

**MINUTES OF THE VERNAL CITY COUNCIL REGULAR MEETING HELD
OCTOBER 18, 2023**

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OCTOBER 18, 2023 at 7:00 p.m. in the Vernal City Council room, 374 East Main, Vernal,
Utah 84078.

PRESENT: Councilmembers Nicholas Porter, Ted Munford, Dave Everett, and Corey Foley and Mayor Doug Hammond. Councilmember Robin O’Driscoll was excused.

WELCOME: Mayor Doug Hammond welcomed everyone to the meeting.

INVOCATION OR UPLIFTING THOUGHT: The invocation was given by Councilmember Ted Munford.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Councilmember Dave Everett.

APPROVAL OF CITY COUNCIL REGULAR MEETING MINUTES OF OCTOBER 4, 2023: *Councilmember Nick Porter moved to approve the minutes of October 4, 2023. Councilmember Dave Everett seconded the motion. The motion passed with Councilmembers Everett, Munford, Foley and Porter voting in favor.*

INTRODUCTION OF NEW VERNAL REGIONAL CHAMBER DIRECTOR, DAVE O’RIORDAN: Quinn Bennion introduced Dave O’Riordan who started as the executive director with the Chamber of Commerce. He was the school administrator at the Christian based academy and everyone is impressed already with his work and is looking forward to working with him. Dave O’Riordan expressed his excitement to do something incredible with the Chamber for the next generation and stated he is here to serve the community. Mayor Doug Hammond welcomed Dave to working with the City.

CONSIDER APPROVAL OF REDTAIL COMMERCIAL FLIGHT CONTRACT: Ken Campbell, airport director, presented the agreement for air flight service by Redtail Air to Salt Lake City. The attorneys for both the City and Retail have reviewed the contract and their attorney is proposing one change. He brought the Council’s attention to the last page that details unexpected increases and with written notice to the City the amount may increase by 30% instead of 10%. Mayor Doug Hammond clarified this is only the flight to Salt Lake City. Ken Campbell answered yes and noted this will not replace any other service. Councilmember Dave Everett asked if the ticket price will remain \$100 one-way. Quinn Bennion agreed with a twice a week flight on Tuesdays and Thursdays. *Councilmember Ted Munford moved to approve the contract with Redtail Air with the 30% adjustment change. Councilmember Corey Foley seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;

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Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley..... aye.

PRESENTATION OF INVESTMENT PLAN: Carl Morton presented a chart to the Council of the inflation rates going back to 2005. The past few years the funds invested in the PTIF account has not received a high rate of return and the hope is to invest the funds where the City will capture a higher interest rate. The plan is TO take funds that have been set aside for capital projects and invest them with an investment company that is certified by the State. The company being proposed is Netter and these are very controlled investments. *Councilmember Dave Everett moved to approve this portfolio and investment plan. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley..... aye.

**PUBLIC HEARING: REQUEST FOR FINAL PLAT AMENDMENT FOR PROPERTY
LOCATED AT 825 WEST 400 SOUTH - BASIN LENDING (LEVI LUCK):**

Gabby Blackburn explained this is an existing lot in a recorded subdivision that the owners would like to split into two lots. Because this property is in a recorded subdivision, the City Council has to approve the subdivision amendment. The request fits all city requirements and the plat has all items needed. Mayor Doug Hammond opened the public hearing. Councilmember Corey Foley stated the Planning Commission discussed this lot split and there was no negative feedback. Councilmember Nick Porter reported this is a relative and recused himself. There being no further public comments, Mayor Doug Hammond closed the public hearing. *Councilmember Dave Everett moved to approve this final plat amendment as presented. Councilmember Ted Munford seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Everettaye;
Councilmember Porterabstained;
Councilmember Foley..... aye.

REQUEST APPROVAL OF FLEET LEASE AGREEMENT: Keith Despain reminded the Council of the discussion to lease city vehicles for public works departments. He presented a lease option using the four vehicles that were going to be transferred from the police department to public works, instead being sold for an estimated value of \$112,000. Carl Morton explained the higher the down payment the better with the best amount being 50% down. These vehicles are on a lease, however, the City has equity in them. Keith Despain stated the cost for new

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vehicles would be around \$155,000 which exceeds the amount the Council approved in the budget, however, with the funds from the police vehicles, the net cost to the City will be lower. Mayor Doug Hammond asked how the City will market the vehicles for sale. Keith Despain stated they would be surplussed and possibly sold as a package to a dealer or placed on an auction site. Councilmember Corey Foley suggested seeing if a local dealer may be interested. Carl Morton stated once they are surplussed they can be opened up to the public. The City cannot pick just one buyer, however, a dealership would work as it opens up to the public from there. After further discussion, *Councilmember Ted Munford moved to approve the master vehicle fleet lease agreement with Enterprise as presented. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley.....aye.

Councilmember Ted Munford moved to approve the full maintenance agreement with Enterprise. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:

Councilmember Munford.....aye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley.....aye.

REQUEST TO DECLARE PROPERTY AND VEHICLES SURPLUS: Wayne Smith presented several old pieces of equipment that need to be declared surplus. The City has already purchased new mowers and the benches from Coblerock have already been removed. Quinn noted that Tridell wants two of the benches and the remainder can be used in the park or BTA may have a use. Shawn Rasmussen asked the Council to declare 16 vehicles surplus. He presented a description of each vehicle and explained why they should be disposed of. The Unimog does have a buyer with all the attachments. One vehicle will actually be moved to the airport. *Councilmember Corey Foley moved to declare the equipment and vehicles as surplus and dispose of in best way possible. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley.....aye.

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CONSIDER APPROVAL OF REPLACEMENT OF FIRE ALARM SYSTEM AND ADVANCED FIRE ALARM EQUIPMENT WITH PROTECTION PLUS: Wayne Smith explained that the City Hall building keeps having false fire alarms and the company servicing the system has pointed out that the wrong components are trying to work together which sends off false alarms. The cost to replace the system is \$47,000 including new smoke detectors and correcting the blue prints. Councilmember Ted Munford asked how many companies do this type of work and noted that the Care Center just replaced there's and it has been a nightmare with additional charges and 9 months to install. He asked the staff to make sure this is not the same company. Wayne Smith stated he would do more research. Mayor Doug Hammond tabled this item until they receive more information on this company.

DISCUSSION REGARDING ADDRESS CHANGES: Gabby Blackburn explained that periodically the City needs to correct an address and it is not fun for the homeowner. Correct addresses are important to first responders and future planning. There is one area, 1200 North, that is confusing with 42 twin homes and townhomes that could cause an addressing problem in the future. She noted that it is difficult to change around 50 addresses all at once. Councilmember Ted Munford asked if the residents had been contacted to see if they are using the street name or the actual address. Councilmember Corey Foley stated he used to live in one of those units and used the address of Ashley Park Circle and they have clustered mailboxes. He noted that when he is trying to make a delivery it is frustrating when the addresses do not line up properly, however, it is a nightmare when they change the addresses especially if it is a business. Councilmember Ted Munford suggested the staff approach the HOA first and see what they want to do. Gabby Blackburn stated there may be a time when the City has to change it. Councilmember Nick Porter stated he would rather have the staff fix any problems as they find them. Gabby Blackburn stated they will need to be fixed eventually. Councilmember Corey Foley stated he can help staff get in touch with the HOA president.

DISCUSSION REGARDING THE RE-ESTABLISHMENT OF THE UINTAH TRANSPORTATION DISTRICT BOARD: Quinn Bennion explained he is requesting permission to speak on behalf of the City and request that the City have a voice on the newly established Transportation District Board. He reminded the Council of the lengthy discussions to combine all the Districts into one and Nick Porter represents the City on SSD1. The current County Commission is intent on pulling transportation back out and are willing to take input. There was some discussion regarding the County's involvement with the Districts and how the oil and gas industry impacts City roads. Quinn Bennion stated he would like to convey, in a cordial manner, and reemphasize that mineral extraction impacts the entire County, including the cities. Councilmember Corey Foley suggested he work with the other cities for a stronger voice.

REQUEST APPROVAL OF ROCKY MOUNTAIN POWER AGREEMENT FOR ZIONS BLOCK: Keith explained this is the next step in the Zions block parking lot project. The curb

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and gutter has been installed and now the electric vehicle charging stations will go in. BHI will start grading and are making good progress. The consensus is to focus on the concrete work behind the buildings. This agreement is with Rocky Mountain Power to add the 17 decorative lights at a cost of \$20,948.80. The City is saving \$30,000 on these lights by reusing the poles from Aggie Blvd. *Councilmember Ted Munford moved to approve the agreement with Rocky Mountain Power with the reuse of the poles. Councilmember Nick Porter seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley..... aye.

Councilmember Nick Porter asked what is the anticipated increase in cost for these lights. Keith Despain stated they will be on the new pole rate of \$20 per light. Councilmember Dave Everett asked what is the estimated time for the cement work. Keith Despain answered they will work into the winter and the hope is early December.

ADMINISTRATIVE REPORTS:

Property Taxes:

Quinn Bennion prepared a quick summary of the tax increase proposed by Uintah County so the Council would be able to answer any questions. A public hearing is scheduled for November 7th at the conference center. He noted that Vernal City is in the bottom 12% of property tax rates for Utah cities and Uintah County is 14th of 29 counties. With the proposed increase they will become one of the highest. Councilmember Corey Foley asked what is the reason for the increase. Quinn Bennion stated he would have to ask the Commissioners.

Election:

Quinn reminded the Council that the election date has been moved and the ballots will be send on on October 31st.

CLOSED SESSION: *Councilmember Nick Porter moved to go into closed session to hold a strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares. Councilmember Dave Everett seconded the motion. The motion passed with the following roll call vote:*

Councilmember Munford.....aye;
Councilmember Everettaye;
Councilmember Porteraye;
Councilmember Foley..... aye.

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ADJOURN: There being no further business; *Councilmember Nick Porter moved to adjourn. Councilmember Dave Everett seconded the motion. The motion passed with a unanimous vote and the meeting was declared adjourned.*

Mayor Doug Hammond

ATTEST:

Roxanne Behunin, City Recorder

(S E A L)