



City of Green River

460 East Main Street, Green River, Utah

City Council Minutes

Regular Meeting

Tuesday, March 10, 2026

ATTENDING: Mayor Larry Packer; Council Members; Bo Harrison, Kent Nelson, Guy Webster, Stephanie Crabtree, Tonya Bigelow; Planning Commission Members; Kim McFarlane, Dylan Keele, Conra Weber, Cindy Bowerman; Employees; Edward Bennett, Julie Spadafora, David Wilson, Loni Meadows, Chad Pinneo, Candice Cravins, Bryan Meadows, Kerry Bigelow, Gayna Salinas; Citizens; Dan Cybulski, Phillip Stubblefield, Greg Vetere, Dorothy Carter, Allyson Mecham, Sandi Silliman, Frank Vetere Jr., Kunal Sah, Trudy Webster, Shannon Johnson, Keith Johnson, Kent Johnson; Green River Partners, LLC.; Ashley Atkinson, Tyler Howland, Bill Knolto, Della Ekker, Julie Steuer, David Sebring, Mary Winters, Diane Smith, Clarence Smith, Kenny Fallon, Lance Erwin, Kathy Ryan, Kathy Arnold, Darrell Mecham, Anne Elliott, Randy Erwin, Jill Smith, Bridget Meadows, Addi Gee, Ed Korycan, Cheri Packer, Mattie Meadows, David Mendez, Aixa Herrera, Cathy Gardner, Mistie Bastian, Nicole Arnold; Jones & DeMille; Wyatt Hansen; Johansen & Tuttle Engineering; Merrill Johansen.

CONDUCTING: Mayor Larry Packer, the meeting began at 7:00 p.m.

ORDER OF BUSINESS:

The Pledge of Allegiance as directed by Kent Nelson.

1. Public Comment

Multiple residents voiced concerns regarding the proposed low-income housing project.

Phillip Stubblefield, a retired law enforcement officer with 30 years of experience, strongly opposed the project, citing increased crime rates, potential burden on schools, and long-term negative impacts on the community.

Darrell Mecham, former chief deputy in Grand County, echoed these concerns based on his 12 years of law enforcement experience, stating that similar projects created disproportionate calls for service.

Clarence Smith questioned the rush to approve the project and suggested the city focus on infrastructure improvements like curb and gutter instead.

Dorothy Carter promoted upcoming Business Alliance events and a town hall meeting.

David Sebring introduced himself as a county commissioner candidate, focusing on infrastructure and housing development partnerships.

Kenny Fallon spoke in support of the tax credit project, noting it could help early-career public service workers affordable housing.

Lance Erwin presented statistics showing homeownership creates significantly higher net worth than renting and called for accountability regarding the Veteran's Memorial replacement.

Kathy Ryan expressed safety concerns about the canal near the proposed housing site and noted existing rental availability in town.

Kim McFarlane argued that the city should prioritize attracting jobs with livable wages rather than subsidizing low-income housing, suggesting employers should provide their own worker housing.

2. Utah Open and Public Meetings Act Training

This item was tabled for next month as the training could not be arranged for this meeting.

3. Discuss/Approve/Deny REPC (Real Estate Purchase Contract) for City owned land to Green River Partners, LLC

Ashley Atkinson and Bill Knowlton from Green River Partners LLC presented their proposal for a 30–40-unit LIHTC (Low Income Housing Tax Credit) project on 2.6 acres of city-owned land. The presentation outlined the federal tax credit program, proposed unit mix (50% family units, 50% one-bedroom units), and conceptual site plans emphasizing green space and community amenities.

Bill Knowlton, who owns 1,000 LIHTC units statewide, defended the program's track record, stating these projects maintain higher standards than typical affordable housing due to extensive background checks and compliance requirements. He emphasized his 15-year ownership commitment and personal financial guarantees.

Stephanie Crabtree expressed concerns about the proposed Area Median Income (AMI) levels not serving enough local residents, particularly single professionals like teachers or medical workers who earn above the qualifying thresholds. She advocated for mixed-income projects to create better social networks and opportunities.

Guy Webster challenged the accuracy of wage data presented and questioned the density of units on the small parcel. He visited the developers' Gunnison project and found it didn't match the conceptual drawings shown for Green River.

Community members raised concerns about bringing in outside residents rather than serving existing local needs, potential crime increases, and the precedent of selling city land below market value.

MOTION: Guy Webster made a motion to Deny REPC (Real Estate Purchase Contract) for City owned land to Green River Partners, LLC. Tonya Bigelow seconded the motion. **VOTE:** Bo Harrison, Guy Webster and Tonya Bigelow voted aye to deny. Kent Nelson and Stephanie Crabtree voted nay to deny. The motion carried to deny.

4. Discuss/Approve/Deny Letter of Intent for Consideration of FDA Loan to Green River Partners, LLC

The proposed sale involved 2.6 acres of city land at market value minus \$5,000 (approximately \$185,000 total based on \$73,000 per acre appraisal). This represented a one-time revenue transaction with \$5,000 foregone to help the developers compete for state tax credits. The developers argued this would generate ongoing property tax revenue and bring \$3-4 million in private investment to the community, creating 30-40 affordable housing units. However, the council ultimately rejected the proposal due to concerns about serving outside rather than local residents, potential increased municipal service costs, and questions about the project's true community benefit versus private profit.

5. Discuss/Approve/Deny Notice of Award for Green River Water PRV (Pressure Reducing Valve) Upgrades, Project #3C-2025

The bid for the Pressure Reducing Valve Upgrades, Project #3C-2025, was discussed by the City Council Members. Four bids were received. Johansen Construction Inc.(JCI) \$412,207.46, Davis Construction \$448,941.84, Harward & Rees \$564,074.00 and Vacon \$672,000.00.

Merrill Johansen recommended awarding the pressure-reducing valve upgrade project to Johansen Construction, Inc. at \$412,207.46, which was approximately \$30,000 lower than competing bids. The project involves replacing all PRV equipment, gate valves, and associated hardware in isolated vault locations throughout the water system. After some consideration (JCI) Johansen Construction, Inc. was awarded the Green River (PRV) Project #3C-2025.

Bo Harrison emphasized the need for weekly progress meetings with contractors based on communication issues experienced in previous projects. Guy Webster requested detailed project documentation at completion to inform future contractor selection decisions.

MOTION: Guy Webster made a motion to approve Notice of Award for Green River Water PRV (Pressure Reducing Valve) Upgrades, Project #3C-2025

ROLL CALL VOTE: Bo Harrison, Kent Nelson, Guy Webster, Stephanie Crabtree and Tonya Bigelow voted aye. The motion carried.

6. City Council, Mayor, and/or Employee comments and concerns

Bryan Meadows reported progress on the water treatment plant upgrades, with the first filter media replacement completed and the second filter expected online by early April after arsenic testing of new GAC media.

David Wilson reported completing compliance training and noted upcoming TNR (Trap-Neuter-Return) season for feral cats.

Gayna Salinas thanked staff for the shed cleanup and requested improvements to the water takeout facility access.

Edward Bennett clarified that the veteran's memorial replacement remains on schedule for July installation, with funding already secured from both the responsible party's insurance and county contributions.

7. Discuss/Approve/Deny Consent Agenda

- Financial Report January 2026
- Payment Approval Report March 2026
- Treasurer Report February 2026
- City Council Regular Meeting Minutes February 10, 2026

MOTION: Guy Webster made a motion to approve the Consent Agenda. Bo Harrison seconded the agenda. **VOTE:** Bo Harrison, Kent Nelson, Guy Webster, Stephanie Crabtree, and Tonya Bigelow voted aye. The motion carried.

8. Closed Session, if necessary, pursuant to Utah Code § 52-4-205

No closed session was needed.

9. Adjourn, the meeting adjourned at 8:53 p.m.

MOTION: Guy Webster made a motion to adjourn the meeting. Bo Harrison seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Guy Webster, Stephanie Crabtree, and Tonya Bigelow voted aye. The motion carried

Larry Packer, Mayor

Julie Spadafora, City Recorder

Approved April 14, 2026

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