

CITY OF GREEN RIVER
CITY COUNCIL WORKSHOP PROCEEDINGS
January 11, 2011

The Governing Body of the City of Green River met in workshop session at 6:00 pm in the City Hall Council Chambers. Council President Tom McCullough called the meeting to order. The following Council Members were present: Jim Boan, Lisa Maes, Gene Smith, and Gary Killpack. The following were present representing the City: City Administrator Barry Cook, Director of Public Works Mike Nelson, Director of Finance Jeff Nieters, Director of Community Development Laura Hansen, URA/Main Street Administrator John Dahlgren, Building Inspector David Allred, Parks, Facility, and Projects Manager Allan Wilson, Sanitation Supervisor Linda Roosa, and Public Information Coordinator Stephen Pyles.

Downtown Shopping Spree Drawing

Mike Frink, from the Green River Main Street Promotions Committee, asked Council Member Smith to draw the names for the winners. To enter you had to spend \$19.99 in the downtown shops. They had 1,513 entries this year. The \$250.00 first place winner was Mark Scholfield. The \$100.00 second place winner was Barry Tippy. The winners will be going shopping in the downtown area where they can spend their money.

He said they will be having a Valentine's promotion that will start January 11, 2011. King and Queen for a Day, the winners will be pampered for a day as a couple. They will draw the winners on February 8, 2011.

Tire Charges at the Landfill-Policy

Mr. Cook said they had a request from a gentleman who has a small business in Green River. He asked to be able to haul tires to the landfill and use the customer's four free tire disposals instead of being charged for them.

Currently the city allows citizens to dispose of four tires for free per year. The charges for tires are as follows:

- Tires up to 16.5 inches are \$2.00 each
- Tires 17 inches to 24.5 inches are \$7.00 each
- Tires greater than 24.5 inches are \$25.00 each

Mr. Nelson said the Solid Waste Division came up with four options:

- Continue the four free tire disposal
- Do away with free disposal
- Have coupons for residential customers that are on the city billing system
- Eliminate charges for tire disposal

Mr. Nelson said the staff's recommendation is to keep the system as is until budget time, then staff would suggest doing away with the free disposal and go to a per ton rate.

Mrs. Roosa said in 2010 they received 1,607 tires with \$926.00 in revenue.

She called two companies to compare tire disposal costs. A company out of Utah charges \$100 a ton and a company in Idaho charges \$230 a ton. There are around 700 tires per ton on average so it would make the tires in Utah cost \$1.25 per tire and in Idaho \$2.29 per tire. Our cost to dispose the 1,607 tires would have been \$2,009. The city would have had a loss of \$1,083.

Mrs. Roosa said they called other communities to see how they were charging for the disposal of tires and most of them charge by ton.

Regarding the upcoming changes that will be made to the Solid Waste Department and the issues that will need to be discussed, tires being one of them, they recommend leaving it as it is until budget time.

Council Member Boan asked what the procedure is when a person takes tires up to the landfill.

Mrs. Roosa said they take down the residents name, address, the size and the number of tires they are disposing of.

Council Member Boan said this would be for Green River dealers only. The dealer would have a form with the name, address, size and number of the tires. The individual would not be charged for the disposal of tires from the dealer. He said to make it easier on the scale house there would be a limit of 20 tires per trip and only tires that had paperwork could be disposed of. The dealers cannot bring a truck load of tires that have paperwork and ones that do not have paperwork together.

Mrs. Roosa said then they would have to check the sizes and number of the tires.

Council Member Boan said the dealer is dealing with truck and car size tires. He is not dealing in any larger tires. This would not take a lot of time.

Mrs. Roosa said they would have to count them to make sure there are only 20 tires per load and check the paperwork. She said this would take time.

Council Member Boan said the attendant walks out to check to see if the load is covered anyway.

Mrs. Roosa said they do not count the tires down at the scale house they count them up at the landfill. She said they need to make sure the cost benefits the service they provide. There are several questions that need to be addressed and this is one of them. This option of four free tires does not benefit the city, it costs the city money. She said they might need to raise the rates for the citizens.

Council Member Boan said he does not see it costing that much or being an inconvenience to staff. He would not support raising rates for citizens.

Council Member Killpack asked if this was more of a management decision then a legislative decision.

Mr. Cook said the council sets the rates. This is an Enterprise Fund and has to be run like a business. This is already being subsidized so adding this to what they already are doing is not what staff is recommending. The council has every right to set the policy or fees.

Council Member Killpack asked what the citizen would be charged if they go with the tonnage rates.

Mrs. Roosa said they would be weighed and charged by the ton.

Council Member Killpack asked if he has a load of garbage with tires, would he have to go unload the garbage and then come back down to the scale house to be weighed again and then go unload the tires.

Mrs. Roosa said yes.

Council Member Killpack asked if the system that is being used now is a problem. He feels what is being done now is working fine and he does not support the dealers being able to use his four free tires.

Mrs. Roosa said there is no problem with the system.

Council Member Boan said if he took four 17-inch tires to the landfill what would the cost be if they go by the ton.

Mrs. Roosa said it would be around \$1.25 per tire.

Council Member Smith asked what if they go with any of the options listed would the scale house still have to continue doing the same record keeping that they do today.

Mrs. Roosa said under option 2 they would not, but under the other options they would continue, with a possibility of more record keeping. If they went to a tonnage fee they would probably be doing less.

Council Member Smith asked what the second tire dealer in town does with his tires and are they interested in participating.

Council Member McCullough said the second dealer said they do not want to participate. They have a system that works. They give the customer the option to pay for disposal of the tires or to haul them themselves. If they choose to pay, it is \$3.00 per tire. The dealer then puts the tires in the back of the establishment and calls a company in Salt Lake City, Utah to haul them off.

He said this would be a trial for 6 months to a year. When they go to a transfer system they could charge by the ton.

He said the dealers would pick up forms from City Hall, the customer fills out the form and the dealer would bring the form to the landfill when he disposes of the tires. He asked council if they would suggest putting this on the agenda for the next council meeting. He thinks this is a good thing to do with minimal cost to the city, businesses, or residents.

Mr. Nelson said if they put the dealers can only haul free tires in one truck load, without mixing free with the other tires, this would solve a large part of the problem.

Council Member Killpack asked if he signs the paper giving the dealer the right to use his four tires, does that take his free tire disposal for the year. If he goes to a dealer that does not want to participate, the dealer has the right to charge for the disposal.

Council Member McCullough said yes.

Mr. Cook said the city needs to inform the dealers of the change in policy so they can make the decision to participate or not.

Council Member Maes asked if they charged fifty cents more per resident on their bills wouldn't this make up for the cost of disposal of tires.

Mrs. Roosa said there is a lot to consider when you look into raising rates. They want to be as fair as they can be with the residents. All of these issues will be brought up when they look into the Integrated Solid Waste Plan.

Council Member Maes said her concern is to keep people from disposing of the tires in other areas than the landfill.

Council Member Boan said the tires will end up in the landfill. One of the good things is council can change it at any time. He recommends that staff put the policy change on the agenda.

Council Member Maes and Smith agreed to put it on the agenda.

Council Member Killpack suggested they leave it alone and wait until budget time.

Terracon Presentation

Mr. Cook said the city has been working with SWEDA to take a look at the benefits of putting together a master plan for potential Browns Field Sites in Sweetwater County. Browns Field sites are sites that have been determined by the federal government to be contaminated. They provide federal funding for those sites. Our region is 8 and the headquarters are based out of Colorado. The city has been looking at the old water facility on 2nd South Street. This land is currently owned by Union Pacific and leased to the Joint Powers Water Board. He was asked to look at the benefits of going solo in pursuing federal dollars instead of going into a consortium through other cities and submitting one joint application. The staff is seeking direction on going solo or jointly.

Ben Bowers, from Terracon, said they would like to talk about moving forward with an EPA Brown's Field Grant for the Union Pacific water treatment facility and the options of going in as a coalition. These are properties that are underused or underutilized because of the potential of contamination.

Dave Koch, from Terracon, said they help determine eligibility and write grants. The process of a city applying for a Brown's Field Clean-up Grant, and a coalition assessment grant application do not conflict with each other. Under assessment grants you cannot cleanup. Under the clean-up grant you can design, and look at proper technologies. To apply for grants you would have to have phase one and phase two completed which would consist of assessing the property and determining the need for clean-up then filing the application. Limits are \$200,000 for these types of properties.

There are two issues with the property on 2nd South:

- You have to own the property by June 30th of the year in which you apply for the grant.
- You cannot be a responsible party.

In looking at the letter from DEQ, it states as of March 3, 2008 they concluded the property was likely contaminated and if the city purchased the land they would be the responsible party.

Council Member McCullough asked if it was the responsibility of the property owner to clean this area up, and if DEQ would make the property owner clean it up.

Mr. Koch said DEQ has already asked for the property owners to clean it up.

Council Member McCullough asked if the city said this was impeding economic growth would it make the DEQ move faster.

Mr. Koch said yes, it was a good time to ask, and it could move things along. It is ultimately going to be up to the federal government.

Mr. Cook asked if the city takes part in the consortium process, can this site be part of the assessment.

The EPA originally asked that site specific properties be submitted. The problem that occurred was if the site fell through or was stalled the money had to be returned to the EPA. They started to encourage community wide assessment programs. This way there are multiple areas identified and if one does not work the money can be used for another listed property.

Mr. Bowers said you can have multiple properties within the community that can be included in the assessment.

Mr. Koch said the EPA cleanup grant cap is \$200,000 and the grant requires a 20% match. The city would have to come up with money. Assessments grants require no money.

Mr. Cook said the Mayor asked if the city could go solo, rather than go jointly. When you go the consortium route the governing body needs to understand it will take a long time. The Mayor asked for the solo process because the city has a high interest for this site and has a design. The issue is being brought before the governing body in order to move it along faster. The Mayor would prefer to go the solo route, but from what he is hearing tonight it is not in our best interest.

Mr. Koch said if the site is declared eligible by the DEQ for assessment, they could look at submitting the application by November 2011. The city would not know if they were going to be awarded money until late April or May 2012. This process takes time.

Council Member McCullough said DEQ needs to get a hold of the property owner and then tell them to clean up the property.

Council Member Boan asked if the city obtains title to the land while it is contaminated and does not clean it up right away, and DEQ changes its mind on the importance of the clean up would the city be facing huge amounts of dollars in cleanup fees.

Mr. Koch said if the city took ownership of the property the city would not be an innocent party. He said the city does not have to own the property in order for it to be assessed as part of a coalition. He asked what the intent the city had for this property.

Mr. Cook said they planned to move forward with surface renovation. The design is for a parking lot and a trailhead.

Mr. Koch asked if there were going to be utility needs.

Mr. Cook said he is unsure on the specific needs that will be required. He asked if the city goes this route, do they have to own the property, or is a long term lease an option.

Mr. Koch said yes the city could lease the property.

Council Member McCullough said we need to get a report on the property from DEQ and then we can move forward.

Mr. Koch agreed.

Mr. Cook said they would pursue along those lines.

Union Pacific Depot/Tourism

Mr. Cook said the Union Pacific Railroad is currently planning to build a new depot to the east. This was placed on the agenda to inform the governing body on the options for the depot and how it could tie into the branding study, tourism, the viaduct, river, and the Main Street Plan.

Mrs. Hansen said they have been working with Andy Tennison from the Union Pacific Railroad to brainstorm ideas on what the city can do with the depot.

Mr. Dahlgren said the depot was built in 1910 and is the second largest Union Pacific depot in Wyoming. The depot is in the cities National Register District. It sits on three quarters of an acre. He said the depot has been changed on the inside throughout the years. If the city could beautify this area it could be a tremendous draw to the downtown area. It would help connect people to the river.

Council Member McCullough said when he and the Mayor met with Union Pacific Railroad they had concerns with people being so close to the tracks.

Mrs. Hansen said yes that is a concern. There are other communities' that have put up fences that can still be part of the design that would prevent people from being close to the tracks. The details can be worked out in the design process. Safety is the number one priority with the city and the Union Pacific Railroad so the city will keep them involved.

Mr. Tennison said safety is the primary concern. They do not want people on the tracks. He has seen fences put up to stop people from going onto the tracks and feels that would be fine. The Union Pacific Railroad would like to be involved with the plans and would have to see the design specs.

Council Member Boan said he asked council for \$200,000 for the tourism committee, to be spent on any project that could help tourism within the community, this project would be a good start. One of the things that was discussed was the city as a whole has not come forward and told Union Pacific that the city is interested in the building. He would hate to see the building torn down. He said he has received a lot of people calling with ideas on what can be done with the building.

Council Member Smith asked Mr. Tennison what the time line was for the new building.

Mr. Tennison said they are hoping to break ground in the spring with around one to two years to build.

Council Member Maes said the building is very beautiful and she thinks it could be used for multiple things. She said it would be horrible to see it torn down. She hopes Union Pacific is willing to work with the city.

Council Member McCullough said the building needs a lot of work which lowers its value.

R.J. Pieper, acting Vice President of Bitter Creek and Western Railroad, along with John Jackson and Ron Young wanted to express their interest in helping the city pursue the purchase of the building.

Council Member McCullough said he has talked to many people that do not want this building torn down and he thinks this is a good idea and thanked them for their support.

City Administrator's Report

Mr. Cook said he has three updates:

- The bids for new vehicles for Parks, Fire Department, and Police Department are on hold, due to council member concerns.
- They are moving forward with relocating the water salesman down by the Wastewater Plant.

Council Member McCullough said people with large trailers have expressed their concern with where it will be located, and whether it will block the easy access to the RV dump.

Mr. Cook said with the design it should not be a problem. He would like to see that the water is metered. The horse corral renters would get a card to swipe for access and the person who does not have a card can insert quarters.

Council Member McCullough said there will be some complaints with this.

Mr. Cook said they are providing free water to everyone, it does not matter what side of the corrals you are on, and everyone has access to the water.

Council Member McCullough asked how much the rent is for the horse corrals and how many more years the contract is for.

Mr. Wilson said it is \$150.00 per year. He asked that they keep in mind when the water is moved the 4-H building still has access to water. He said there are around 12-14 more years on the contract.

Council Member Boan asked if the contract stands with the new renters.

Mr. Wilson said yes, because the contract was with the Horse Corral Committee.

Update on Winter Building

Mr. Allred said the city has given liberal extensions on the property. The owner is still in the process of trying to sell it. The plan is to give her until May to produce a buyer, new plans for design, or to tear the structure down.

Council Member McCullough asked if they would pursue legal proceeding if nothing is done by May.

Mr. Allred said yes.

Council Member Boan asked if they were giving her until May to sell or apply for a building permit.

Council Member Killpack asked how much jurisdiction the city has to tell people what they can do with their property.

Council Member McCullough said it is stated in an ordinance that they have 2 years to complete a building.

Mrs. Hansen said the deadline may seem lengthy but it is not. In order for the property owner to sell the property it requires marketing and advertising. Another option would be to request a new building permit. This would mean she would have to have new design plans which would need to be reviewed. The last option she has is to remove the structure. All of which take time.

Council Member McCullough asked what has been done legally.

Mrs. Hansen said they will send out the information and notice to her to explain all the procedures. This way the city has followed the legal steps. She cautioned council not to change their minds on this once the notice has been sent.

Council Member Boan said she could donate the property to someone.

Council Member Smith asked if the owner decides to sell, or whatever, what does this do to the May time line.

Mrs. Hansen said the May timeline will still be in effect. Even if the new property owner comes forward they would still have a deadline of May.

Council Member Killpack asked why the new owner would be punished for the old building. The new owner should have the two years.

Mrs. Hansen said the code is based on the date the building permit was submitted and not who submitted it.

Council Member Smith clarified if it is sold, the new owner could submit a new building permit and they would have two years to complete the building.

Council Member Boan said if someone came in and was making progress on the property, he would give all the support he could to see it developed.

Mayor and Council Reports

Council Member Smith said the city needs to change the direction on the Browns Field Site. He said he went through the depot in Ogden, Utah before and after the renovation, and it was a huge difference. He would like to see the city move forward on purchasing the depot.

Council Member Maes said she attended a farewell party for Andrew Bebers who is going to Afghanistan. She thanked him for his service. In watching the tragedy in Arizona, she hopes everyone is calm, the people that serve in office are protected, and people's rights are protected.

Council Member Boan said he wished they had received a written background from Terracon. There was so much information given he would like to be able to go over it. He thanked Main Street for their program.

Council Member Killpack said he is in support of the depot.

Council Member McCullough thanked council and staff for their help this evening.

Adjournment

The meeting adjourned at 8:06 pm

H. Castillon, Mayor

ATTEST:

Jeffrey V. Nieters, City Clerk

