

**MOAB CITY COUNCIL MINUTES--DRAFT**  
**REGULAR MEETING**  
**December 13, 2022**

Moab City Council held its Regular Meeting on the above date in Council Chambers. Archived audio is at [www.utah.gov/pmn](http://www.utah.gov/pmn) and video is at [www.youtube.com/watch?v=ETvsiXrJIDI](https://www.youtube.com/watch?v=ETvsiXrJIDI).

***Attendance and Call to Order:***

Mayor Joette Langianese called the meeting to order with the Pledge of Allegiance at 6:04 p.m. Councilmembers Rani Derasary, Tawny Knuteson-Boyd, Jason Taylor, Kalen Jones and Luke Wojciechowski attended. Also in attendance were City Manager Carly Castle, Engineer Chuck Williams, Police Chief Jared Garcia, Building Inspector Barry Ellison, Parks, Recreation and Trails Director Annie McVay, Finance Director and Acting Deputy City Manager Ben Billingsley, Police Department Administrative Sergeant Scott Finlayson, Recorder Sommar Johnson, City Attorney Lisa Watts Baskin and four members of the public.

***Citizens to be Heard:***

Keith Vandernye introduced himself as an arborist and stated the City's urban forest needs attention. He spoke about the City's tree inventory and brought up a prospective City arborist position. He volunteered to do a hazard assessment of City trees.

Charlotte Mates voiced her praise for the wonderful community of Moab. She described the holiday gift Angel Tree at City Market.

***Department Head Update—Engineering***

City Engineer Williams presented an update on the area's Water Utility Resource Management Plan. He mentioned Councilmember Wojciechowski would represent Council on the working group to develop the plan. Williams described the project background and goals in view of sustained population growth, tourist visitation and increasing culinary water demand. He mentioned stakeholder agencies and noted the aim for agency coordination and cooperation, consistent water policy and the goal to remain resilient for 100 years.

***Consent Agenda—Approved***

***Motion and Vote:*** Councilmember Derasary moved to approve the consent agenda as follows: ratification of the Federal Emergency Management Act (FEMA) flood mitigation assistance application letter, and approval of the 2023 City Council Meeting Schedule, 2023 City Holiday Schedule, Fiscal Year 2023 (FY23) Financials for July-October 2022, minutes for the November 8, regular meeting and bills against the City of Moab in the amount of \$693,846.39.

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

***Public Hearing:***

Mayor Langianese opened public hearings for proposed **Resolution 32-2022** amending the fiscal year 2022-2023 budget and proposed **Resolution 33-2022** authorizing the appropriation of real property located at 513 East 200 South, Moab UT. Finance Director and Acting Deputy City Manager Billingsley and City Manager Castle made presentations. Realtors Alisha Knapp and Vic Galanis participated remotely. Billingsley presented information to address questions regarding the budget amendment, including beer tax revenues and City fleet purchases. Castle presented information about the proposed Real Estate purchase, and addressed questions submitted by members of the public and Council. She clarified the purchase would be made with funds from the American Rescue Plan Act (ARPA) and she discussed the purchase price, need for employee transitional housing, the low risk of the investment and more. Mayor Langianese opened the public hearing to citizen comments at 7:03 p.m.

Katherine Somerville stated she was a neighbor to the proposed property and stated her concern regarding potential impact on the neighborhood including parking, limits on occupancy, installation of a privacy fence and maintenance of the property.

Ludean Merritt stated she was a Realtor and said City Manager Castle had answered her question about where the money was coming from. She opined that the housing market has declined and noted the purchase price was significant. She said the City was acting too quickly and said more should be done to welcome out of town developers to invest in Moab.

Ben Billingsley spoke as a citizen and shared his experience of moving to Moab with a great concern about the public schools and housing. He described living in a camp trailer and the dearth of housing options. He stated the City's talent pool will increase if a transitional housing option is available and emphasized the difficulty of relocation to Moab.

Jared Garcia spoke as a citizen, stated his support, and thanked Council for their consideration of the matter. He described his recent relocation to Moab and said that even with his wife's second income, their family found it difficult to relocate to Moab due to low housing stock. He said it is hard to recruit new police officers and mentioned the immense benefit of transitional housing so that new employees can focus on their jobs, not on the crunch to find housing.

Mayor Langianese closed the public hearing at 7:13 p.m.

***New Business:***

***Budget Amendment—Approved***

***Discussion:*** Councilmember Derasary brought up the increased fee for the lobbyist. City Manager Castle explained the upcoming legislative session would be vicious regarding the interests of the City, including potential adverse legislation regarding land use code, off-highway vehicles and the active employee housing ordinance. Mayor Langianese stated her support for the increased lobbyist fee. Derasary lamented the hostile legislature, which was largely made up of developers who will not allow progressive policies. She expressed little confidence in lobbying efforts and that it was not a good investment.

***Motion and Vote:*** Councilmember Jones moved to approve proposed **Resolution 32-2022:** a resolution amending the fiscal year 2022-2023 budget. Councilmember Taylor seconded the motion. The motion passed 4-1 aye with Councilmembers Jones, Taylor, Knuteson-Boyd and Wojciechowski voting aye and Councilmember Derasary voting nay. Derasary stated she supported all aspects of the budget amendment except the lobbyist fee.

***Acquisition of Real Property—Approved***

***Discussion:*** Councilmember Derasary asked about income levels of staff and whether the proposed transitional housing would be available for new incoming employees as well as existing employees who were struggling to find housing. Castle explained it would serve both needs, and she aimed to provide housing on a first come, best-fit basis. Derasary also asked about how the maintenance costs and rental revenues would be recorded in the budget and Castle explained it would be recorded in the General Fund. Councilmember Wojciechowski stated his support of the investment and asked about construction of a privacy fence in order to exhibit the City's efforts at being a good neighbor. Billingsley stated the City would provide landscaping, a fence and basic furnishings. Derasary asked about off-street parking, encouraged development of a good landlord policy, and asked staff to contact all neighbors. Councilmember Taylor raised a question about whether the City should be a landlord and asked if the City would charge its employees market rate for rent. He mentioned conflicts about competing with the private sector and noted the City's ownership would diminish the property's contribution to the tax base. He asked if other municipalities invested in residential housing units for staff. Castle

cited resort communities that did so. Councilmember Knuteson-Boyd stated the proposed investment was part of an essential housing platform and noted the City asks private employers to provide housing and the City should do it, too. She cited the struggle to keep the City organization fully staffed and called out the need to fill law enforcement positions in view of the City's efforts to enforce ordinances related to noise, active employee housing and more. She said the need to hire officers was not frivolous and this investment would help in the coming years. Councilmember Wojciechowski agreed the housing market has gone down but added costs are being offset for this investment. He said the City's capital investment would be protected and the property was a good investment because it was new construction. He brought up increasing the City's ability to compete for employees. He mentioned his interest in a deed restriction on the property to ensure it would house local residents. He said the landscaping could be a model for xeriscape design. Councilmember Taylor agreed the City should pursue this to ensure the City has housed employees. Councilmember Derasary concurred with Councilmember Wojciechowski regarding deed restrictions. She mentioned the City's inability to use progressive housing policies such as are enjoyed by other states and noted that despite local efforts to entice developers to build apartments it has not happened. She thanked staff for their work. Mayor Langianese stated she was satisfied the staff had addressed citizen concerns.

**Motion and Vote:** Councilmember Knuteson-Boyd moved to approve proposed **Resolution 33-2022**: a resolution authorizing the appropriation of up to \$825,000 and instructing the City Manager to execute purchasing and closing documents for the acquisition of real property located at 513 East 200 South, Moab UT. Councilmember Wojciechowski seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

#### ***Backup Generator and Site Security Project—Approved***

**Motion and Vote:** Councilmember Jones moved to award the Backup Generator and Site Security Project construction contract to Lyle Northern Electric Inc. in the amount of \$348,466.00. Councilmember Wojciechowski seconded the motion. Councilmember Derasary asked for clarification regarding the timeline. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

#### ***Wastewater and Water Revenue Bonds—Approved***

**Presentation and Discussion:** Finance Director and Acting Deputy City Manager Billingsley gave a brief overview of the proposal to issue bonds for wastewater and water infrastructure. Alex Buxton of Zions Bank Public Finance presented information and explained the parameters resolution would establish the need for a public hearing and was a procedural vote that would not be binding. Billingsley described the low interest rate and the date of the public hearing was set for January 10, 2023.

**Motion and Vote:** Councilmember Derasary moved to approve proposed **Resolution 31-2022** authorizing the issuance and sale of not more than \$7,000,000 aggregate principal amount of Wastewater and Water Revenue Bonds, Series 2023, and related matters. Councilmember Knuteson-Boyd seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

#### ***Old Business:***

##### ***Moab - Tomorrow Together Vision and Strategic Action Plan—Adopted***

**Discussion:** City Manager Castle briefed Council on the conclusion of the project. Councilmember Jones thanked staff and stated the plan was actionable and it engaged the community. Councilmembers Wojciechowski and Taylor concurred.

**Motion and Vote:** Councilmember Jones moved to approve proposed **Resolution 34-2022** adopting a community vision and strategic action plan. Councilmember Wojciechowski seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

**City Manager Updates:**

City Manager Castle reported on a joint holiday food drive with the police department and the Moab Valley Multicultural Center. She mentioned repairs to flood damage along Pack Creek that would include staging equipment at Old City Park for two months. Castle brought up a water line break on Main Street that was affecting neighborhoods. She went over holiday closures and water and sewer rate increases starting in January.

**Mayor and Council Reports:**

Councilmember Knuteson-Boyd reported she was incoming chair for the Canyonlands Health Center Special Service District. She also reported on holiday parties for the Canyonlands Care Center and the City, and mentioned an upcoming meeting of the housing authority.

Councilmember Jones reported on a meeting of the travel council which included budgeting for visitor data analysis, the film commission, trade shows and national park timed entry education. He mentioned meetings of the Community Renewable Energy board, the local housing fair, and the solid waste district, which hired a new executive director and was raising County fees.

Councilmember Wojciechowski reported he was recovering from COVID and enjoyed the light parade with TrailMix. He said he attended the housing fair and planned to attend meetings regarding the homeless council and the water resource management plan.

Councilmember Taylor reported he attended the housing fair and meetings of the airport board and the advisory committee for Utah State University.

Councilmember Derasary reported she attended meetings of the Grand Water and Sewer Special Service Agency, the Utah League of Cities and Towns, the South East Utah Riparian Partnership, an Environmental Protection Agency discussion of regional haze, and the local housing fair. She mentioned the tailing site futures open house and briefed Council on a Grand Junction site visit to Las Colonias Park.

Mayor Langianese reported on meetings with the County regarding the transit tax, efforts to address active employee housing, and two interviews with KZMU. She mentioned new electric vehicle chargers proposed by Rocky Mountain Power and a meeting with San Juan County Commissioner Bruce Adams. She mentioned the holiday tree lighting ceremony and her work on the Canyonlands Health Care Special Service District board. She concluded by mentioning upcoming Council committee and board assignments.

**Executive (Closed) Session:**

**Motion and Vote:** Councilmember Knuteson-Boyd moved to enter a closed strategy session to discuss reasonably imminent and/or pending litigation. Councilmember Wojciechowski seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye. Mayor Langianese convened the closed session at 8:39 p.m. Councilmember Knuteson-Boyd moved to end the closed session. Councilmember Wojciechowski seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye. Mayor Langianese closed the Executive Session at 8:52 p.m.

**Adjournment:** Councilmember Knuteson-Boyd moved to adjourn and Mayor Langianese adjourned the meeting at 8:52 p.m.

APPROVED: \_\_\_\_\_  
Joette Langianese, Mayor

ATTEST: \_\_\_\_\_  
Sommar Johnson, City Recorder