

City of Green River

460 East Main Street, Green River, Utah

City Council Minutes

Regular Meeting

Tuesday, November 8, 2022

ATTENDING: Mayor Ren Hatt, Council Members Bo Harrison, Kent Nelson, Larry Packer and Ben Lehnhoff; Employees Conae Black, Julie Spadafora, David Wilson, Bryan Meadows, Robin Hunt, Janet Smoak, Loni Meadows; Planning Commission Members Stephanie Crabtree, Don Meadows, Kent Johnson, Kim McFarland, Tammy Howland; Citizens Carlos Guerrero, David Farnsworth, Michelle Farnsworth, Joni Pace, Kaye Nelson, Robert Nelson, Mandy Dinkins, Emily Nelson, Bridget Meadows, Jeff Black, Gayna Salinas, Christine Sheeter, Kelly Dunham, Julie Steuer, Ed Korycan, Tim Vetere and Kimarie Fluckey

ABSENT: Kathy Ryan

ORDER OF BUSINESS:

PLEDGE: The Pledge of allegiance is directed by Larry Packer; the meeting began at 7:00 p.m.

Adjourn as City Council at 7:01 p.m.

Assemble the Planning Commission at 7:01 p.m.

Adjourn as the Planning Commission at 7: 23 p.m.

Reconvene as the City Council at 7:23 p.m.

1. Discuss/approve/deny Ordinance No. 2022-03 amending the minimum size of residential dwellings. This agenda item was previously discussed in the public hearing held by the Planning Commission. **MOTION:** Bo Harrison made a motion to approve Ordinance No. 2022-03, amending the minimum size of residential dwellings. Kent Nelson seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Larry Packer and Ben Lehnhoff voted aye. The motion carried.

2. Discuss/approve/deny Ordinance No. 2022-04 amending the supplementary procedures adding accessory dwellings and nightly rentals. This agenda item was previously discussed in the public hearing held by the Planning Commission. **MOTION:** Kent Nelson made a motion to approve Ordinance No. 2022-04, amending the supplementary procedure adding accessory dwellings and nightly rentals. **VOTE:** Bo Harrison, Kent Nelson, Larry Packer and Ben Lehnhoff voted aye. The motion carried.

3. Discuss/approve/deny amendments to the zoning map. This agenda item was previously discussed in the public hearing held by the Planning Commission. Bo Harrison asked if a motion could be made to approve part of the recommendations made by the Planning Commission but not all of it. Conae Black said yes. **MOTION:** Kent Nelson made a motion to approve the area on the west side of town recommended by the Planning Commission to C-2. Mandy Dinkins asked the City Council to consider tabling this issue so business owners could understand what that means and give them an opportunity to look at it closer. Bo Harrison said these notices were mailed out to the property owners and adjacent property owners two weeks ago. Mandy Dinkins said she is speaking of a property owner who had no idea of what is going on. Conae Black said she has had a few phone calls and was asked some good questions. She also said that she has been asking the Planning Commission to do this for quite some time because there has been some interest from businesses who started out as itinerant or a home occupation and has outgrown that and needing to expand but there is nowhere for them to locate that type of business in our community due to a C-2 zone not being identified on the map. There is some city owned property that the Farnsworth would like to purchase but what they want to use it for is not permitted on that property. Mandy Dinkins said there is a property owner that this is going to effect on the other side of town who doesn't know what this is all about and asked again for some more time. Bo Harrison asked if they wrote a letter to the city. Mandy Dinkins said they didn't understand what it was for. They didn't understand what the rezoning was going to do or how it

was going to affect them. The motion put forward by Kent Nelson died for a lack of a second. **MOTION:** Bo Harrison made a motion to table this agenda item. Kent Nelson seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Larry Packer and Ben Lehnhoff voted aye. The motion carried. Mayor Hatt said he will guess that this will not be tabled another month.

4. Presentation by Joni Pace. Joni Pace thanked Gayna Salinas and Christine Sheeter for the beautiful flowers in the flower pots around town and presented them with a gift.

5. Discuss/approve/deny bids for sewer pipe lining project. The following bids were received:

Twin D for \$44,400

Pipe Rehab Specialist for \$45,400

Nation Power Rodding for \$113,000

Johansen and Tuttle Engineering reviewed all of the bid documents and recommended to the City to accept the bid from Twin D. **MOTION:** Bo Harrison made a motion to approve the bid from Twin D for \$44,400. Kent Nelson seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Larry Packer and Ben Lehnhoff voted aye. The motion carried.

6. Discuss/approve/deny consent agenda.

September 13, 2022 regular meeting minutes

September 2022 financial report

October 2022 Treasurer's report

November 2022 Payment Approval report

MOTION: Larry Packer made a motion to approve the consent agenda. Bo Harrison seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Larry Packer and Ben Lehnhoff voted aye. The motion carried.

7. Council and employee reports. Bryan Meadows reported on working on water leaks and said with the weather becoming cooler they will most likely have a few more. They worked on a sewer backup at the new fire house and feels the connection is offset which caused the problem. They just completed the street pavement project that was partially supported by Emery County. The city just paid for the asphalt. He took water samples to test for lead and copper. They cleaned out the settling ponds at the water treatment plant. They winterized the sprinkler systems at all city owned property. David Wilson stated that he has been working with the Planning Commission on the ordinance and zoning amendments. He attended a land use conference. Robin Hunt stated that Outlaw Days this year had the largest attendance thus far. Robert Nelson said he would like to see some range improvements before next year's event. Janet Smoak reported on the need to improve the security system at the museum. She will also improve the key system to the building. She would like to weatherize the exterior doors and some interior doors need attention. The rotating exhibit currently at the museum will be leaving the middle of December. A new one is on its way. Conae Black said that she would like to write two grants. One is the Rural Communities Opportunity Grant and you can apply for up to \$600,000. What she would like to apply for is the engineering design for the infrastructure improvements for the downtown Broadway and Main street project with the Vallejo's. The other grant is an Economic Development Administration grant for roads and a water line in the west industrial park. This will be a 50/50 cash match on this grant and a potential customer is willing to match the funds. The airport runway project is moving along. There was a little glitch with the slippery soils but that has been resolved. Hopefully they will be laying asphalt next week. She informed the Council of the status of the Food Bank being in jeopardy in Green River and asked if they would consider supporting the program until things can be resolved. The Council said they would and to put it on the agenda next month. Mayor Hatt stated that the City Council has been actively candidates for the City Manager job. He attended the EMS meeting in October and have made steps in obtaining the rescue vehicle. The Emery County Travel Bureau is in flux but there has been talk on how to return a large portion of the funds back to Green River from the Commissioners. He would like to see more of the infrastructure portion rather than the marketing portion. He was working with the Travel Bureau on a Destination Development grant but is turning that over to Better City for some help. This grant will be for a feasibility study on some kind of

event/recreation center to be built in Green River. Once the feasibility study is complete then we will submit in some grants to build it. He read about the public hearing in Emery County to discuss the onetime tax to recover the property tax overpayment from PacifiCorp.

8. Adjourn. The meeting adjourned at 8:03 p.m.

Ren Hatt, Mayor

Conae Black, City Recorder

Approved: December 13, 2022