

1 **MINUTES**
2 **KAMAS CITY COUNCIL MEETING**
3 **TUESDAY, OCTOBER 26, 2021**

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

8
9 The in-person meeting will be held in the Council Chambers with limited seating to accommodate social distancing and related public
10 health measures. In consideration of the COVID-19 pandemic, attendance will be monitored and will be limited to less than 50
11 individuals, including Council, Staff and Applicants. Because of the room occupancy limitation, it is encouraged that those wishing to
12 watch the meeting do so by viewing the meeting online. Masks may be required per current State guidelines.
13 The meeting will be streamed on the Kamas City YouTube channel:
14 <https://www.youtube.com/channel/UCfvdAe2TE8PKHFJcPRpMMzA>
15 Comments may also be made by email prior to the meeting at kamascityutah@gmail.com
16

17 Mayor McCormick opened the meeting welcoming those in attendance:
18 **COUNCIL MEMBERS:** Councilors Kevan Todd, Garry Walker, John Blazzard and Monica
19 Blazzard. Allen McNeil was excused.
20 **STAFF:** Recorder, Kim Peacock; Engineer, Scott Kettle; Public Works Director, Matt
21 Crittenden.
22 **OTHERS IN ATTENDANCE:** Monkey Eubanks, Jessica Allen Bateman, Nathan Morris, Kim
23 Hohmeister.
24

25
26 **OPENING INVOCATION AND PLEDGE OF ALLEGIENCE**
27

28 Invocation by Councilor Garry Walker
29 Mayor McCormick led the public in the Pledge of Allegiance
30
31

32 **APPROVAL OF THE OCTOBER 12, 2021 CITY COUNCIL MEETING**
33 **MINUTES**
34

35 **MOTION:** Councilor John Blazzard moved to approve the City Council meeting minutes
36 dated October 12, 2021 as presented.
37 Councilor Kevan Todd seconded the motion.
38 The vote was unanimous. Councilors Kevan Todd, Garry Walker, John
39 Blazzard, and Monica Blazzard voted aye. Motion passed.
40
41

42 **APPROVAL OF THE INVOICE REGISTER DATED OCTOBER 25, 2021**
43

44 **MOTION:** Councilor Kevan Todd moved to approve the invoice register dated October
45 25, 2021 with the addition of the invoice for Bennet Paving and Construction
46 in the amount of \$52,123.

1 Councilor Monica Blazzard seconded the motion.
2 The vote was unanimous. Councilors Kevan Todd, Garry Walker, John
3 Blazzard, and Monica Blazzard voted aye. Motion passed.
4
5

6 **PUBLIC COMMENT – THIS IS THE PUBLIC’S OPPORTUNITY TO**
7 **COMMENT ON ITEMS NOT ON THE AGENDA**
8

9 There were no public comments.
10
11

12 **PARK BUILDING CONSTRUCTION PROCESS DECISION**
13

14 Mayor McCormick turned the time over to Scott Kettle.
15 Scott Kettle stated going through the process of the park building, Webster Construction
16 has submitted costs to finish everything. We talked about getting another bid to complete
17 the inside. Kettle feels if we’re going to get this done by next spring we need to make
18 some decisions now. Rusty Webster has put bids together for appliances along with
19 construction. We are also getting bids for appliances from the company that helped us
20 with the hamburger shack.

21 Kettle asked the council if we can have Rusty Webster be the general contractor for the
22 project. If we get too many contractors than who would be responsible if something were
23 to go wrong.
24

25 Mayor McCormick would also like the council to approve a subcommittee that could
26 discuss daily decisions and dollar amounts so we don’t have to wait two weeks to come
27 to the council meeting. They initially thought the committee could be Scott Kettle, Matt
28 Crittenden, Councilor Todd and himself. We have the goal of having the building
29 available to rent Memorial weekend.
30

31 Councilor Todd agrees, especially with going with one contractor. Is Rusty open to
32 changes if we need them since we don’t have a set of plans.
33 Scott Kettle explained Rusty has given us bids for everything, as we go along, we can tell
34 him how much money we can spend and make changes as needed.
35

36 Councilor Todd asked if the panels are insulated.
37 Matt Crittenden explained they are insulated, but Rusty has also included additional
38 insulation in his bid.
39

40 Councilor M. Blazzard asked if this is the normal way to bid.
41 Scott Kettle explained a couple of different ways this is usually done.
42

43 Councilor M. Blazzard stated that’s probably why he wants to start now because he needs
44 to start ordering stuff. Some items are several weeks out for delivery.

45 Councilor M. Blazzard asked if according to our purchasing policy can we do this
46 without the additional bids.

1 Mayor McCormick stated we had a hard time getting contractors to bid the first two
2 portions.

3 Scott Kettle feels since we've got bids on two parts and Webster was the lowest bidder on
4 both, we can use that as justification. We're saving time and money.

5 We can put a timeline in for Rusty too so it can get done when we would like.
6

7 Councilor J. Blazzard feels we need timelines. If the committee is in agreement with any
8 changes that would be okay, but he is worried about change orders making the price out
9 of control.
10

11 Mayor McCormick feels there may be some items included in the bid that we may not
12 want which will save money.
13

14 Councilor M. Blazzard asked if we can have the change orders put in Dropbox for
15 review.
16

17 Councilor J. Blazzard would like quality control for the finishing work.
18

19 Councilor Walker likes the idea of the committee overseeing it so we will get what we
20 want. Let's make sure we get what we want for the end result.
21

22 Councilor J. Blazzard asked how we come up with a timeline.
23

24 Scott Kettle stated we would tell him when we want it completed, which is May 1, and
25 that's the deadline.
26

27 **MOTION:** Councilor Monica Blazzard moved to approve Webster Construction as the
28 General Contractor for the park building and approve the committee of Scott
29 Kettle, Matt Crittenden, Councilor Todd, Mayor McCormick, and Greg
30 White.

31 Councilor Garry Walker seconded the motion.

32 The vote was unanimous. Councilors Kevan Todd, Garry Walker, John
33 Blazzard, and Monica Blazzard voted aye. Motion passed.
34
35

36 **WORK SESSION TO DISCUSS FUTURE LAND USE** 37

38 Mayor McCormick he felt it would be good to talk about our wish list for the project
39 being proposed and take a couple of weeks to think about it and have another work
40 session in two weeks to finalize it. We need to make sure Kamas residents are as
41 minimally impacted as possible.

42 If we were to accept this annexation and project what things does Kamas need to show a
43 great benefit.
44

45 Councilor J. Blazzard stated we have a code and we need to use it to make sure this fits
46 our current code. We shouldn't go against the ideas of our current code. We need to

1 figure out our significant benefits. We have a good code and we need to make sure we
2 use it and not hurry through this.

3
4 Councilor Todd stated when we started with our code, we took two years and modeled it
5 after another city. We didn't like where it was going and started over and made it our
6 own. When High Star Ranch originally came to us, we rejected the annexation. The
7 County asked them to come back to Kamas and try again. The council did keep the
8 building off the hill and included a conservation easement and an agricultural easement.
9 1,600 homes are way too dense in his opinion. It's too many rooftops. There's a lot to
10 think about. The school district is a big component. Also, water, sewer, emergency
11 service, and public works.

12
13 Councilor J. Blazzard stated there are several projects on the horizon on top of this. We
14 need to be really careful.

15
16 Councilor Todd feels the Ure property going up towards the gun club is a great place for
17 more density. It won't affect our view sheds. Adding density along Democrat Alley is a
18 horrible idea. The road isn't wide enough to add more density. We can't add more traffic
19 on Democrat.

20
21 Councilor J. Blazzard stated some of the property that the Ure's own isn't in our
22 annexation declaration boundaries. Our code states we shouldn't annex property that's
23 not in our boundaries.

24
25 Councilor Todd feels with what we've had proposed to us we need to decide how much
26 say we want.

27 Mayor McCormick stated how much say do we want in the open space.

28
29 Councilor Todd explained with High Star Ranch we started with Summit Land
30 Conservancy, but didn't feel good about continuing with them. Kamas City owns the
31 conservation and agriculture easements now. There's a benefit with us having a say.

32
33 Councilor J. Blazzard stated is it easier for a city to change their mind, where a third
34 party isn't holding the easement. No matter who does the easements we need to have
35 these on our lists.

36
37 Councilor Todd would like the city to dig in and make something happen in our own
38 annexation declaration along with in the county.

39
40 Councilor Todd stated when we annexed High Star Ranch, we made them put in a larger
41 water tank.

42 Mayor McCormick feels that was great planning for Kamas because we're in better shape
43 with water.

1 Councilor Walker stated he wasn't at the last meeting but when he read the minutes, he
2 felt like they were threatening us. He doesn't want to lose control of how they will
3 develop. What they are proposing doesn't fit our vision statement.

4
5 Councilor J. Blazzard asked Councilor Todd about the process we went through with
6 High Star Ranch and how it started and progressed.

7
8 Councilor Todd explained we came up with a wish list to help with the additional impact
9 and negotiated from there.

10
11 Councilor J. Blazzard asked if we need to start out with a base density as a start. 1,600 is
12 too much.

13
14 Councilor M. Blazzard feels it will be phased. At the last meeting Scott Simpson stated
15 there no water shares available.

16 Mayor McCormick stated the water won't be an issue. They have the shares.

17
18 Councilor Todd stated they would then turn in water shares to drill a well.

19
20 Councilor M. Blazzard asked Councilor J. Blazzard to explain how the water works.

21
22 Councilor M. Blazzard asked on our wish list how do we keep the meadows green.
23 Mayor McCormick stated we would require a conservation easement.

24
25 Mayor McCormick stated a wish list item would be to keep the meadows green.

26
27 Councilor M. Blazzard stated the other thing is sewer. Would they have to build their
28 own treatment plant?

29 Councilor Todd stated yes or build lift stations to get it to our ponds.

30
31 Councilor M. Blazzard stated they would have to pay for the infrastructure for that.

32
33 Scott Kettle explained we could also charge different rates for water and sewer because
34 of the cost to pump it. We could make them pay for all of it.

35
36 Mayor McCormick stated another part of that is getting some affordable housing.

37 If we can get some "normal" housing for the community that's a big benefit.

38 Mayor McCormick has talked to the School District and they have 79 employees that
39 commute to our district. Our education system would benefit by having teachers live
40 here. We need "normal" housing for teachers, public safety, first responders, EMS, and
41 folks that work in Kamas for retail jobs.

42
43 Councilor Walker asked how the law allows us to do this.

44 Mayor McCormick feels we can work with groups like Mountainlands Housing to get
45 this done. We have options if we handle it correctly.

1 Councilor M. Blazzard worries when we turn to government to solve housing problems.

2
3 Councilor M. Blazzard asked how much High Star pays per lot.

4 Scott Kettle stated High Star Ranch agreed to pay an additional \$5,000 for special sewer
5 fees on top of all the impact and connection fees.

6
7 Councilor M. Blazzard feels we would need to hire more employees. How do you know
8 what questions to ask?

9
10 Mayor McCormick stated we have a decent template from the development we've done
11 before. We have Scott Kettle and Councilor Todd that have been through this before to
12 help us.

13
14 Councilor M. Blazzard asked if it would be worth asking another city that has been
15 through this process recently.

16
17 The council didn't feel this was a good idea. Councilor M. Blazzard feels we could learn
18 what not to do.

19
20 Councilor Todd stated we need to decide what Kamas wants.

21
22 Councilor M. Blazzard stated some of the items discussed tonight for the wish list are
23 roads, sewer, water. Councilor Todd added police department.

24
25 Scott Kettle distributed a copy of the wish list the city gave to High Star Ranch as a
26 template.

27
28 Councilor J. Blazzard asked if the county roads would then be city streets.
29 Scott Kettle stated yes.

30
31 Councilor M. Blazzard asked about the traffic. We would have to start taking over the
32 county roads.

33
34 Mayor McCormick stated we could put in the list that the roads need to be to city
35 standards before we accept them.

36
37 Councilor J. Blazzard asked about the corridor.

38 Mayor McCormick stated that would be a wish list item, to maintain the corridor.

39
40 Councilor Todd stated they will have to drill a well to build a water tank to supply what
41 they want to do.

42 This biggest issue for him is 1,600 homes. What number do we give them?

43
44 Councilor J. Blazzard feels we need to identify the places we would like to see
45 development and don't want to see development and see what will fit.

1 Mayor McCormick feels that is a great idea.

2
3 Councilor Todd stated for him, the road where the Ure's live now to the west, should
4 have the most density. The council agreed.

5
6 Councilor J. Blazzard asked if we would annex to the county line.

7 Mayor McCormick stated yes, if we want to keep the density up there.

8 Councilor Todd feels we need to come up with a number for what we're comfortable
9 with from Democrat to the west. The density they want is too high.

10
11 Mayor McCormick stated we will have another work session on November 9 to talk
12 about the wish list some more. The items discussed tonight are:

13 Water, sewer, police, public works, irrigation and maintain green meadows, roads,
14 affordable housing, maintain the corridor, strategically placing density with less impact to
15 the valley, trails, transit station, area for school, area for church, area for fire/EMS
16 station, dark sky friendly lighting, water shares, phasing schedule.

17
18 Councilor Todd asked if we can have a list of items we have talked about tonight for the
19 next meeting.

20 Scott Kettle will help put the list together. There will be more things that come to mind
21 over the next couple of weeks.

22
23 Mayor McCormick asked the council if there was anything else they needed to talk about
24 before we adjourn.

25
26 Councilor M. Blazzard stated there are a couple new businesses on Main St. that people
27 don't know are there. Could we get a list of new business licenses to recognize them and
28 welcome them? Mayor McCormick feels we could do this.

29 Councilor Todd asked if we could highlight a business per month.

30 Councilor M. Blazzard has been working on this. This way it gives exposure and helps
31 the businesses out.

32
33 Councilor Walker feels at some point the Planning Commission needs to come up with a
34 plan to determine what we want the businesses on Main St. to look like. It gives them
35 direction on planning.

36
37 Mayor McCormick stated right now the Planning Commission is extremely busy. We
38 could take the suggestion and possibly form a committee. It's a great idea, there's just a
39 lot going on right now.

40
41
42 **ADJOURN**

43
44 **MOTION:** Councilor Kevan Todd moved to adjourn at 8:00 p.m.

1 ***The content of the minutes is not intended, nor are they submitted, as a verbatim***
2 ***transcription of the meeting. These minutes are a brief overview of what occurred at***
3 ***the meeting.***

4
5 Approved on the 9th day of November, 2021.
6

7
8
9

10 _____
11 Matt McCormick
Mayor

_____ Kim Peacock
City Recorder