



Regular City Council Meeting

Minutes

Tuesday, December 8, 2020 at 6:00 pm

AGENDA

A regularly scheduled meeting of the Duchesne City Council will be held at the Duchesne City Office Building, 500 East Main, Duchesne, UT at the above date and time. The agenda will be as follows:

1. Roll Call, Prayer, Pledge

Minutes:

Mayor Rodney Rowley conducted the meeting. City Recorder, Kim Riggle, took minutes. City Council Members present were Jason Baker, Dawnette Browning, Bryce Hamilton, Jeannie Mecham and Danny Peatross.

Public Attendees: Lane Genereaux, Susan Hamilton, Kiesha Peatross, Alexa Ponath, Erin Hamilton, Kali Thomas, and Ginger Thomas.

Council Member Hamilton offered the prayer.

Mayor Rodney Rowley led the Council and Public in the Pledge of Allegiance.

2. Minutes

Minutes:

MOTION by Council Member Hamilton, seconded by Council Member Browning to approve the minutes from November 24, 2020 with some corrections.

- Council Member Baker – Aye
- Council Member Browning – Aye
- Council Member Hamilton – Aye
- Council Member Mecham– Aye
- Council Member Peatross - Aye

Motion carried by unanimous vote.

3. Bills

Minutes:

MOTION by Council Member Browning, seconded by Council Member Mecham to pay the bills.

- Council Member Baker – Aye
- Council Member Browning – Aye
- Council Member Hamilton – Aye
- Council Member Mecham– Aye
- Council Member Peatross - Aye

Motion carried by unanimous vote.

4. Charges & Credits

Minutes:

The Council reviewed the Charges and Credits report.

5. Business License

Minutes:

There were no business licenses brought before the Council at this time.

6. DHS Drama Students

Minutes:

The DHS Drama students came to promote the upcoming play, "Freaky Friday", being performed in the auditorium Dec 11, 12, 14 & 15. They invited the City Council to come and enjoy the play. The students performed part of a song from the play for the Council. The Council thanked the students for coming.

7. Ordinance 20-3 Dominion Energy Agreement

Minutes:

The Council discussed the agreement. They decided to make the term for 10 years instead of 30 years.

MOTION by Council Member Hamilton, seconded by Council Member Peatross to adopt Ordinance 20-3 with one correction. Section 3 should read as follows: This Franchise is granted for an initial term of ten (10) years.

- Council Member Baker – Aye
- Council Member Browning – Aye
- Council Member Hamilton – Aye
- Council Member Mecham – Aye
- Council Member Peatross – Aye

Motion carried by unanimous vote.

8. Travis Peterson Encroachment Agreement

Minutes:

The Council briefly discussed the encroachment agreement.

MOTION by Council Member Browning, seconded by Council Member Mecham to sign the encroachment agreement.

- Council Member Baker – Aye
- Council Member Browning – Aye
- Council Member Hamilton – Aye
- Council Member Mecham – Aye
- Council Member Peatross – Aye

Motion carried by unanimous vote.

9. 15 Minute Open Session

Minutes:

Nothing was brought before the Council at this time.

10. Book Of Complaints, Concerns And Comments

Minutes:

Nothing was brought before the Council at this time.

11. Mayor And Council Review Of Old Business**Minutes:**

- Mayor Rowley asked the Council if they wanted to go after the \$2 million funding in cooperation with Duchesne County. Council Member Peatross clarified the amount as \$1.2 million which would triple the current seating capacity and would also include renovating the ballfields. The Council discussed the benefits and drawbacks to the City. The biggest drawback being taking on more debt. Council Member Baker believes that if the City takes on more debt the priority should be picking up the Arrow land adjacent to the sewer ponds. The Council expressed gratitude for Brandon Bench coming and explaining what the school district is planning and discussing in their meetings. It helps inform their meetings. Council Member Baker said renovating the ballfields is exactly what the Health and Wellness district was trying to do and it makes more sense for the School District to get involved than it does for a new taxing entity to add another level of bureaucracy. Mayor Rowley feels like the School District does not have a good history of working with people. Council Member Hamilton discussed the School District's purchase of the land adjacent to the Pope House and wondered about the purpose for the purchase. Council Member Baker thought Brandon said it was going to be for a practice field. Council Member Peatross spoke with Brandon before the last City Council and let him know the Council was a little disgruntled about the School District buying up so much prime business land along Main Street. He also explained that the Council sees so much emphasis being placed on sports at the expense of academics and other programs like the arts, technology and trade.
- The Mayor sat down with Arrow to discuss the sale of the land next to the sewer ponds, including the shop. They offered to carry the contract for 15 years at 6% interest for a total of \$275,000, which is about \$29,000 per year. There are 2 parcels, one parcel is an acre and the other parcel is 4 point something acres, and there is one permanent structure, a shop, located on the property. Council Member Browning asked if this was a fair price. Mayor Rowley thinks so. Council Member Baker clarified that the sale price is \$250,000 with the owner financing bringing it up to \$275,000. Mayor Rowley will continue pursuing this contract unless the Council objects. Arrow is moving to Myton and this land provides a better access to the sewer ponds. Mayor Rowley believes the current access is very dangerous. Because of the blind hill and highway traffic, an accident is very likely as trucks enter or exit the sewer pond access. The City can create a safer access for workers and keep this access even if the land is later sold. Jason Baker brought up the fact that interest rates currently are about 3% or less. It might be in the City's best interest to finance the loan another way. Council Member Hamilton asked if the City could buy the property out of the water bill.

Mayor Rowley always understood that water money has to go toward water projects and sewer money has to go toward sewer projects but he is not exactly sure how the laws work concerning water and sewer revenue. Council Member Browning asked if the lawyers were being paid using water money. Mayor Rowley said yes the lawyers were being paid out of water money. Mayor Rowley said the auditors told him that would eventually come back to hurt the City. Council Member Hamilton said once the water revenue gets into the General Fund for 2022 it can be used for whatever purpose is appropriate. Mayor Rowley clarified that the revenue from the water sales is obligated to pay the expenses associated with the water system. Council Member Baker feels like having the revenue from the EP Energy water sales is good however, he believes the City should research some other options for buying the Arrow property. He thinks it is a good idea to buy the property just with the best deal possible.

- EP Energy would like to buy another \$300,000 worth of water from Duchesne City beginning in January. They will begin pumping on January 10.
- Council Member Peatross asked if the City is in the process of getting more street lights. Mayor Rowley said he hasn't heard anything yet from Marty Herrera.
- Council Member Hamilton asked if the bowling alley equipment had been valued. Mayor Rowley said the equipment is worth \$50,000; \$5000 for each machine and \$10000 for the cameras. Mayor Rowley is estimating the bond to be \$125,000 in addition to what the building is worth. Mayor Rowley got these numbers from Nick, the current bowling alley repairman, who deals in bowling alley equipment. Council Member Hamilton asked how long the City has given the guy who want to lease it to make a decision. Mayor Rowley said February 1st is the deadline. Council Member Hamilton said the bowling alley would be opened until the end of the league bowling season which is until March so that should give this guy plenty of time to consider his options. Mayor Rowley said he sounded really positive he just needs to figure out how much it is going to cost to make the alterations required, like a \$20,000 hood. Duchesne City has not been required to install a hood because it is a taxing entity and Tri-County Health overlooks that requirement. However, they will require a hood for a private business. The ice machine will have to be moved and another sink added to make it a commercial kitchen as well as fire suppressant equipment. The guy is going to have to put some serious money into the bowling alley. The City also has to decide if he will be required to install a grease trap. Most of the cooking is going to be on the side of the building out of a trailer.

12. Work Session

Minutes:

There was no work session.

13. Executive Session

Minutes:

There was no executive session.

14. Adjournment**Minutes:**

MOTION by Council Member Hamilton, seconded by Council Member Peatross to adjourn the meeting at 6:48 pm.

- Council Member Baker – Aye
- Council Member Browning – Aye
- Council Member Hamilton – Aye
- Council Member Mecham – Aye
- Council Member Peatross – Aye

Motion carried by unanimous vote.

Attest:

Kim Riggle, Recorder: _____

Rodney Rowley, Mayor: _____