

City of Green River

460 East Main Street, Green River, Utah
City Council Minutes
Regular Meeting
Tuesday, May 11, 2021

ATTENDING: Mayor Travis Bacon, City Council Members Michael Silliman, Kent Nelson, Bo Harrison, Kathy Ryan; Employees Conae Black, Julie Spadafora, Phillip Stubblefield, Bryan Meadows, Candice Cravens, Robin Hunt; Citizens Tyler Hunt, Gayna Salinas

ABSENT: Larry Packer

CONDUCTING: Mayor Travis Bacon, the meeting began at 7:09 p.m. The Pledge of allegiance is directed by Kathy Ryan.

ORDER OF BUSINESS:

1. Public Hearing to hear comments on the disposition of Parcel #01-01454-0036, consisting of 5.82 acres of property owned by the City of Green River. Conae Black described the parcel mentioned above, as being the city owned property between the city shop and the railroad tracks. There was further discussion on the location of the property. Conae Black mentioned there has been a little bit of interest in this parcel by other parties. Kathy Ryan asked, don't we need to know how much it is worth? Mayor Travis Bacon said, we have thought about that, and it may have electricity or sewer. Mayor Bacon commented he is comparing them to the most recent appraisals which would make them around \$1300 to \$1600 per acre. It isn't really desirable, being right next to the railroad tracks. Kent Nelson asked, is there water and sewer there? Conae Black answered, it is close by and also a road. Mayor Bacon said, the reason they are really interested in this property is because they are really excited to bring in an ATV and side by side rental business into town, they may expand into car rentals and electric bikes. They will be searching for a General Manager; this would provide one good job. Mayor Bacon commented, Gil Conover and Lynn Sitterud have opened up the same type of business and it has done very well. They are having a difficult time finding the right property, a business would enhance the look of Green River. Side by sides are expensive and cost almost as much as a car, you could rent one for the weekend. Mayor Bacon said he can imagine it to be a big business boom for the city. Gayna Salinas asked, what is the zoning on that piece of property, is it zoned commercial? Conae Black answered, C1 is what it is now and we are looking to rezone it as C2. Gayna Salinas asked, what is difference between C1 and C2? Conae Black answered, just the permitted uses. This use would be a permitted use in either zone, anything that is permitted in the C-1 zone is allowed in the C-2 zone. C2 has storage spaces, salvage yards and those types of uses. Mayor Bacon asked, has the other interested party contacted you? Conae Black said, they did inquire to what the railroad rights would be, but we do not have an answer for them right now. Some parts of the property may not be useful being so close to the railroad tracks, they may not allow any building there. Mayor Bacon answered, it should be fine there is quite a bit of land. Conae Black answered, 5.82 acres is plenty for what they want to do with it. There is not a water connection on the land but there are water and sewer lines available. Phillip Stubblefield commented, I think the property is a lot more valuable than you would think, it shouldn't be sold at that price. The property given to the Epicenter for their development project was not in the best interest to the community, if it is worth \$36,000. Conae Black answered, that would make the property given to the Epicenter valued at \$3,100.00 per acre. Phillip Stubblefield advised that the city could possibly sell building lots, people are always looking for a place to put a house. Conae Black said, I do not know why everyone is upset with the Epicenter getting that property, there were so many public meetings on it? Kent Nelson commented, we have an in kind trade with them. Phillip Stubblefield said, we could maybe build a new city shop on the property. Mayor Bacon asked if the other interested party has contacted us again? Conae answered, they are doing their due diligence with the railroad in finding out what the railroad right of way would be. They are still interested and it would be used as storage for used RV'S. Mayor Bacon commented, Lynn Sitterud and Gill Conover is inquiring on property for sale, they are wanting to semi retire and move to Green River. Another piece of property that may fit the bill, would be behind the Public Safety Building. Mayor Bacon said, they probably want another piece of property Main Street where they can be seen. That may not be a bad spot either. Conae Black mentioned, the Peck's, who are the other interested party, have been recreating in Green River for the past 10 years and now have a house here and would like to build another home and relocate here. At first it would be just a

fenced in storage area for RV's. Conae Black commented, they haven't come back with any kind of offer. Mayor Bacon said, Lynn Sitterud and Gil Conover were wanting an RV rental with storage and room to work on equipment, a really big building. Mayor Bacon asked, how does that work with Capital Improvements? They are both very good businesses. Gayna Salinas commented, if you are selling property then it probably should be announced with a Realty Company regardless of who buys it. A lease may be an option on either one of the properties. Gayna Salinas also asked what happens when the city sells properties, how do they acquire properties and how do they sell it? Gayna Salinas said, in some ways she agrees with Phillip Stubblefield. Mayor Bacon said, this is a new process for him and he has never dealt with this before. Conae Black has contacted the City Attorney about this matter and he sent over the code and it says: before a municipality may dispose of a significant parcel of real property, the municipality shall provide reasonable notice of the purposed disposition at least 14 days before for the opportunity for public comment under subsection 4A2 and allow an opportunity for public comment on the purposed disposition, each municipality shall by ordinance define what constitutes a significant parcel of real property for purposes and reasonable notice for purposes. Conae commented, we can just follow the code, or the Council could choose to list it with a realtor. Mayor Bacon says as long as the guidelines are followed to sell the property, and I totally understand what is being said. Phillip Stubblefield said, that's \$18,000 for the property. Kent Nelson commented, he is not interested in selling at that price. Gayna Salinas said, property has tripled in Green River in the past 3 months. Mayor Bacon said SLC is bad but we are catching up and prime property is getting pricey here too. Mayor Bacon asked, what do you want to do? Do you want to have it appraised, it will cost us a little bit? Kent Nelson said, let's set a price then see what happens. Mayor Bacon asked, do we want it appraised? Kent Nelson says, we can have it appraised and then ask what ever price we want. If it appraises for \$1,000 per acre we can still, ask \$10,000 if we can get it. Phillip Stubblefield commented, in one year it will sell for \$100,000. People are always at the City Offices asking where they can buy some property. Mayor Bacon said, property is pretty scarce. Kent Nelson commented, there is a house on Long Street, it is under contract and it is selling for \$150,000 on .02 acres. Mayor Bacon stated, I do not know how the rest of the Council feels but I don't think the city shouldn't be in the business of selling city property just because we can, but use it to bring in businesses. Kent Nelson asked, can we sell it on a bid? Is that legal? Conae Black, answered, sure. Mayor Bacon said, my concern is some developer from SLC would buy it and sells it for some ridiculous price. Kent Nelson said, I see your point. Conae Black mentioned, if the City sells property there needs to be a clause in the contract that states, they have one year to build or use the property, if not it goes back to the city. Mayor Bacon commented, we are only trying to bring in some businesses and provide some jobs. Bo Harrison commented, we do not want to be taken advantage of. Mayor Bacon commented, governments should not be in the business of making money. Kent Nelson if we are wanting to dispose of property we should put it out on a bid. Mayor Bacon asked, do we need to use a realtor? Better City could help the City and a realtor would cost 12%. Conae Black stated, there needs to be some stipulations so someone doesn't just purchase property, then immediately sells it for more money. Mayor Bacon, agreed. Conae Black said, one of the stipulations in the contract with the Epicenter was they had so much time to build. Bryan Meadows spoke about a piece of property he bid on a number of years ago, this property was behind the old Book Cliff and Vetere's ended up winning the bid and purchasing it. Gayna Salinas commented, you probably want to contact a lawyer to see if you can do that. Conae stated, she knows it is ok to do that. Mayor Bacon said, I am pretty sure we can do this. Gayna Salinas said, there needs to be more discussion on this matter. Phillip Stubblefield stated, the property on Main Street would be a better fit. Mayor Bacon asked, how far off is the City Shop from the Main Street? Mayor Bacon said, I know the property is a bit off Main Street, but if there was a sign on Main Street, that would help. Gayna Salinas, stated as long as your GPS works your good, there are a lot of businesses not on Main Street, and they do fine. Conae Black said, one of the biggest problems is this new information and was not previously discussed with our Council prior to this meeting, before an offer was made. Kent Nelson said, we did not discuss it with numbers involved, he came in to look at the agenda before City Council but, he was not aware of what parcel of land they were talking about.

Public Hearing ended at 7:42 p.m.

2. Discuss/approve/deny offer to purchase Parcel #01-0154-0036. Mayor Bacon was wondering if the City should do an appraisal? Conae Black answered, it is up to the buyer to do the appraisal not the seller. Bo Harrison suggested, throwing out a number, if they are not satisfied, they could then pay for an

appraisal. **MOTION:** Kathy Ryan made a motion to table this agenda. Kent Nelson seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

3. Discuss/approve/deny the purchase of a used county vehicle for animal control use. Phillip Stubblefield, informed the Council about the vehicle they are thinking about purchasing, which is a 2010 Tahoe with a cage in it already. Conae Black reported, the vehicle cost would be \$4,448.00, which is 20% less than what the County was asking for it and they will accept that price. **MOTION:** Kent Nelson made a motion to approve the purchase of a used county vehicle for animal control. Bo Harrison seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

4. Discuss/approve/deny Memorandum of Understanding between the City and PACT. Kathy Ryan explained, Pact has approached the City and would like to use the old Ambulance Garage to house the Local Food Bank. The MOU states, they will be responsible for the propane and electricity bills while the City will be responsible for the building maintenance, water and sewer. Mayor Bacon commented, the Food Bank has out grown of their current building, this change would enable them to store more food, which in turn will benefit the people of Green River. **MOTION:** Kathy Ryan made a motion to approve the MOU between the City and Pact. Kent Nelson seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

5. Discuss/approve/deny Memorandum of Understanding between the City and the Utah Highway Patrol Mayor Bacon reported, Craig Nelson with the Highway Patrol has approached the City about the Highway Patrol donating new gym equipment for the current weight room at the Public Safety Building and in turn the Highway Patrol Officer's would be given access to use the weight room. Access will be given by a coded box on the outside of the building which will contain a key to enter through the rear of the building. **MOTION:** Kathy Ryan made a motion to approve the Memorandum of Understanding between the City and the Utah Highway Patrol. **VOTE:** Bo Harrison, Kent Nelson, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

6. Discuss/approve/deny hiring Don Hunt for janitorial services. **MOTION:** Kathy Ryan made a motion to approve hiring Don Hunt for the janitorial services at the Museum, Public Safety and City Offices. Bo Harrison seconded the motion. **VOTE:** Bo Harrison, Ken Nelson, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

7. Discuss/approve/deny hiring Mike Thurston as Museum Clerk. **MOTION:** Kent Nelson made a motion to hire Mike Thurston as a Museum Clerk. Kathy Ryan seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

8. Discuss/approve/deny 2022 Tentative Budget. Conae Black informed all Council Member they are now not department heads of certain departments, all Members of the Council are in charge of all departments. **MOTION:** Mike Silliman made a motion to approve the 2022 Tentative Budget. Kathy Ryan seconded the motion. **VOTE:** Bo Harrison, Kent Nelson, Kathy Ryan and Michael Silliman all voted aye. The motion carried.

9. Discuss/approve/deny consent agenda.
March 9, 2021 regular meeting minutes
March 2021 financial report
April 2021 Treasurer's reports
May 2021 Payment Approval report

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

10. Council and employee reports. Robin Hunt reported she met with Conae Black, Guy Webster, and Cody Webster to discuss and establish their priorities for Trails, this will enable them to use FIG Grants to target their needs for trails. Cameron Willford will be helping to write those grants. The Swell River Event will be coming up in the first week of August 7 & 8, 2021. She reported they have the new sound system up and ready. Friday will be a family day with a giant slip and slide, rubber ducky races, museum mix & mingle, plus the Returning Rapid presentation out of Moab. They will also have a screening of the Powell 150 Film. Saturday our local river guide companies will be there, Holiday River and Crate. They will offer the Green River Daily, which will take a few people out on the river for the day, they will also allow people to use their own boats or rafts. There will be vendors and live bands. Robin Hunt has talked with the Health Department and they said, we are good to go. Masks will not be required; we will have bouncy houses once again at Melon Days. This year's Melon Day's will generally be back to normal. Outlaw Day's is being advertised in all of Utah, Colorado websites, Facebook pages and also at the State shoots next month. Bryan Meadows reported, they had three different water leaks on meters lately, one while turning on the water at Tommy Ryan's house, the one he recently sold., another while turning on the valve which just pulled off. The State Park lift station plugged up again with flushable wipes. We had a level sensor outside the water plant go out and we had to replace it. Lift station #1 had an alarm go off which was plugged with flushable wipes, this is a common happening lately, so we had to remove it. At lift #2 went out and we were able to get it up and running again. We have been flushing quite a bit to take samples of the water tomorrow. We are trying to solve the ongoing problems with flushable wipes, we could purchase four new grinders at all of the lift stations at \$20,000 apiece. Updating the grinders would solve a lot of problems. Candice Cravins reported that gift shop sales are up and the Museum is doing great. There has been a lot of great publicity for the museum lately, Candice was interviewed a couple of weeks ago by KZMU Art Talks, they also had a great article on the Water Ways Exhibit coming up. Mike Thurston and Don Hunt are doing a fabulous job at the museum. Water Ways Exhibit will be here through June 6th, they had over 200 people visit on the opening day and it has been well received. The Museum is hosting a Hybrid Zoom Work Shop with the Utah Museum of Fine Arts. Over 140 people came to the lecture with Roy Web to listen to his talk on John Wesley Powell. The Museum is partnership with BLM on some signage to go outside the museum on the Old Spanish Trail. She has applied for additional COVID funding. The museum will be hosting a K-12 Educator Work Shop. A date has been set for the River Runners Hall of Fame this year on October 2, 2021, it will be in person, a fully outdoors event. Phillip Stubblefield reported he will be leaving next week to start his new job. He has expressed his thankfulness to the city for the time he has worked here. Phillip Stubblefield has made a great improvement in our community during his short time here. Conae Black reported about the ongoing problem with the public setting fire to the city land fill. The time to file for office is now, the positions available are for the Mayor and two City Council Members from June 1-7, 2021 file in person. Changes in the budget are being purposed with a rate increase in the Solid Waste Fund of \$1 and a rate increase in the Sewer Fund of \$2, in the Capital Fund for three different projects. The Truck Fill Station is in need of an upgrade in the computer side of it, the cost will be around \$13,000. They have searched far and wide for grant funding to replace the 6 unit HVAC system at the Museum and they have been unsuccessful. She found where they could get funding with a USDA Grant of one half of one unit. She is hoping to utilize the American Recovery Plan Act Funds to replace those heating and air condition units with natural gas. The estimate cost would be \$100,000 or more if we put natural gas units in, she reported she is hoping to not use Capital Fund money but utilize the American Recovery Plan Act Funds too. Conae Black also said they have tried to get the funding for electronic water meters and was not successful. It would be great to use the American Recovery Plan Act Funds for this project as well. She plans to go big and get funding for all our water and sewer upgrades. Conae was contacted by KUTV to participate in 'Summer Road Trippin'. It was decided by the Council to forgo participating this year. Why should the City pay \$7,500 to do the same type of advertising as "At Your Leisure" will be providing at no cost with the grant funding we will receive.

11 Adjourn. The meeting adjourned at 8:48 p.m.

Travis Bacon, Mayor

Conae Black, City Recorder

Approved: July 13, 2021