

7:00 p.m.

Page 1 of 7
December 8, 2020
Regular City Council Meeting Minutes

Councilor Monica Blazzard seconded the motion.
The vote was unanimous. Councilors Garry Walker, Kevan Todd, Allen McNeil, John Blazzard, and Monica Blazzard voted aye. Motion passed.

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

There were no public comments.

PUBLIC HEARING TO CONSIDER POTENTIAL PROJECTS FOR WHICH FUNDING MAY BE APPLIED UNDER THE CDBG SMALL CITIES PROGRAM FOR PROGRAM YEAR 2021

Mayor McCormick stated this hearing is being called to consider potential projects for which funding may be applied under the 2021 Community Development Block Grant Program. The grant money must be spent on projects benefiting primarily low and moderate-income persons. Mountainlands Association of Governments, in which Kamas is a member, is expecting to receive approximately \$500,000 in this new program year. All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual and interested persons can review it at any time. Several of the eligible activities listed including examples, such as Construction of public works and facilities, e.g: water and sewer lines, fire stations, acquisition of real property, provision of public services such as food banks or homeless shelters. In the past Kamas has received 21 grants to upgrade the water system and sewer system. The city as part of the regional “Consolidated Plan” identified projects as being needed in the community. The list shows which projects the city has identified as being needed in the community.

Mayor McCormick opened the public hearing.
There were no public comments.
Mayor McCormick closed the public hearing.

Mayor McCormick turned the time over to Scott Kettle.
Scott Kettle explained it’s time to apply for another CDBG grant. We received one 2 years ago for the sewer to improve the UV lights. We’re finishing that up now. He’s looking for ideas from the public to see what they should apply for. In the past water and sewer related projects score the best.
Scott Kettle feels we should go with another sewer project and install slip lining in the old concrete lines that have possible cracks and leaks. At one time we were a city-wide approved community. For some reason we weren’t on the list this year. If we were to do this project, we would have to survey the homes of the people who are connected to the sewer lines we wanted to do. Scott Kettle asked if there were any suggestions from the council.

1 Mayor McCormick added we won't be having our auditors tonight but we're going to
2 find out we need to use sewer impact fees. Maybe we can use some of this for matching
3 funds.

4 Scott Kettle explained if we were to use impact fees we would have to find some lines
5 that we are going to upsize. We would have to increase the capacity to use impact fees.
6 This project won't be doing this.

7 Mayor McCormick asked the council to start thinking about a project for impact fees.

8
9 Councilor M. Blazzard likes the idea, we've talked about it for a while. This would be
10 beneficial.

11 Councilor Walker is good with this because sewer and water are our top priorities.

12
13 Councilor J. Blazzard feels we need to do something with our bleachers at the rodeo
14 grounds. Scott Kettle feels it would be hard to make CDBG work for something like that.
15 The project needs to benefit low to moderate income people or handicap. The bleachers
16 would be hard to make CDBG work.

17 Mayor McCormick explained the water and sewer projects usually get the funding first.
18 There are applications every year for these types of projects.

19
20 Councilor Todd asked if there is anything with our wells we need to upgrade. Scott Kettle
21 stated he and Crittenden have talked about this. They have recently been doing some
22 repairs on our wells. Right now, it would be hard to come up with a big project to spend
23 on the wells.

24 Councilor Todd feels good with Scott Kettle's recommendation for the slip lining.

25 Mayor McCormick explained the process of rating and ranking for the CDBG grants.

26 Scott Kettle explained the council would need to make a motion to apply for the grant
27 and we normally add a 10% city match to apply to the project. He's hoping this project
28 will be around \$100,000.

29
30 **MOTION:** Councilor Kevan Todd moved to apply for a potential project for an upgraded
31 sewer with Kamas City's contribution of matching 10% for the CDBG Small
32 Cities Program.

33 Councilor John Blazzard seconded the motion.

34 The vote was unanimous. Motion passed.
35
36

37 **PUBLIC HEARING TO ACCEPT PUBLIC COMMENT FOR THE**
38 **AMENDMENT OF THE 2020-2021 FISCAL YEAR BUDGET**
39

40 Mayor McCormick opened the public hearing.

41 There were no public comments.

42 Mayor McCormick closed the public hearing.
43

44 Mayor McCormick turned the time over to the council for questions.

45 Councilor Todd stated it's a little more than the Cares Act that we're looking at. There
46 are also the road improvements.

1 Mayor McCormick explained the roads were adjusted from the invoices we approved at
2 the last meeting.

3 Councilor Todd asked what the new police grant was for. Kim Peacock explained Chief
4 Brad Smith just received this grant, he's going to use it for a new laptop and other police
5 equipment.

6
7
8 **RESOLUTION 2020-14, A RESOLUTION AMENDING THE BUDGETS OF THE**
9 **CITY OF KAMAS FOR THE FISCAL YEAR BEGINNING JULY 1, 2020, AND**
10 **ENDING JUNE 30, 2021, AND RELATED MATTERS**

11
12 **MOTION:** Councilor Allen McNeil moved to adopt Resolution 2020-14, A Resolution
13 amending the budgets of the City of Kamas for the fiscal year beginning July
14 1, 2020, and ending June 30, 2021, and related matters as presented.

15 Councilor Kevan Todd seconded the motion.

16 Mayor McCormick asked for a roll call vote:

17 Councilor M. Blazzard voted "aye"

18 Councilor Walker voted "aye"

19 Councilor J. Blazzard voted "aye"

20 Councilor Todd voted "aye"

21 Councilor McNeil voted "aye"

22 The vote was unanimous. Motion passed.

23
24
25 **RESOLUTION 2020-15, A RESOLUTION OF THE KAMAS CITY COUNCIL**
26 **AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR**
27 **DESIGNATION AS A UTAH ENTERPRISE ZONE TO THE STATE OF UTAH**
28 **GOVERNOR'S OFFICE OF ECONOMIC DEVELOPMENT**

29
30 Mayor McCormick explained we had the public hearing for this at the last meeting. The
31 question came up asking if we could apply this anywhere else in the city. There were
32 some concerns that were brought up so we pushed this discussion to this meeting.
33 Mayor McCormick received a call from Paul Weller wondering about the Enterprise zone
34 explaining this would help them out.

35
36 Paul Weller explained Natalie Souza sent him some information about this zone. He
37 understands that after December 31 of this year, we would not be able to apply for this.
38 They are in the process of expanding and this would directly impact them. Holiday Oil
39 will be purchasing some ground near them and this is an added incentive for anyone who
40 wants to build in the entry corridor. From what he has read, it appears there is no real
41 impact to the city. It was wording on all the suggestions that the city can do to help
42 improve it is "may" not "shall". If there is no harm to the city it is a great advantage to the
43 city.

44
45 Mayor McCormick asked Rob Patterson to talk about the requirements for the city.
46

1 Rob Patterson explained the city is obligated to come up with some type of development
2 plan and make a certain type of contribution. The code provides a list of examples of
3 contributions the City can make to qualify for the Enterprise Zone.

4 The City could relax ordinances or zoning matters in particular zones if businesses are
5 interested in this.

6
7 Councilor Walker asked when he was reading through this it says there is a tax credit for
8 those business that have 51% of employees that reside in the enterprise zone. Does this
9 mean they have to work and reside within the enterprise zone.

10 Patterson explained there are certain requirements. The business needs to be located in
11 the enterprise zone and 51% of the employees need to live within Kamas or the county
12 where the enterprise zone is located.

13
14 Councilor McNeil asked Patterson when we're talking about things like utility rate
15 concessions or those types of things. Would our plan have to specifically set forth what
16 our utility rate concessions would be.

17 Patterson explained yes, we would list the contributions we would consider for people to
18 apply for zone. The Governor's office will want to see specifically how we are going to
19 invite businesses.

20
21 Councilor McNeil feels we need more time to research this. If we want to provide this
22 opportunity the clear easy path is the waiver of business license fees. If we were to have
23 this in our plan as part of our application it would be tough for the State to reject our
24 application. This would make it easier on an administrative level.

25
26 Patterson agrees with Councilor McNeil. Business license fees are straight forward and
27 the fees are already set in place.

28
29 Mayor McCormick asked how long would this need to be set in place. Do we need to put
30 a limit of years in for this?

31 Patterson feels we should specify a number of years. Business license are an annual thing.
32 They apply and renew their license every year but the fee is waived. Perhaps we could set
33 a 5-year term.

34
35 Councilor J. Blazzard asked if this is a good deal why is the State discontinuing this.
36 Patterson explained it's good for the businesses, but the State does give a tax credit so it
37 affects them.

38
39 Councilor McNeil asked if we do this and submit an application, do we have a template
40 for this? Who is tasked with submitting the application?

41
42 Mayor McCormick asked Rob Patterson if he would help with the application.

43
44 Mayor McCormick asked the council what part of the City do we want to apply this
45 Enterprise Zone to.

1 Councilor McNeil would like to consider this. Anything to incentivize business,
2 encourage them to stay or come is a great thing. Anything designated in Commercial,
3 Manufacturing, or Entry Corridor we could include.
4 Councilor Todd agrees with Councilor McNeil.
5 Mayor McCormick asked if he would like to include Light Industry zones too.
6 Councilor McNeil and Councilor Todd stated yes.
7 Councilor Walker feels this has been outlined very well.
8 Councilor J. Blazzard asked if we would do this with waiving business license fees for 5
9 years.
10 Patterson stated the Enterprise Zone under the statute expires every 5 years. You have to
11 reapply for them. As of January 1, whatever exists as an Enterprise Zone is not going to
12 be renewed. We should indicate the same number of years. Unless the State reenacts the
13 law, the Enterprise Zone is going away.
14 Councilor McNeil feels 5 years is a good timeline.
15 Councilor M. Blazzard stated she agrees with everything everyone has said. Those zones
16 listed are great. This is where we want our businesses.

17
18 **MOTION:** Councilor Allen McNeil moved to adopt Resolution 2020-15, A Resolution of
19 the Kamas City Council authorizing the submission of an application for
20 designation as a Utah Enterprise Zone to the State of Utah Governor's Office
21 of Economic Development as presented with the following revisions. In
22 Section 3, for the description of contributions under UCA 63N-2-205, the
23 description would be a waiver of business license fees for the first 5 years
24 after and including the initial business license application. In Section 4, the
25 area designated as an Enterprise Zone would include all areas within the zones
26 for Commercial, Manufacturing, Light Industrial, and Entry Corridor.
27 Councilor Monica Blazzard seconded the motion.
28 Mayor McCormick asked for a roll call vote:
29 Councilor Todd voted "aye"
30 Councilor J. Blazzard voted "aye"
31 Councilor Walker voted "aye"
32 Councilor M. Blazzard voted "aye"
33 Councilor McNeil voted "aye"
34 The vote was unanimous. Motion passed.

35 36 37 **DEPARTMENT REPORTS**

38
39 Natalie Souza reported the information that Councilor J. Blazzard asked for is in
40 Dropbox.

41
42 Scott Kettle reported he has been working on the UV lights, finishing that up. Also
43 working on the park so everything will be ready to be installed by the spring.
44 He has also been working on the CDBG application that is due at the end of the month.
45

1 Matt Crittenden reported they have been working on Christmas and getting ready for
2 snow removal.

3
4 Mayor McCormick reported the employees have been doing an amazing job this past
5 year and wanted to thank them. He has given the employees a Christmas bonus to reflect
6 the great job they have done.

7
8 Councilor M. Blazzard reported the Kamas 2020 will be starting Saturday at 4:00 at the
9 soda shack with murals. There will be a tree lighting ceremony Saturday at 6:00 at the
10 City Hall. This will be something for people to enjoy the holidays.

11 Mayor McCormick asked if the mural were put together by the schools. Councilor M.
12 Blazzard stated that's what she understands.

13 Mayor McCormick explained they hope this becomes a City tradition.

14
15 Councilor Todd stated we have spent all the money for the RAP tax hamburger shack.
16 We received a couple of estimates for a storage shed. One of the estimates was
17 approximately \$7,000. What does the council think about this?

18 Mayor McCormick thinks this is a great idea. We will have a better understanding of our
19 money next month when the auditors come, but doesn't see this will be a problem.

20 Councilor Walker and Councilor J. Blazzard are all for it if we have the money to do this.

21
22
23 **ADJOURN**

24
25 **MOTION:** Councilor Kevan Todd moved to adjourn at 8:00 p.m.

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

31
32 Approved on the 12th day of January, 2021.

33
34
35
36
37 _____
38 Matt McCormick
Mayor

37 _____
Kim Peacock
City Recorder