded the motion.

32 The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman,
33 Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
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36 **APPROVAL OF THE INVOICE REGISTER DATED DECEMBER 9, 2024**
37

38 **MOTION:** Councilor Jessica Bateman moved to approve the invoice register dated
39 December 9, 2024 with the addition of an invoice for Steven Davis &
40 Associates in the amount of \$5,200.

41 Councilor David Darcey seconded the motion.

42 The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman,
43 Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
44

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

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4 Terina Darcey and Kate Wynn representing Kamas Action provided a year end update.
5

6
7 **POSSIBLE ORDINANCE 2024-07, AN ORDINANCE GRANTING AND**
8 **ELECTRIC UTILITY FRANCHISE AND GENERAL UTILITY EASEMENT TO**
9 **ROCKY MOUNTAIN POWER**

10
11 Scott Kettle explained we have franchise agreements with all the utilities. Our agreement
12 with Rocky Mountain Power expires next month. Joel Yellowhorse has reviewed this and
13 made some changes. Kettle explained it allows them to put their utilities in our right of
14 ways.
15

16 Councilor Darcey stated in section 8.2 it talks about providing as built plans. Also, 8.9
17 and 8.10 were struck in the draft regarding emergency response.

18 Kim Peacock stated this was added in by Joel and struck by Rocky Mountain Power. Joel
19 was fine with the change.

20 Scott Kettle explained in the past they have worked with us.

21 Councilor Darcey is concerned. He wants to make sure we’re protected.

22 Scott Kettle stated we could add something in there for as built plans.

23 Councilor Darcey has concerns about the 15-year term. Summit County’s term is only 5
24 years. Is this 15 years standard?

25 Scott Kettle stated this is what they sent to us.

26 Councilor Blazzard would like to negotiate a shorter term. She doesn’t understand why
27 Joel would write something and be okay with them striking it. She would like an
28 explanation from Joel why this is okay.

29 Mayor McCormick stated every road coming in and out of Kamas is a state highway.

30 Rocky Mountain Power has agreements with UDOT to be in their right of ways. When it
31 comes into a town like ours what kind of latitude do we have, or does UDOT have final
32 say.

33 Scott Kettle stated we would work with them. There might be more push for underground
34 in the future to help prevent fires. UDOT will work with us as well as Rocky Mountain
35 Power.

36 Councilor Staples feels this agreement has opportunity for the city to have conversation
37 and work together.
38

39 **MOTION:** Councilor David Darcey moved to table this ordinance until Joel has the
40 opportunity to address the term of possibly 5 years, adding language to
41 provide the city with as built drawings, and research any type of protections
42 that we might be able to put into the franchise agreement that minimizes the
43 impact of large transmission facilities going through our town.

44 Councilor Monica Blazzard seconded the motion.
45

1 Councilor Bateman added our current agreement expires in January. Do we
2 have a timeline?
3 Councilor Darcey added we would review this again at our first meeting in
4 January, table this until January 14, 2025.
5 Councilor Blazzard would like someone from Rocky Mountain Power to
6 come to the city council to answer questions about the agreement and let the
7 council know when projects are coming into the city.
8 Scott Kettle explained they used to have a liaison that was really good. He's
9 not sure what they do now. If they had a big project coming through town we
10 would hear from them.
11 Councilor Darcey amended his motion to add to the agreement that Rocky
12 Mountain Power come to the council regarding future projects.
13 Councilor Monica Blazzard seconded the amended motion.
14 Mayor McCormick asked for a roll call vote:
15 Councilor Blazzard voted "yes"
16 Councilor Darcey voted "yes"
17 Councilor Staples voted "yes"
18 Councilor Bateman voted "yes"
19 Councilor Gines voted "yes"
20 The vote was unanimous. Motion passed.
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22

23 **POSSIBLE ORDINANCE, AN ORDINANCE ESTABLISHING A**
24 **MORATORIUM ON SUBDIVISION APPLICATIONS AND EXCEPTIONS**
25 **THERE TO, AND ADMINISTRATION PROCEDURES**
26

27 Mayor McCormick asked Joel to put together this ordinance. Mayor McCormick received
28 feedback from the Planning Commission that this was really quick and they need more
29 time. The council also didn't get the requested updates. This gives the city an option to
30 take a step back and review this to make sure we're protected.
31

32 Councilor Gines would like to hear from Jay Springer regarding the next agenda item
33 before a decision is made.
34
35

36 **POSSIBLE ORDINANCE, AN ORDINANCE AMENDING TITLES 3 AND 15 OF**
37 **THE KAMAS MUNICIPAL CODE TO COMPLY WITH STATE MANDATED**
38 **SUBDIVISION PROCEDURES**
39

40 Amanda Curtis updated the council on the Planning Commission action. Amanda Curtis
41 explained the Planning Commission met on November 19 and went through this
42 ordinance in detail and broke down all the changes. The Planning Commission added
43 some more detail to some of the timelines, processes, and final subdivision approval as
44 well. They unanimously recommended approval. Curtis spoke with Commissioner Gines
45 yesterday and he explained they were a little nervous going into this because it was so
46 fast, but after reviewing this with Jay in detail they felt comfortable moving forward.

1 Amanda Curtis explained the funding for this ends December 31. If there's a chance we
2 can get this approved before then we don't have to pay for it.
3 Jay Springer stated particularly with the Planning Commission they had the redlined
4 version which was 63 pages. A lot of items in the originally redline version just include
5 context for discussion. If this isn't adopted tonight there's not a fine or a penalty from the
6 State. If you don't adopt the best course of action would be the moratorium. Jay feels
7 once the council sees this, they will feel more comfortable and they can address changes.
8 Jay reviewed the amendments with the council.
9 Councilor Staples suggested having a draft of the redlines presented to the council before
10 this is approved.
11 Jay reviewed the amendments the council is requesting and explained how the draft will
12 be sent to them.
13 Mayor McCormick asked if the moratorium is necessary if this is approved at our first
14 meeting in January.
15 Jay suggested approving the moratorium until this is approved to cover the city from
16 potential problems.
17
18

19 **POSSIBLE ORDINANCE, AN ORDINANCE ESTABLISHING A**
20 **MORATORIUM ON SUBDIVISION APPLICATIONS AND EXCEPTIONS**
21 **THERE TO, AND ADMINISTRATION PROCEDURES**
22
23

24 **MOTION:** Councilor Monica Blazzard moved to adopt Ordinance 2024-07, An ordinance
25 establishing a moratorium on subdivision applications and exceptions thereto,
26 and administration procedures.
27 Councilor David Darcey seconded the motion.
28 Mayor McCormick asked for a roll call vote:
29 Councilor Gines voted "yes"
30 Councilor Bateman voted "yes"
31 Councilor Staples voted "yes"
32 Councilor Darcey voted "yes"
33 Councilor Blazzard voted "yes"
34 The vote was unanimous. Motion passed.
35
36

37 **POSSIBLE ORDINANCE, AN ORDINANCE AMENDING TITLES 3 AND 15 OF**
38 **THE KAMAS MUNICIPAL CODE TO COMPLY WITH STATE MANDATED**
39 **SUBDIVISION PROCEDURES**
40

41 **MOTION:** Councilor Leslie Staples moved to table an Ordinance amending Titles 3 and
42 15 of the Kamas Municipal Code to comply with State mandated subdivision
43 procedures pending changes coming from Attorney Jay Springer.
44 Councilor Monica Blazzard seconded the motion.
45 Mayor McCormick asked for a roll call vote:
46 Councilor Bateman voted "yes"

1 Councilor Staples voted “yes”
2 Councilor Darcey voted “yes”
3 Councilor Blazzard voted “yes”
4 Councilor Gines voted “yes”
5 The vote was unanimous. Motion passed.
6

7 *5-minute recess 8:47 p.m.*
8 *Scott Kettle departed*
9

10
11 **PUBLIC HEARING TO RECEIVE COMMENT FOR AN ORDINANCE**
12 **ADOPTING AND SETTING THE COMPENSATION FOR KAMAS CITY**
13 **OFFICERS**
14

15 Mayor McCormick explained this public hearing is to address wages for the Mayor, City
16 Council, and Planning Commission. This hearing is to talk about a change from what was
17 adopted in August of 1998 that set the rate for Mayor to \$125 per meeting, and City
18 Council to \$75 per meeting. The proposal in Dropbox is for Mayor at \$1,000 per month
19 for all meetings, City Council at \$150 per month for all meetings, and Planning
20 Commission at \$75 per month for all meetings.
21

22 Mayor McCormick opened the public comment.
23 There were no public comments.
24 Mayor McCormick closed the public comment.
25

26
27 **POSSIBLE ORDINANCE, AN ORDINANCE ADOPTING AND SETTING THE**
28 **COMPENSATION FOR KAMAS CITY OFFICERS, ESTABLISHING OFFICER**
29 **BONDING, INSURANCE, AND OATH REQUIREMENTS, AND RELATED**
30 **MATTERS**
31

32 Councilor Blazzard stated she didn’t know she got paid when she started and agrees this
33 is a service position. We should be respectful of taxpayer money.
34 Councilor Gines explained he brought this up because we just finished the employee
35 study and we should look at the council, planning commission, and mayor wages and see
36 if they needed adjusting. He proposed \$1,000 per month for the mayor and \$150 for
37 council, and \$75 for planning commission. After the mayor had the survey done by
38 Spencer Foster with MAG, he felt like a lot of it was pretty close. The average for the
39 mayor’s wage came back at \$1,086. Councilor Gines would be good with that. Councilor
40 Gines doesn’t feel the council or the planning commission need to be paid more than they
41 are now. It makes budgeting more simple and easier for the public to see what the public
42 officials are being paid.
43 Councilor Darcey asked Councilor Gines to explain why he wants it changed from per
44 meeting to a salary.
45 Councilor Gines explained there are some months we’ll have extra meetings and some
46 we won’t. At the end of the year, it all averages out. He doesn’t feel it’s too much to pay

1 the Planning Commission \$75 per month. As far as the mayor, he feels a set salary should
2 be locked in. If there are meetings being attended on the city's behalf, he doesn't know if
3 the council has requested that he attends all of the meetings, but if he's attending on our
4 behalf, we should be getting updates. He would like to have these meetings reported to
5 the council.

6 The mayor stated the meetings he is attending are public.

7 Councilor Gines would like them to be reported to the council if he's attending on the
8 city's behalf.

9 Councilor Staples stated she looks at this differently. You should get paid for what you
10 do. Councilor Staples doesn't mind keeping this at a per meeting rate instead of a set rate.
11 We also have to be mindful of whatever we do today not only affects us today but the
12 next 20 years. She sees the boards the mayor is sitting on, would he attend these meetings
13 if he wasn't the mayor of the city?

14 Councilor Staples asked Mayor McCormick if there have been benefits to sitting on these
15 boards. Councilor Staples feels you can attend extra meetings and make yourself look
16 better as a representative to the city and you can represent the citizens better. There isn't
17 a huge difference in the amount that Mayor McCormick is receiving in compensation
18 currently compared to what we're proposing.

19 Councilor Darcey is having a hard time backing away from the per meeting, especially
20 the council. He doesn't care what the amount is for the council. He is the one that
21 proposed raising the Planning Commission to \$75 a couple of years ago. This is public
22 service and this is volunteering. Councilor Darcey sees the mayor's duties as three
23 different categories. He is running the council meetings, the administrative part of being
24 here and running the city during the week, and the external meetings.

25 Councilor Darcey would like a little more transparency. He's not sure how many
26 meetings that are happening should be reported to the council.

27 Councilor Gines told Councilor Darcey if he looks at his pay stub at the total for the year
28 it's probably more than the \$150 per month he is proposing. If anyone is on council and
29 not going to the meetings they shouldn't be on council. He is just proposing consistency
30 for the budget.

31 Councilor Darcey stated there does become a point that this turns into a job if we put this
32 much administrative work on the mayor.

33 Councilor Gines stated the averages of all the mayors is comparable, it's fair.

34 Councilor Bateman stated we don't run for office because of pay. Maybe this is a product
35 of all the meetings he is attending and does see a benefit. Councilor Bateman worries
36 about burn out and maybe feels more council members should get involved.

37 Councilor Bateman suggested a salary with a flat rate fee for a committee you join. This
38 would be reported back to the council. There are other opportunities that the council can
39 get involved in and the mayor doesn't carry all the weight. Councilor Bateman feels there
40 should be more report back for the meetings to understand the benefit to Kamas City.

41 All of the meetings would be 13 meetings per month if he went to every one per month.

42 Mayor McCormick stated he doesn't have a meeting for each committee every month.

43 There are some committees that are part of being mayor and not all mayors join them. He
44 has been proactive in his approach as mayor to be part of these committees. This has been
45 beneficial for different grants.

1 Councilor Bateman would like to table this for now and see how this would impact the
2 budget. This is a great opportunity, but doesn't feel it has much impact right now.

3 Councilor Staples commented if you are paid based upon the meeting you have some
4 incentive. If you put in a set amount for each position, you don't have motivation to do
5 more.

6 Councilor Blazzard stated it comes down to why, why are we on council?

7 Councilor Staples stated she doesn't think we're talking about council, we're mostly
8 speaking of the mayor position. The salary we're talking about for council and planning
9 commission are not changing much.

10 Councilor Blazzard stated they aren't changing much but it comes down to all of our
11 why. Why did you run for council, what was the purpose. Do we sit here to be
12 compensated or do we sit here because we didn't like the way things were running and
13 we had a purpose.

14 Councilor Staples asked why are we talking about this.

15 Councilor Blazzard stated we need to be responsible to our taxpayers. If we're going to
16 be compensated for a meeting it needs to be transparent. The motivation should be for the
17 citizens.

18 Councilor Staples stated the pay hasn't changed in the past 26 years. If we're not going to
19 compensate the mayor for what he does we are looking to hire a city manager for a lot
20 more money.

21 Councilor Gines stated at this level of town that we are he doesn't see that happening.

22 The wage study shows all these mayors averaging \$1,086 per month.

23 Councilor Staples stated the mayor next door to us is making more.

24 Councilor Gines stated that survey was done with large cities only.

25 Councilor Staples doesn't feel we need to set this precedence moving forward. If we have
26 salary a future mayor may not want to sit on all the boards.

27 Councilor Gines asked Mayor McCormick if he was put on a salary is he going to
28 removed himself from some of the boards?

29 Mayor McCormick stated no. He got himself on some of those boards so that he can have
30 an impact for Kamas City. At the same time, he takes time off of his other jobs to do that.
31 He gives up some wage to represent the city.

32 Mayor McCormick stated he is more than happy to provide updates, but would like to see
33 the standard that the council also reports their meetings. Some of the stuff from his
34 meetings he can't talk about because of the nature of the meeting.

35 Councilor Bateman asked if we're trying to encourage more people to get involved or are
36 we trying to reward for the current involvement? The benefit is outweighing the financial
37 gain, but feels this isn't a consistent thing. Some of these committees will drop off, and
38 hopefully leaving more opportunities to get us involved.

39 Councilor Staples is fine keeping things as they are and ask for more updates.

40
41 **MOTION:** Councilor Monica Blazzard moved to table this ordinance and revisit this next
42 month on January 14, 2025.

43
44 Councilor Darcey asked Mayor McCormick to report the past couple of months meetings.
45 Mayor McCormick stated yes he can do that.

Councilor David Darcey seconded the motion.
Mayor McCormick asked for a roll call vote:
Councilor Staples voted “no”
Councilor Bateman voted “no”
Councilor Darcey voted “yes”
Councilor Gines voted “yes”
Councilor Blazzard voted “yes”
Motion passed 3-2.

APPOINTMENT OF PLANNING COMMISSION MEMBER

Mayor McCormick explained Tim Gines’ term is up and his intent is to reappoint him to Planning Commission.

APPROVAL OF THE 2025 CITY COUNCIL ANNUAL MEETING SCHEDULE

MOTION: Councilor Larry Gines moved to approve the 2025 City Council Annual Meeting Schedule as presented.
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.

SALARY STUDY IMPLEMENTATION UPDATE

Mayor McCormick distributed an evaluation of wages and benefits to implement adjustments for the wage study.
Mayor McCormick would like to implement these raises at the next payday.
Councilor Gines asked if Mayor McCormick has talked to all the employees.
Mayor McCormick stated he has not talked to Kim, Dori, or Amanda, but has talked to all the other employees. He plans to talk to them before implementation.

DEPARTMENT REPORTS

Amanda Curtis reported on the city center project. SR32.org is a website with more information and a place for people to leave comments. It’s up to each city to disperse this information. Amanda would like to get the survey out to everyone and talked about the different options to get the survey out.

Mayor McCormick reported Scott Kettle’s update is that the new park bathroom will be showing up Monday.

Mayor McCormick reported on the police department calls for the past month.

1 **ADJOURN**

2
3 **MOTION:** Councilor Leslie Staples moved to adjourn at 9:45 p.m.
4 Councilor David Darcey seconded the motion.
5 The vote was unanimous. Councilors Larry Gines, Jessica Allen Bateman,
6 Leslie Staples, David Darcey, and Monica Blazzard voted aye. Motion passed.
7

8
9 *The content of the minutes is not intended, nor are they submitted, as a verbatim*
10 *transcription of the meeting. These minutes are a brief overview of what occurred at*
11 *the meeting.*
12

13 Approved on the 14th day of January, 2025.
14
15
16
17

18
19 _____
20 Matt McCormick
 Mayor

Kim Peacock
City Recorder