

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, AUGUST 13, 2019**

4 7:00 p.m.
5 Kamas City Hall
6 170 N. Main
7 Kamas, UT 84036
8
9

10 Mayor McCormick opened the meeting welcoming those in attendance:

11 **COUNCIL MEMBERS:** Councilors Garry Walker, Kevan Todd, Mike Crystal, Allen
12 McNeil, and Monica Blazzard.

13 **STAFF:** Recorder, Kim Peacock; Engineer, Scott Kettle; City Planner, Natalie Kautz;
14 Public Works Director, Matt Crittenden; Community Development Specialist, Kaitlin
15 Eskelson.

16 **OTHERS IN ATTENDANCE:** Terry Atkinson, Vickie Atkinson, Jack Walkenhorst, Nick
17 Frost, Gene Morrello, Mark Newman.
18
19

20 **OPENING INVOCATION AND PLEDGE OF ALLEGIENCE**
21

22 Invocation by Mayor Matt McCormick

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

26 **PUBLIC COMMENT**
27

28 There were no public comments.
29
30

31 **REZONE REQUEST BY ROB WORTHINGTON FOR .48 ACRES LOCATED AT**
32 **550 NORTH MAIN FROM M-H MOBILE HOME TO G-C GENERAL**
33 **COMMERCIAL**
34

35 Natalie Kautz explained Nick Frost will be representing Rob Worthington tonight. Kautz
36 read the following staff report: This item on the agenda has been advertised as a public
37 hearing. A notice of this hearing was published in the Summit County News on July 26,
38 2019. It has also been posted on the State and City websites. Letters were mailed to all
39 landowners within 1,000 feet of this location.

40 Rob Worthington has submitted an application with applicable fees to Kamas City to
41 rezone Parcel CSF-2 from Mobile Home to General Commercial. The Worthington's are
42 recent owners of this parcel as well as Parcel KT-252 (480 North Main). 480 Is already
43 zoned General Commercial.

44 While the business plan is being formulated, the applicant wanted to pursue a rezone
45 because all ideas fall into the General Commercial zone and none fall into the Mobile

1 Home zone. "The goal," states the applicant, "is to create a beautiful and welcoming
2 entrance into Kamas City to Main Street from the North side of town."

3 In accordance with Section 15.03.010 of the Kamas Municipal Code, *the Planning*
4 *Commission may recommend, and the City Council may grant a rezoning application*
5 *only if it determines that the rezoning is consistent with the policies and goals of the*
6 *Kamas City General Plan and that the applicant has demonstrated that:*

7 *a) The proposed rezoning is necessary either to comply with the Kamas City General*
8 *Plan, proposed Land Use Map, or to provide land for a community need that was not*
9 *anticipated at the time of adoption of the Kamas City General Plan.*

10 *b) The existing zoning was either the result of a clerical error or a mistake of fact, or that*
11 *it failed to take into account the constraints on development created by the natural*
12 *characteristics of the land, including but not limited to steep slopes, floodplain, unstable*
13 *soils, and inadequate drainage, or*

14 *c) the land or its surrounding environs has changed or is changing to such a degree that*
15 *it is in the public interest to encourage redevelopment of the area or to recognize the*
16 *changed character of the area.*

17 The applicant has highlighted several policies and goals from the General Plan that their
18 development hopes to meet:

- 19 • Encourage community pride and beautification
- 20 • Sponsor the beautification of Main Street and entry corridors
- 21 • Assure that development is built to proper scale to maintain the small city
22 atmosphere of the city
- 23 • Encourage established businesses with growth potential to locate in the city.
- 24 • Create a business-friendly environment.
- 25 • Encourage a family-oriented, clean, fun and friendly community that is a great
26 place to live.

27
28 The land was zoned Mobile Home at the time of the General Plan because four mobile
29 homes were located there. The mobile home park has dissolved since then and the lot has
30 remained vacant.

31 On August 6, 2019, Planning Commission forwarded a positive recommendation to City
32 Council to re-zone this property General Commercial. Public comments discussed
33 parking requirements for whatever the development will be, and a request to rezone
34 parcels carefully to make sure the General Plan is adhered to.

35 Options:

36 **1. Approve the Zone Amendment.** Does the amendment seem logical and fair for this
37 zone?

38 **2. Deny the Zone Amendment.** The applicant has not shown sufficient reason to re-
39 zone. –End of staff report.

40
41 After reading the staff report Kautz showed the council a site plan of the property and
42 surrounding properties.

43
44 Councilor Crystal asked if he doesn't own the big piece shown. Kautz explained no, they
45 are two parcels with single family homes. They are also zoned mobile home.

1 Mayor McCormick asked if it's all zoned mobile home or is it commercial?

2 Kautz showed the lots on the site plan that are commercial.

3
4 Councilor Crystal asked if Julie Black's home is zoned commercial. Kautz stated yes, and
5 the brick home next to her is commercial.

6
7 Councilor Crystal asked if any residents surrounding the property came to the public
8 hearing to speak. Kautz explained only John Blazzard and he was not against commercial
9 but wanted the city to be careful with parking. Kautz also stated she didn't receive any
10 letters or phone calls regarding this rezone.

11
12 Councilor Todd asked Kautz if the property in question is 550. Kautz stated yes.

13
14 Nick Frost introduced himself as an attorney from Heber working with Mr. Worthington,
15 not necessarily on this application but Worthington called him approximately 30 minutes
16 before the meeting and told him he couldn't make it. Frost stated the application is
17 straight forward. Part of the property is already commercial. One element in the code is
18 that it meets the General Plan, the future zoning map. The area contemplated is general
19 commercial. They want to improve this area and bring in more tax dollars for the City.
20 Frost explained he was able to attend the Planning Commission meeting and one of the
21 issues that came up was developers coming in to Kamas and breaking promises. Mr.
22 Worthington is an Oakley resident and just wants to invest and make the north entrance
23 look good. There are also rumors of what is going in there. One rumor is a bar going in.
24 This is not being thought of. They have thought of food and beverage, retail, and lodging.
25 All of these are subject to the Use Table that's currently in place. Also, approvals are
26 going to have to come back from governing bodies along with parking and all the other
27 issues that can be addressed. They're not prepared with the plan tonight. Once they get
28 the approvals, they can invest the dollars towards a plan.

29
30 Councilor Todd stated it seems fairly straight forward but for him he's not inclined to
31 approve a rezone unless he knows what's going there. This piece particularly because we
32 need to be careful with the existing residents. Councilor Todd explained he's always been
33 in favor of rezoning or maintaining commercial property in Kamas but until he knows
34 exactly what's going on there so he can safeguard the residents he won't approve this.
35 Councilor Todd is in favor of commercial as long as he knows what's going in. If he
36 could come up with a plan and give us an idea on what he's thinking then he'd be okay
37 with it.

38
39 Frost stated he understands this logic. The presentation tonight is to look at what the code
40 says and to make a decision based on what the code outlines.

41
42 Mayor McCormick asked Kautz if the piece being requested for rezone and the two lots
43 that the houses currently sit on are zoned mobile home, the entire area? Is that what was
44 stated? Kautz stated yes. Mayor McCormick commented that he doesn't know why we
45 would leave a portion of this mobile home and make some of it commercial, it seems like
46 this should all be addressed at one time.

1 Councilor Todd agreed. Mayor McCormick feels like this needs to be considered in the
2 discussion. We should address this area of town, if mobile home is not a zone that we
3 would like to see in the entrance of our city then we need to address this as a whole and
4 deal with it through that perspective.

5
6 Councilor McNeil commented he doesn't think the decision of the rezone should be or
7 can be contingent on our approval of what is going on there. If we have permitted uses in
8 a commercial zone, we have to decide whether it can be zoned commercial understanding
9 any of those permitted uses can go in there. It would be approved knowing any permitted
10 use for commercial can go on that property.

11 Councilor McNeil responded to Mayor McCormick's comment by saying, not that he
12 disagrees that if we're going to rezone that to commercial then we should look at
13 rezoning the rest commercial, but feels strongly and doesn't like as the city going in and
14 rezoning someone else's property without them asking for that rezone. There are certain
15 property entitlements that come with how your property is zoned. When we change the
16 zoning, we are changing the property owners' rights and property entitlements.

17
18 Councilor McNeil explained his personal opinion on the current pending application he
19 would like it rezoned commercial and would be in favor of it. The issue he sees is
20 meeting the criteria for a rezone. He doesn't feel it's inconsistent with the general plan or
21 policy and goals, but it is required that the applicant needs to demonstrate that it's
22 necessary to either comply with the general plan or provide land for a community need
23 that was not anticipated at the time of adoption of the general plan. There needs to be
24 something that proves this meets the criteria.

25
26 Frost explained there are three elements required and we need to meet one of those. One
27 of the requirements, a), the future land use map shows general commercial all along
28 there. That was anticipated, it's very clear. That alone meets the criteria. Mr. Worthington
29 has set forth several different elements that comply with the general plan. The general
30 plan has several different items about making Kamas presentable, encouraging
31 commercial growth, and increasing tax revenue. This hits every single one of those. One
32 alternative that hasn't been discussed is he could put a mobile home park in there. It
33 doesn't meet any of the criteria. The general plan itself does want to eliminate mobile
34 home parks. This is part of the general plan.

35
36 Councilor McNeil feels the issue isn't consistency with the general plan, it's a two-part
37 requirement. Consistent with the general plan and demonstrating one of the three
38 requirements. We can eliminate item b).

39
40 Frost feels it is consistent with the general plan and does comply with the plan. The
41 proposed land use map is pretty clear and all the way through the general plan everything
42 is very clear. In order for it to be necessary to comply with the general plan it needs to be
43 zoned general commercial. That's what the general plan shows.

44
45 Councilor McNeil asked Kautz to pull up the land use map. Kautz stated what Frost is
46 referring to is the general commercial goes all the way up and down Main Street. This

1 would be a continuation of that general commercial zone. Kautz pulled up the land use
2 map showing all the zones and explained this was adopted in March of 2010. The mobile
3 home park dissolved around September of 2010.

4
5 Councilor Walker stated we have talked about this property a lot in the past and we don't
6 want mobile homes in the entrance of the City. Councilor Walker doesn't have anything
7 against rezoning it commercial other than he agrees with the mayor and would like to see
8 the whole parcel rezoned. These neighbors have been notified correct with no response
9 back from them? Kautz stated yes.

10 Councilor Walker feels if they didn't respond they either don't care or they're okay with
11 it. We should make an attempt to notify the other residents in the mobile home and see if
12 they would be interested.

13 Councilor McNeil asked if the neighbors were notified about the entire piece being
14 rezoned. Kautz explained no, this wasn't in the application. Their single-family homes
15 wouldn't fit in the commercial zone without ratifications.

16 Councilor Walker stated it would affect them quite a bit.

17
18 Mayor McCormick stated he talked to one of the property owners today and he thought
19 he was in the commercial zone and that happened in 2010. He's not sure if they
20 understand what zone they're in.

21 Councilor Walker wonders if we could notify them and have a discussion with them
22 about it. He would like to see the whole piece of property rezoned if they're willing to.

23
24 Scott Kettle explained when the Carl Smith Subdivision was recorded lots 1 and 3, which
25 the houses are on, are designated to single family residences. Lot 2 where the mobile
26 homes were, is mobile home.

27 Councilor Walker confirmed that lots 1 and 3 are signified as single-family residences.

28
29 Councilor Crystal stated on the site plan there's a section on the property that would
30 remain mobile home. Kautz explained this is a driveway access to the single-family
31 residence.

32
33 Councilor Blazzard asked Kautz what the letter said that the neighbors were notified by.
34 Kautz explained standard information of a public hearing, time and place, there's a parcel
35 that is requesting a rezone from mobile home to general commercial.

36
37 Councilor Crystal likes the idea of rezoning but would like a little more information of
38 what's going in there and wonders if the neighbors are fully aware of this.

39
40 Councilor Todd would like to give the neighbors another two weeks to let them know the
41 city would like to rezone this commercial and get their feelings. Kautz asked if he wants
42 her to send another letter out to the neighbors. Councilor Todd feels for all intents and
43 purposes we owe it to the three residences.

44
45 Frost stated they received notice already. Public notice has been given per state statute.
46 Councilor Todd stated just for the one piece of property not for the whole thing.

1 Frost requests the council deals with the application presented tonight. Fees have been
2 paid and notices have been given.

3
4 Councilor Blazzard agrees with Councilor McNeil. The purpose of him being here is the
5 rezone. We can't dictate what he's going to put on there. We have the use table that tells
6 him what he can put on there. The neighbors have been notified.

7
8 Frost stated it would be difficult to hold this application hostage. He understands the
9 reasons they would want to rezone the rest of it. The application before them tonight is
10 what they're requesting.

11
12 Mayor McCormick asked Frost if Mr. Worthington owns this property. Frost stated he
13 does. Mayor McCormick asked if he owns both pieces right now, correct. Frost stated
14 yes, one is already commercial.

15
16 **MOTION:** Councilor Allen McNeil moved to approve the application to rezone the
17 parcel to commercial.
18 Councilor Monica Blazzard seconded the motion.
19 Councilors Monica Blazzard, Allen McNeil, and Garry Walker in favor
20 Councilors Kevan Todd and Mike Crystal opposed
21 Motion passed 3-2.

22
23
24 **AN ORDINANCE TO AMEND SECTION 15.03.010 AMENDMENTS TO THE**
25 **LAND USE CODE OR MAP, IN THE KAMAS MUNICIPAL CODE**

26
27 Natalie Kautz read the following staff report: The Moderate Income Housing ordinance
28 was adopted by City Council on July 9, 2019 as Section 15.36 in the Kamas Municipal
29 Code. This ordinance was edited to be a voluntary effort on the part of the developer
30 rather than a requirement at the advice of City Attorney, David Church.
31 The Section that is proposed to be amended is listed below. The suggested sentence in the
32 rezone process was authored by David Church and is **bold**. The Planning Commission
33 needs to decide on a percentage.

34 In a recent rezone application process, Allen McNeil mentioned that a rezone is very
35 difficult to pass with the wording as presented in the Code. Therefore, suggested edits in
36 **bold italics** are below to address that comment.

37 Section 15.03.010 Amendments to the Land Use Code or Map

38 Amendments to this Land Use Ordinance shall be made in the following manner:

39 1. Application: An applicant must file a written request for an amendment with the City
40 Planner. The City Council, Planning Commission, or owner applicant may initiate an
41 amendment as provided below. An owner applicant shall pay the filing fee prescribed by
42 resolution, and shall file an application, which shall include, without limitation:

43 a) Stamped and addressed envelopes of all owners of all property for which the
44 amendment is requested and for all property within one thousand feet (1000') of the
45 boundaries of the area for which the amendment is requested.

46 b) The legal description of all property included.

1 c) Physical address of property, and

2 d) A written statement addressing the criteria required for approval pursuant to this
3 Section.

4 2. Hearings before Planning Commission: The Planning Commission shall hold a public
5 hearing on all amendments to this Land Use Ordinance or to the Land Use Zoning Map.
6 The City Planner shall cause a notice, including a description of the property for which
7 the zoning amendment is requested, a brief explanation of the proposed zoning, and the
8 date, place and time of the public hearing, to be prepared as provided in this Section. The
9 purpose of the notice is to reasonably inform surrounding property owners and
10 jurisdictions of the application. No minor omission or defect in the notice or mailing shall
11 be deemed to impair the validity of the proceedings to consider the application.

12 3. Action by Planning Commission: Following the public hearing, the Planning
13 Commission shall adopt a recommendation to the City Council, advising the Council to
14 approve, disapprove, or modify the proposal. If the Planning Commission fails to take
15 action within sixty (60) days of the close of the public hearing, the City Council shall
16 consider the matter forwarded from the Planning Commission with a negative
17 recommendation.

18 4. City Council: The City Council may hold a public hearing for proposed amendments to
19 this Land Use Ordinance or Land Use Zoning Map if forwarded from the Planning
20 Commission.

21 5. Criteria/Required Findings: The City's land use zoning is the result of a detailed and
22 comprehensive appraisal of the City's present and future land use allocation needs. In
23 order to establish and maintain sound, stable, and desirable development within the City,
24 rezoning of land is to be discouraged and allowed only under the limited circumstances
25 herein described. Therefore, the Planning Commission may recommend, and the City
26 Council may grant a rezoning application **only** if it determines that the rezoning is
27 consistent with the policies and goals of the Kamas City General Plan and that the
28 applicant has demonstrated that:

29 a) The proposed rezoning ***is necessary either to comply with the Kamas City General***
30 ***Plan, proposed Land Use Map, or to will*** provide land for a community need that was
31 not anticipated at the time of adoption of the Kamas City General Plan, ***or***

32 b) The existing zoning was either the result of a clerical error or a mistake of fact, or that
33 it failed to take into account the constraints on development created by the natural
34 characteristics of the land, including but not limited to steep slopes, floodplain, unstable
35 soils, and inadequate drainage, or

36 c) The land or its surrounding environs has changed or is changing to such a degree that it
37 is in the public interest to encourage redevelopment of the area or to recognize the
38 changed character of the area.

39 6. Considerations: **No zone change request that involves an increase of residential**
40 **density will be granted by the City Council unless at least [20%]% of the increased**
41 **density is dedicated to Moderate Income Housing.** Section 15.36

42
43 On August 6, 2019, Planning Commission decided to forward these changes to City
44 Council with a positive recommendation, choosing 20% as the percentage penned by
45 David Church. –End of staff report.
46

1 Councilor McNeil likes the direction it's going but feels it's still too restrictive and
2 explained why. Kautz stated the zoning map was approved in 2010, but agrees these are
3 tough requirements. Mayor McCormick feels it should be tough. There should be
4 requirements for a rezone.

5
6 Councilor McNeil asked if a) could be tied just to the general plan or the most recently
7 adopted zoning map. This could give us more discrepancy to work with. Councilor
8 McNeil wants to add "or land use map" after general plan in a).
9 Mayor McCormick thinks the land use map is a more telling description of what the area
10 is doing.

11
12 **MOTION:** Councilor Allen McNeil moved to adopt Ordinance 2019-08, An ordinance to
13 amend section 15.03.010 Amendments to the Land Use Code or Map in the
14 Kamas Municipal Code with the revision in subsection a) we add most
15 recently adopted land use map after Kamas City General Plan and in
16 subsection a) "The proposed rezoning is will provide", the word "is" is taken
17 out.

18 Councilor Mike Crystal seconded the motion.

19 Mayor McCormick asked for a roll call vote:

20 Councilor Blazzard voted "yay"

21 Councilor McNeil voted "yay"

22 Councilor Crystal voted "yay"

23 Councilor Todd voted "yay"

24 Councilor Walker voted "yay"

25 The vote was unanimous. Motion passed.

26
27
28 **AN ORDINANCE TO ADOPT SECTION 15.37 MIXED USE (MU) TO THE**
29 **KAMAS MUNICIPAL CODE**

30
31 Mayor McCormick reminded the council this was on the agenda at the last meeting and
32 we didn't feel like we've had enough time to review this so we tabled it.

33
34 Councilor Walker asked if the Main Street with 0 lot line setbacks is clear enough to
35 know this is for Main Street only and not Hwy 248.

36
37 Kautz explained the setbacks apply to the underlying zone and the entry corridor has
38 different setbacks.

39
40 Councilor McNeil asked if the entire Main St. is 0 setbacks in the commercial zone.

41
42 Scott Kettle stated anything zoned commercial has 0 setbacks and if it's zoned anything
43 else than it will be whatever the zone is.

44
45 Councilor McNeil feels we should get rid of the first sentence in 1. to make it clearer. We
46 want to leave setbacks how it is. Just use what the current code states.

1 Councilor Crystal feels 35' is restrictive on height on a commercial level. Councilor
2 Blazzard asked what a good standard height is for commercial.

3
4 Scott Kettle feels we could change it to the same thing here. Change it to apply to the
5 requirements of whatever the underlying zone is. This way if it's changed in a zone, we
6 won't have to change it in two places.

7
8 Kautz explained the current height in commercial zone is 27' and the 35' is specific for
9 mixed use.

10
11 Councilor McNeil asked Kautz if we have a definition for public transit in our code.

12 Councilor Walker stated what if there are additional bus stops.

13 Councilor McNeil feels it makes more sense to specify it where we want it and not tie it
14 to public transit. Kautz explained there is not a definition in our code right now.

15 Councilor McNeil feels we need to select a specific place. It is allowed in commercial
16 along Main Street or on Hwy 248. Take out a quarter mile from public transit.

17 Mayor McCormick feels we can come up with a definition of public transit and then tie it
18 to it. Kautz explained we can add a note to make the public transit a specific address.

19 Scott Kettle suggested changing it to within a quarter mile of the Summit County Park
20 and Ride. The council liked that suggestion.

21
22 **MOTION:** Councilor Mike Crystal moved to adopt Ordinance 2019-09 Section 15.37
23 Mixed Use to the Kamas Municipal Code, with the suggested changes made
24 by the council and city engineer.

25 Councilor Allen McNeil seconded the motion.

26 Mayor McCormick asked for a roll call vote:

27 Councilor Blazzard voted "yay"

28 Councilor McNeil voted "yay"

29 Councilor Crystal voted "yay"

30 Councilor Todd voted "yay"

31 Councilor Walker voted "yay"

32 The vote was unanimous. Motion passed.

33
34
35 **FIESTA DAYS DISCUSSION**

36 Mayor McCormick stated we need to come up with a new Fiesta Chair. Rex Mitchell is
37 no longer able to do this. Rex will continue to do the Rodeo and Bull Wars.

38
39 Mayor McCormick suggested having the celebration July 23-Rodeo, July 24-Bull Wars,
40 and July 25-Derby.

41
42 *Kautz departed at 8:00 p.m.*

43
44 Mayor McCormick felt the celebration was a success this year.

1 Councilor McNeil asked if we need to increase our payout to get more drivers, we could
2 increase our ticket prices.
3 Mayor McCormick feels if we brought back chain and bang they would come drive. The
4 council decided to bring this back to the next meeting to discuss a new chair person.
5
6

7 **DEPARTMENT REPORTS**

8 9 **ENGINEER**

10 Scott Kettle reported he will be meeting with the School District regarding the
11 annexation. It's taking a little longer. Kettle will be talking to them about improvements
12 that we may or may not do up on 300 East. We talked about putting crosswalks there,
13 Kettle has some ideas he would like to talk them about.
14

15 Kettle reported the road improvement project will be in the paper on Friday. The bids will
16 be ready the first meeting in September.
17

18 Kettle reported they are getting the plans ready to go to UDOT for the new sidewalk
19 along 500 East and 400 South.
20

21 Kettle reported the Summit County is getting the parking lot started in back of the City
22 Hall. They just put in some curb and gutter. We are getting the playground equipment
23 worked out.

24 Mayor McCormick reported part of our curb and gutter we're going to bid in some of the
25 other projects. We're hoping to get a better unit price.
26

27 Councilor McNeil asked on 500 East 400 South our discussions have been curb, gutter,
28 and sidewalk. Kettle stated just the trail. It will be a 5-foot concrete trail. Councilor
29 McNeil asked how many feet between the sidewalk and road. Kettle explained along
30 Foothill it will be 10-12 feet and on 400 South and in front of Tyler Page's property it
31 will be 15-18 feet.

32 Councilor McNeil stated Tyler Page asked why we're doing a sidewalk instead of
33 expanding the road and painting the sidewalk lines. Kettle stated the grant is for a
34 sidewalk trail, not extending the roads.

35 Councilor Todd stated it brings up a good point, who's going to plow it? We'll probably
36 have to buy something to plow the sidewalk. Mayor McCormick stated in Grassy Creek
37 it's the property owner that plows. Councilor Todd stated that's a different situation.
38 We're putting a sidewalk in front of existing homes. Scott Kettle explained he was going
39 to talk to the School District about this to see if they can help. Councilor Walker stated
40 they have machines that can do it. We should talk to them because ultimately that's why
41 we're doing this. Mayor McCormick stated we'll talk to them. Councilor Todd stated
42 eventually the responsibility will fall to the City. If we're going to put it in we should
43 maintain it.
44

45 Councilor Blazzard asked about the bridge on Gristmill Road. Kettle stated he is working
46 with the supplier now and working on this.

1 Councilor Blazzard asked if a culvert could be put in under the driveway on Gristmill
2 where the two houses share the driveway. The water is always running over this. Kettle
3 will look in to this and see if they can do something when paving the road.
4

5 Councilor Blazzard asked what the status is with the 4-way stop signs on Center and 100
6 West. Kettle will be meeting with Chief Smith to discuss this.
7
8

9 **PUBLIC WORKS**

10 Crittenden reported they have rented a vac trailer and have been working on sucking out
11 the valve boxes and exercising all the valves in the city.
12

13 Crittenden reported they are working on repainting the fire hydrants.
14

15 Councilor Crystal asked Crittenden to tell his crew they did a good job on Fiesta Days.
16
17

18 **COMMUNITY DEVELOPMENT SPECIALIST**

19 Kaitlin Eskelson reported the next step for the RUDAT team is they'll be coming out
20 November 15-18. This will be all hands-on deck to make sure we're getting as much
21 community input as possible. On that Friday they do interviews to get as much
22 information as they can and then they make a plan over the weekend. They may be
23 calling some council members. On the Monday evening they hold a reveal to show the
24 plan.

25 Kaitlin reported we applied for a grant through the Governor's Office of Economic
26 Development, we received everything we asked for which was \$68,000. We've set aside
27 \$35,000 of this to pay for the City's portion of the RUDAT grant to pay for their travel,
28 airfare, and some logistics when they're on site.
29

30 Kaitlin reported through the BEAR grant, Business Expansion and Retention, we
31 received a significant amount of money to help 20 businesses in the community. 10
32 scholarships would be awarded for people applying to start a new business. It would be a
33 \$1,500 value to help them get started by giving them a business plan, a branding tool kit,
34 logo, website, social media strategy, and some legal start up fees. Also, there will be
35 money for existing businesses. 10 scholarships will be given to existing businesses who
36 want to rebrand themselves. We also received funds to offer 100 scholarships for a
37 nationally certified customer service training program. There are a lot of people in the
38 service sector in this community, whether they're high school students or starting their
39 first job this will be good for them.
40

41 Kaitlin reported she has been working with Scott Kettle and the playground guy for the
42 all abilities playground.
43

44 Kaitlin reported we also received an additional \$1,500 grant from the Park City
45 Community Foundation for the rodeo grounds updates. This is the max they allow you to
46 apply for. If there's something we can do with the shack or signage this would help.

1 Kaitlin reported she is working on grants to fund a new cultural hall.

2
3 Mayor McCormick suggested using some of the grant money to change the walkway
4 below the announcer's booth and put the door to the announcer's booth to the back.
5 Crittenden wonders if we could bond for the money to pay for new bleachers at the arena.
6 Mayor McCormick feels we need to wait to make sure we're staying at the same location.

7
8 **MAYOR**

9 Mayor McCormick reported our new part time officers are making a statement. There
10 have been some more serious incidences. Councilor Crystal has heard nothing but good
11 things about the part time help.

12
13 Mayor McCormick read a thank you card the City received from our Fiesta Days 1st
14 attendant Paytan Tippetts.

15
16 Mayor McCormick reported since David Church is stepping down from being our
17 attorney, he has given him a name of an attorney that works in his office as a
18 replacement. Mayor McCormick, Councilor Todd, and Councilor McNeil sat down with
19 Robert Patterson this afternoon. Mayor McCormick wanted to get a feel on how he
20 would represent Kamas City and help the City. Mayor McCormick was impressed with
21 Mr. Patterson.
22 Councilor McNeil like Mr. Patterson. He has had some experience and represents various
23 municipalities. He seems like he will be very attentive with good knowledge and
24 resources.

25 Councilor Todd agrees with Councilor McNeil. He has a lot of respect for David Church,
26 he never talked down to us, and made sure we understood. David knows Kamas and his
27 recommendation for Robert is good. We have had a lot of free advice David Church but
28 now we'll be paying.

29 Mayor McCormick stated his rate is \$125 per hour. He wouldn't charge for phone calls or
30 mileage. He would come to a council meeting within an hours' notice. He will be very
31 accessible. Mayor McCormick will start the process of hiring tomorrow.

32
33 Councilor Blazzard would like the council to choose the yard of the month winner for
34 July. There were 3 nominations. The council voted on house #3 which belongs to Craig
35 Hicken.

36
37 Kim Peacock asked where the new princess float will be stored. The shop doesn't have
38 enough room, should we rent a storage unit? Crittenden received a bid for \$150 per
39 month for a storage unit.

40 Mayor McCormick suggested using the High Star money to build a new garage big
41 enough for storage. Councilor Todd feel renting is a waste. We could build one big
42 enough to house the stuff we already have. Crittenden has received bids for a pole barn
43 between \$60,000-\$70,000. Councilor Blazzard offered to store the float in her shed.
44 Crittenden stated it's not just for the float, it's for other stuff too. Mayor McCormick
45 asked that this be added to the budget amendment.

1 **APPROVAL OF THE JULY 9, 2019 CITY COUNCIL MEETING MINUTES**

2
3 **MOTION:** Councilor Mike Crystal moved to approve the City Council meeting minutes
4 dated July 9, 2019.

5 Councilor Kevan Todd seconded the motion.

6 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
7 Crystal, Allen McNeil, Monica Blazzard voted aye. Motion passed.

8
9
10 **APPROVAL OF THE INVOICE REGISTER DATED AUGUST 8, 2019**

11
12 Kim Peacock explained to the council she has received a bid for the 2020 Fiesta
13 fireworks. If we prepay, we receive a discount. The total cost would be \$6,600. The
14 council would need to add this to the invoice register.

15
16 **MOTION:** Councilor Allen McNeil moved to approve the invoice register dated August
17 8, 2019 with the addition of an invoice for prepayment of fireworks for
18 \$6,600.

19 Councilor Mike Crystal seconded the motion.

20 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
21 Crystal, Allen McNeil, Monica Blazzard voted aye. Motion passed.

22
23
24 **ADJOURN**

25
26 **MOTION:** Councilor Mike Crystal moved to adjourn at 8:45 p.m.

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

32
33
34 Approved on the 27th day of August 2019.

35
36
37
38
39 _____
40 Matt McCormick
 Mayor

Kim Peacock
City Recorder