

City of Green River
460 East Main Street, Green River, Utah
City Council Minutes
Regular Meeting
Tuesday, May 12, 2020

ATTENDING: Mayor Travis Bacon, Council Members Kathy Ryan, Larry Packer, Bo Harrison and Kent Nelson; Employees Conae Black, Bryan Meadows, Robin Hunt, Phillip Stubblefield, Loni Meadows, Jackie Nelson, Cameron Wilford; Citizens Maria Sykes, Stephanie Crabtree

ABSENT: Michael Silliman

CONDUCTING: Mayor Travis Bacon, the meeting began at 7:04 p.m.

ORDER OF BUSINESS:

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

April 16, 2020 regular meeting minutes

March 2020 financial report

April 2020 Treasurer's report

May 2020 Payment Approval report

2. Public Hearing to hear comments on the size, scope and nature of the Canal Commons CIB funding request. Stephanie Crabtree from the Epicenter addressed the Council. She stated that the Epicenter submitted in a grant request with CDBG for infrastructure needs for the Canal Commons housing project and was denied that request due to not having all of their funding secured at that time. They looked at the off-site infrastructure that is needed. Currently there are not any city water or sewer mains running on the west side of Green River Avenue. They created an infrastructure breakdown as to what is needed to pull water and sewer onto the housing development site. The maximum amount of funds they would ask for is \$250,000. Conae Black stated the city will ask for all grant in the CIB application but the Board may only give part grant part loan or all loan. Stephanie Crabtree said there would be the extension of water and sewer mains, two fire hydrants and sewer manholes. They have an engineering quote for all of the civil work for the site. Conae Black said for water and sewer projects CIB requires a review from the Utah Department of Environmental Quality (DEQ). She asked if the Epicenter had an engineer who could assist with that DEQ supplemental form. Stephanie Crabtree said they could. For the initial quote they used Jones and DeMille Engineering. They have also used Johansen and Tuttle Engineering for the topographical survey. Mayor Bacon asked Stephanie Crabtree and Maria Sykes if they have heard back from any other of their funding sources. It seems like the last time he spoke with them it was looking pretty good. Maria Sykes said they are applying to Federal Home Bank, Olene Walker Housing Loan Fund and they are just going through the process of these grants. All of these massive grants are due within the next two to four weeks and a lot of them they will not find out about until October. They do have some backup plans and are applying for everything possible. They are partnering with Zions Bank on the Federal Home Bank and that has been a good relationship so far. They have been attending the Olene Walker Housing Loan Fund meetings and they are stopping by to take photographs of the site which seems pretty promising. Mayor Bacon asked if the CDBG funds would align up better for them if they applied next year. Maria Sykes said that is definitely plan B for infrastructure if CIB funding does not work out or if another portion doesn't come through. Hopefully they won't need it but they might. Mayor Bacon said it is always a good thing to have plenty of options. Conae Black said her biggest concern is that the Epicenter still does not have all of their funding secured and CIB will deny this application because of that. CIB probably will require letters of approval from their other funding sources. Maria Sykes said it has been a really frustrating process because it seems like everyone wants to be the last one to fund the project and they are waiting on a shoe to drop then all of the other pieces fall into place. She thinks that once they receive the Federal Home Bank and Olene Walker Housing Loan Fund then either CDBG or CIB will finally commit. It is just a matter of the funding calendars but she feels really confident that they will get there

eventually. Stephanie Crabtree said to be more specific the next CIB application deadline is June 1st and they have three months that they review it then they make a decision. The Olene Walker Housing Loan Fund application is also due in June and they will make a decision in July. They are hoping to update CIB within that three month period of the status of their other funding. The Olene Walker funds are the huge chunk of their funding for this housing development project. Conae Black said it is difficult to juggle these grants and their deadlines. They all want the funding secured from other places before they will commit. Conae Black said if the Epicenter is denied their other funding the city can always pull the CIB application and not even go before the Board. Maria Sykes said if for some reason their housing project does not happen she feels it is really critical to get this infrastructure to that site any way for any future development but is confident their project will happen. Mayor Bacon asked if there were any further comments from the public, members of the City Council and any others. There were none so the public hearing was closed.

3. Discuss/approve/deny rescheduling or canceling the Community Appreciation Picnic. Jackie Nelson asked for direction from the Council on whether to postpone or reschedule the Community Appreciation Picnic due to CIVID 19. Some of the activities have been paid for however they will refund the money. **MOTION:** Kathy Ryan made a motion to cancel the Community Appreciation Picnic until next year. Larry Packer seconded the motion. **VOTE:** Kent Nelson, Bo Harrison, Kathy Ryan and Larry Packer voted aye. The motion carried.

4. Discuss/approve/deny 2021 Tentative Budget. **MOTION:** Kathy Ryan made a motion to approve the 2021 Tentative Budget. Larry Packer seconded the motion. **VOTE:** Kent Nelson, Bo Harrison, Kathy Ryan and Larry Packer voted aye. The motion carried.

5. Discuss and schedule budget work sessions. Conae Black said she prepared the tentative budget with help from two members of the City Council, Bryan Meadows and Phillip Stubblefield who submitted in their budget recommendations. She said the next step would be to hold a budget work session to go over the recommendations and make some hard choices. It was determined to hold a special city council meeting. It was decided to hold that meeting on Thursday, May 28th at 7:00 p.m.

6. Department and employee reports. Bryan Meadows reported on maintenance to the water system. He will be working with Brown and Caldwell to help the city come into compliance with State standards. The crew helped with the landscaping improvements. Robin Hunt reported that Potluck will be meeting this Thursday at 6:00 p.m. The River Festival has been canceled until next year. She is still planning on Melon Days and has two bands booked for the weekend. Phillip Stubblefield is making contact with citizens who need to come into compliance with city codes. He is looking into the potential of extending a city landfill that will allow for construction waste. Conae Black stated that she has been working on grants and the 2021 temporary budget. Kathy Ryan is working a sign for City Hall. She asked the City Council Members if they would give up their annual nominal wage and put that money towards mapping out the cemetery. She would like to see the weeds burned at Riverside Park. Kent Nelson stated that the airport will be receiving the stimulus funds soon and trails meetings have not been held until the State opens up more to allow for a physical meeting rather than a virtual meeting. Larry Packer reported that he will be the Interim Director at the museum until the permanent position is resolved. The landscaping changes at the museum are an improvement. Bo Harrison said the Planning Commission has been moving along on the amendments to the sign ordinance. Mayor Bacon said the State is moving from orange to yellow in this pandemic. The CARES Act will go through the county. EMS is doing a redesign and the county is suggesting to set establish a Special Service District. Maria Sykes stated that \$4,000 was raised for the Workers Relief Fund.

7. Adjourn. The meeting adjourned at 8:12 p.m.

Travis Bacon, Mayor
Approved: June 9, 2020

Conae Black, City Recorder