

MOAB CITY COUNCIL MINUTES--DRAFT
REGULAR MEETING
January 11, 2022

Moab City Council held its Regular Meeting on the above date. Consistent with provisions of the Utah Open and Public Meetings Act, Utah Code Annotated § 52-4-207(5)(a), the Moab City Council Chair issued written determinations supporting the decision to convene electronic meetings with City Council chambers serving as a physical anchor location. Audio is archived at www.utah.gov/pmn and video is archived at <https://www.youtube.com/watch?v=JnyOk4oIhuc> and <https://www.youtube.com/watch?v=bEqOkiBOer4>.

Attendance and Call to Order:

Mayor Joette Langianese called the meeting to order at 7:03 p.m. Councilmembers Tawny Knuteson-Boyd, Rani Derasary, Kalen Jones, Jason Taylor and Luke Wojciechowski attended remotely. City staff participating included Acting City Manager Carly Castle, Finance Director and Acting Deputy Manager Ben Billingsley, Senior Project Manager Kaitlin Myers, Communications and Engagement Manager Lisa Church, Assistant Police Chief Bradon Palmer, Police Sergeant Monty Risenhoover and Recorder Sommar Johnson.

Citizens To Be Heard:

Rhianna Medina, Director of the Moab Valley Multicultural Center, stated she was glad to see the Walnut Lane project on the agenda. She encouraged Council to pursue affordable housing on Walnut Lane and stated the housing shortage is the worst she has seen. She offered her support to pursue the project. A brief exchange took place regarding potential grant funding.

Consent Agenda:

Motion and Vote: Councilmember Knuteson-Boyd moved to approve a consulting contract with Red Hill Strategic, Inc. for an amount not to exceed \$40,000; confirmation of reappointment of Jessica O'Leary to the Moab City Planning and Zoning Commission for a full three-year term that ends December 31, 2024; and approval of minutes for the December 14, 2021, Regular Meeting. Councilmember Jones seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

New Business:

Reappointment of Kya Marienfeld to Planning Commission—Approved

Motion and Vote: Councilmember Derasary moved to approve confirmation of reappointment of Kya Marienfeld to the Moab City Planning and Zoning Commission for a full three-year term that ends December 31, 2024. Councilmember Knuteson-Boyd seconded the motion. The motion passed 4-0 aye with Councilmembers Jones, Derasary, Taylor and Knuteson-Boyd voting aye and Councilmember Wojciechowski abstaining due to a stated conflict of interest due to his personal relationship with Ms. Marienfeld.

Community Organization Liaison and Board Assignments: Discussion

Mayor Langianese led a discussion on upcoming Council and staff assignments to various community boards. She asked staff to forward a draft roster to Council for consideration.

Mayor Pro Tem for 2022—Approved

Motion and Vote: Councilmember Derasary moved to approve appointment of Councilmember Knuteson-Boyd as the 2022 Mayor Pro Tem. Councilmember Jones seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

Councilmember Responsible for Reviewing the City's Bills—Approved

Motion and Vote: Councilmember Jones moved to approve appointment of Councilmember Knuteson-Boyd to be the Councilmember Responsible for Reviewing the City's Bills in 2022. Councilmember Taylor seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

Old Business:

Walnut Lane Redevelopment—Discussion

Senior Project Manager Myers thanked Council and the Multicultural Center Director for their support of the Walnut Lane Project and recognized the occasion of her last day as a City employee. She presented an overview of the history and timeline of the plan to redevelop the property into an affordable housing venture. Discussion ensued regarding the construction loan terms and financing. Councilmember Knuteson-Boyd expressed her support of the project.

Executive (Closed) Session:

Councilmember Jones moved to enter an Executive Session to discuss Reasonably Imminent and/or Pending Litigation and/or to discuss the Purchase, Exchange, or Lease of Real Property. Councilmember Knuteson-Boyd seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye. Mayor Langianese convened the Executive Session at 7:10 p.m. Councilmember Knuteson-Boyd moved to exit the Executive Session. Councilmember Derasary seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye. Mayor Langianese ended the Executive Session at 8:25 p.m.

Walnut Lane Redevelopment—Discussion and Action

Mayor Langianese led a discussion concerning options for Walnut Lane, including a Design/Build arrangement or the engagement of a Master Developer. Councilmember Jones asked about staff resources needed to carry the effort forward. Senior Project Manager Myers described a model employed by Park City involving in-house supervision of a public/private partnership. Councilmember Jones acknowledged a smaller and simpler project would have better served the emergent needs of Moab. Acting City Manager Castle stated the recruitment and hiring of a new Senior Project Manager would be imminent. Councilmember Knuteson-Boyd stated her support for rehiring the position and for the Master Developer model. Councilmember Wojciechowski spoke about displacement of residents as a pressing issue. Councilmember Derasary stated her priority would be to construct housing in the fastest way possible, and requested clarification on funding and parking concerns. Councilmember Taylor concurred with the displacement issue and stated his interest in exploring the Master Developer option. Mayor Langianese asked about American Rescue Plan Act (ARPA) funding. Finance Director and Acting Deputy Manager Billingsley described various funding mechanisms and indicated Phase I could be constructed without incurring any debt. Discussion ensued regarding whether to return the revenue bond due to construction delays.

Walnut Lane Redevelopment Options—Tabled

Motion and Vote: Councilmember Knuteson-Boyd moved to table discussion of options for the Walnut Lane Redevelopment until a future meeting. Councilmember Derasary seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

Walnut Lane Sales Tax Bond Decision—Tabled

Motion and Vote: Councilmember Taylor moved to table a decision on the Walnut Lane Sales

Tax Revenue Bond. Councilmember Derasary seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

Administrative Reports:

Acting City Manager Castle reported on the City’s COVID response in view of an outbreak that infected staff. She also gave a brief update on ARPA funds for which the City is eligible. She mentioned an upcoming media training for newly elected officials and noted the imminent legislative session and Local Officials’ Day, a training for the Utah Land Use Handbook, a Council workshop on the transit plan, and a team-building workshop.

Communications and Engagement Manager Church described a new platform for citizen feedback called Text My Gov.

Assistant Police Chief Palmer gave a presentation on the City’s AXON Equipment Lease for Tasers, body-worn cameras, evidence management and officer training. Sergeant Risenhoover was also present to answer questions.

Mayor and Council Reports:

Councilmember Taylor stated he attended a virtual airport board meeting.

Councilmember Knuteson-Boyd had no meetings to report and thanked staff for the holiday party.

Councilmember Jones reported on a meeting of the Forest Plan and noted the timeline for final approval would be in 2024. He mentioned he attended meetings regarding the Community Renewable Energy Coalition, City and County joint economic development and the Unified Transportation Plan open house.

Councilmember Derasary stated she attended the swearing-in and noted it was well attended. She shared citizen feedback requesting the County Administrator to update the City Council. She also brought up proposed legislation protecting tenants evicted from affordable housing for the purposes of market-rate property redevelopment.

Mayor Langianese reported she attended multiple meetings including many with staff. She announced an upcoming coordination meeting with County leaders to discuss issues of joint interest.

Approval of Bills:

Motion and vote: Councilmember Knuteson-Boyd moved to approve the bills against the City of Moab in the amount of \$392,128.23. Councilmember Wojciechowski seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

Adjournment: Councilmember Knuteson-Boyd moved to adjourn the meeting and Mayor Langianese adjourned the meeting at 9:38 p.m.

APPROVED: _____
Joette Langianese, Mayor

ATTEST: _____
Sommar Johnson, City Recorder