

City of Green River

460 East Main Street, Green River, Utah

City Council Minutes

Regular Meeting

Tuesday, November 9, 2021

ATTENDING: Council Members Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan, Michael Silliman; Employees Conae Black Julie Spadafora, Bryan Meadows, David Wilson, Candice Cravins, Robin Hunt, Ben Lehnhoff; Elayne Hinsch; Better City; Ryan England; Citizens; Chris Hinsch, Mandy Dinkins, Landen Fluckey, Kimarie Fluckey, Gayna Salinas, Christine Sheeter, Justin Queen, Anne Elliot, Jonnie Gallagher, Bridgett Meadows, Chalyn Francis, Tanner McFarlane, Laura McFarlane, Blair Stapps, Aurora Smith, Southeastern Utah Association of Governments; Jade Powell, Barbara Fausett, Emery County Commissioner Kent Wilson.

ABSENT: Mayor Travis Bacon

CONDUCTING: Mayor Pro Tempore Kathy Ryan, the meeting began at 7:04 p.m.

PLEDGE: The pledge of allegiance was directed by Michael Silliman.

ORDER OF BUSINESS:

1. Presentation from Southeastern Utah Association of Governments on Self-Help Housing Program. Barbara Fausett and Jade Powell from South Eastern Utah Association of Local Governments (SEUALG) spoke to the City Council and the citizens about a self-help program available in Carbon and Emery Counties where they can assist you in buying your home and making the repairs and upgrades you desire, while minimizing your costs, guidance and training of a licensed Construction Supervisor and the help of family and friends who are willing to volunteer. USDA's Self Help Program Rehabilitation program allows homebuyers to include the cost of repairs and improvements to the purchase price, in one loan transaction. The interest rate right now is a 2.5% loan.

2. Public Hearing on the sale of the city owned property located at 385 North Long Street. Gayna Salinas asked, has the proposed property been appraised? Conae Black answered, no it has not. Gayna Salinas asked, will the property be appraised or does the city just come up with a price? No Conae Black commented, no decisions have been made yet. By law we must give legal notice to the public of the City's intent to dispose of the property. Amanda Dinkins asked, have they decided who they are selling it to or are they going to open it up to public bid? Conae Black answered, that still needs to be determined. Kent Nelson commented. He is open to the fact of selling and opening it up to the public for housing. Bo Harrison said, the reason he is looking into selling this property is to help with the lack of housing in Green River. It would be good to have a certain amount of time to have a permanent structure there, this building must meet code. Amanda Dinkins asked, how big is the property? Kent Nelson answered .43 acres. Gayna Salinas asked how many lots will there be, one or two? Conae Black commented, it could be single family dwellings or multiple, depending on what you want. Bo Harrison commented, we need to offer a closed bid and have them include their plans for the property, as a city we should put certain stipulations, which will require them to build within a certain amount of time. Kent Nelson said, he is definitely for affordable housing in Green River. Kathy Ryan commented, we are in dire need of housing. Kent Nelson asked, is the city in dire need of money from the sale of this property? Kathy Ryan answered, no they are not. Conae Black said, we are in need of all kinds of housing, there is a new nurse that was hired at the clinic and she isn't able to find a place to live, we have Deputy Sheriff's looking for housing too, so it is not for just moderate income but also entry level. Your police officers, Deputies and school teachers. Gayna Salinas suggested, they need to make a timeline of when it will be sold and what time something needs to be built on the property, etcetera. She suggested that a certain percentage of the earnings be allocated to the cemetery, the cemetery is a place that really isn't invested in, as far as the signs or things that need to be done at the cemetery. So if you have extra cash from the sale of the property, the cemetery would be a great place for it to go. She suggested to put all interested

parties in a hat, and then draw a name, letting it be by sheer chance would be the best option, then there would be no favoritism. Bo Harrison advised we could contact SEUALG and see what the options would be. Tanner McFarlane commented, there are other programs that echo this program, having worked in construction for 7 years in SLC, there were four different subdivisions with these type of programs going where you have groups of people building each other's homes. Typically, you will see the cheapest materials used so you can get the biggest possible house for your money as quickly as possible. The problem you will run into is that they are not skills tradesman. They can have problems that the contractor misses, that can turn into a big headache. Basement water leaks, walls not quite square, this is something you should keep in mind when doing these kind of projects. Start with people who have had experience at building homes, they said they have only been doing this for 1 year, that is not enough time to work out all the kinks. Some of these contractors have been through several subdivisions and they wouldn't have the right materials in the right place, so they would have to rearrange materials on their job site to figure out what needs to go where. The person inspecting is probably not anyone from Green River and only comes here to inspect the houses. A project with an absentee contractor can go downhill very fast. It might be good to look into someone who would supervise these types of homes while being built.

3. Discuss/approve/deny sale of the city owned property located at the 385 North Long Street. **MOTION:** Bo Harrison made a motion to deny selling of said property at this time. Kent Nelson seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan and Michel Silliman all voted to deny. The motion carried.

4. Report from Emery County Commissioners. Commissioner Wilson reported, to the council on the progress of Inland Port and relayed the fact that Green River is at the top of their list. The first thing they would like to accomplish, would be a fueling station for the future, next agenda is to establish a rail station and set up some warehouses. Commissioner Wilson also reported about the problems and positive points with EMS. EMS is now running at about 90% to 95%, having 35 runs in the month. He said, that is good enough to start adding another driver with two EMT's working in the back, which is very important, if you have someone who is critically injured and requires two people, offering better services to the community and travelers going through. Emery County is keeping track and all dollars earned are staying here. Drivers and EMT services are adding about \$140,000 to the economy this year.

5. Discussion on next steps for acquisition of property in the proposed West Industrial Park. Conae Black asked, what the Council wants to do next? The city has a couple of appraisals done at the proposed West Industrial Park by Love's and by the high school where they are considering adding into the West Industrial Park. Conae Black and Ryan England from Better City met with EDC Utah, which went very well. EDC Utah took a tour of Green River and they are excited and willing to help get Green River to become Certified Site or a Mega Site. We will need to be shovel ready in order to entice businesses to come to Green River. This process will require ownership of property; the appraisals are done; we have a lot of support from the State to help us to get to a better place. Conae Black asked, the City Council Members, what step would they like to do next? Ryan England from Better City reported, we are very excited and the state is on board, they would like to put an Inland Port in Green River. The problem is we need to have a road to the property purchased and a piece, large enough for large trucks to turn around on. They could purchase property from SITLA or BLM or swap their land around. The best option would be for the city to own the land, before going into negotiations. Bo Harrison asked, how much land are we looking at? Ryan England commented, about 80 to 100 acres, 80 acres to the NE of Loves and over towards the High School. They are looking at properties behind main street, two of the properties are about 7 acres each and another 32 to 33 acres that are zoned for open space now. These are the two parcels that Better City recommends to buy. Gayna Salinas commented, maybe we should take a look at the big scheme of things and how that would look when you first enter into Green River, is that what we want? Do we want to see big buildings, when we first enter into town, it will look like Spanish Fork and their big ware houses? Christine Sheeter asked, what type of industry is very important, what is Inland Ports? Kent Nelson commented, it is warehouses. Conae Black reported, the land is zoned open space right now which allows for public buildings or recreational buildings. The zoning could be changed to light industrial. She commented, we are looking into getting some Community Block Grant Funding to

help with the funds to purchase the property. Conae Black asked again, what does the council think the next step should be? Do you think we should purchase this property or not? Bo Harrison asked, are there companies that are looking for similar set ups? Ryan England commented, Green River is in a great place being 100 miles from other towns on I-70, now that the country has learned a lot from Covid. One warehouse in the east just does not cut it anymore. They are looking for places with a lot of land and Green River has land, what is holding this up is that we do not have it shovel ready, sewer, water, utilities and a road etc. Conae Black informed the Council, Loves is allowing an easement to the property, their incentive is that they are wanting to build some apartments complexes to house their employees. So they will allow the City to have an easement and help build the road to the apartments on that easement, which can be used as the 20% City participation when applying for funds to put in the infrastructure.

6. Schedule Canvassing of the votes. Canvassing of the votes was scheduled for November 16, 2021 at 8:30 pm.

7. Discuss/approve/deny/consent agenda

September 14, 2021 executive meeting minutes

October 12, 2021 regular meeting minutes

September 2021 Financial report

October 2021 Treasurer's report

November 2021 Payment Approval report

MOTION: Kathy Ryan made a motion to approve the consent agenda. Kent Nelson seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

8. Council and employee reports. Candice Cravins reported the River restoration project is up and going and looking very good. The museum just received notice they were awarded another \$20,000.00 from the Utah Art & Museum Grants for general operating support for this upcoming fiscal year. She just wanted to put that in perspective to how much funding they have received over the past year. They have received \$61,000 from Utah Art & Museum and \$15,000 from Utah Humanities a total of \$76,000. Making plans right now for the upcoming Giving Tuesday which is a non-profit program. She just submitted some applications for some support with Utah Art & Museum grants which will help pay for our HVAC system replacement. Candice Cravins and Mike Thurston were able to attend the Utah Arts & Museum Conference in St. George last month. Robin Hunt reported the past weekend was Outlaw Day's and there were 34 action shooters who attended, 30 milk jug shooters and then went to dinner at the West Winds with a concert by Bren Hill with 90 participants. The new saloon façade was used and it went over very well. She is planning another smaller shoot in the spring, which will not be as elaborate because of the Dirt Bike Rally being very close to the same time. She received a grant for professional photography, they did some great stuff for Melon Day's and Outlaw Days as well. Light the Night is scheduled for Dec. 3, 2021. Bryan Meadows reported the goats have been getting out but he thinks they have figured out where and have fixed the fence. Airport fuel system is having some issues charging people more money than what it was reading, but they have it fixed now. They had lost the signal to the water plant with a power outage and it threw them off for a couple hours, but they lucked out and they were able to reset the antenna and it came back. They cut down the trees for the Museum's River Restoration Project so they can start their project. They had a water leak out front of Bob Scott's house so they repaired the line and also poured some cement for a sidewalk and gutter to complete the project and also replaced some curb and gutter at the front of Sage and Sand Trailer Park. The crew repaired the leak at the park restrooms. The culvert on Green River Boulevard, just behind the State Road Shed, was hit when they were putting in the new water line and wasn't put back, so they dug that up and connected the culvert to drain the properties there. A semi-truck turning into the New Holiday Inn was making a turn and ran over the fire hydrant and broke it off so, we had to run and turn that water off and repair it, that was a bit of excitement. They have changed out 9 more meters. They repaired an electrical line coming from one of the street lights at the museum, an electrician will be stopping by to let them know what should be done. David Wilson reported he has been sick with COVID and went on a short vacation so he had a very short month at work. Business license notices were sent, permits required. He had 33 call outs for animal control last month and only 4 from dispatch which required higher priority. Conae Black reported she has heard from Dominion Energy and they have not obtained the PEMC line completely yet,

there were a few request from their corporate division, there are a few concerns but they feel they will be able to answer those concerns and be in operation soon. They tested the waters to see if there are any underlying questions with the filing. Brad Simmons said, I think it is safe to say we are not seeing any real obstacles, so until the ink is dried we should not get a head of ourselves. She was able to complete the EPA spill prevention plan for the airport. The museum river bank project is going very well and the contractors are amazing. With help from Ryan England we were able to apply for some Boater Access Grant Funds, it is looking very positive of receiving an additional \$120,000 that will surely help with \$187,000.00 we are short for completing the project. EDCU Utah visited Green River and they will be very helpful and maybe Green River will receive additional funds for our State of Utah Main Street Revitalization. Conae Black and Kathy Ryan attended a Council of Government Meeting with the all the Mayors within the county. The Emery County Sheriff's Department's Deputies are severely under paid and they are asking all towns within Emery County to contribute a certain percentage to help resolve this problem. The State of Utah Highway Patrol is offering a much higher wage and Emery County is not able to compete.

MOTION: Bo Harrison made a motion to move to an Executive Session. Kathy Ryan seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Larry Packer, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

EXECUTIVE MEETING STATEMENT IN LIEU OF MINUTES

I do hereby affirm, being the presiding official over the executive meeting, affirm that it was held for the purpose of discussing a strategy session to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares, if public discussion of the transaction would:

1. Disclose the appraisal or estimated value of the property under consideration, or
2. Prevent the public body from completing the transaction on the best possible terms.

Mayor Pro Tempore, Kathy Ryan

9. Adjourn. The meeting adjourned at 8:30 pm.

Travis Bacon, Mayor

Conae Black, City Recorder

Approved: January 11, 2022