

MOAB CITY COUNCIL MINUTES
REGULAR MEETING
June 13, 2023

Moab City Council held its Regular Meeting on the above date in Council Chambers. Archived audio is at www.utah.gov/pmn and video is at www.youtube.com/watch?v=xvz_lB3-o_M.

Regular Meeting Attendance and Call to Order:

Mayor Joette Langianese called the meeting to order at 6:01 p.m. and Kathy Holyoak led the Pledge of Allegiance. Councilmembers Rani Derasary, Tawny Knuteson-Boyd, Jason Taylor, Luke Wojciechowski and Kalen Jones attended. Also in attendance were Sustainability Director Alexi Lamm, City Manager Carly Castle, Finance Director Ben Billingsley, Recorder Sommar Johnson, Police Administrative Sergeant Scott Finlayson, Assistant Police Chief Lex Bell, Attorney Nathan Bracken and five members of the public. Planning Director Cory Shurtleff attended via electronic means.

Citizens To Be Heard:

Sara Melnicoff referenced an email she sent to Council regarding recycling at Lions Park. She spoke about recycling bins and the need for the public to understand the recycling process. She said that 45 to 50 percent of trash transported to the landfill comprises recyclable material, which could be diverted to the recycling program. She spoke about the benefits of recycling.

Presentation: Fraud Risk Assessment

Finance Director Billingsley presented the City's fraud risk assessment as required annually. He said that fraudulent reporting of employee work time was the most common type of fraud. He spoke about safeguards against fraud and noted the City has a very low risk score.

Department Head Update:

Sustainability Director Lamm provided an update on the status of electric vehicle (EV) charging stations owned and/or operated by the City. She said the existing Level 2 chargers were often inoperable. She outlined other providers and business models for EV chargers and noted fast chargers were planned. She described a proposal to establish four stalls at Lions Park due to space needs for larger equipment and a source of electricity. Councilmember Jones brought up benefits of having the fast chargers closer to downtown. Councilmember Taylor asked about the fiscal impact on the City to provide the chargers. Discussion involved a Request for Proposals for EV charging station providers, future prospects for universally compatible Tesla charging stations, use statistics, and access to the presentation materials. Mayor Langianese brought up a ten-year commitment required by Rocky Mountain Power followed by negotiation with the City.

Consent Agenda—Approved

Motion and Vote: Councilmember Knuteson-Boyd moved to approve the consent agenda as follows: approval of minutes for the May 23, 2023, Regular Meeting and approval of bills against the City of Moab in the amount of \$445,336.55. Councilmember Jones seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

General Business:

Public Hearing: Shamrock Annexation

Planning Director Shurtleff presented a flow chart of the annexation process and described the proposal under consideration, which encompasses property located at approximately 1480 South Highway 191. He mentioned that the current Highway Commercial zoning of the parcel would be compatible with the City's C-4 Commercial zone as proposed. He described several pros and cons of the annexation including workforce housing possibilities, traffic safety and in-

fill. Ellen Weinstein, representing the developer and property owner, described the proposed project, which includes apartments intended for workforce housing as well as restaurant-compatible retail space. Mayor Langianese opened the public hearing at 7:00 p.m. and mentioned written comments received from Mr. Cisneros.

Katherine Holyoak spoke and stated she was not opposed to the annexation but had concerns about access to the homes and properties above the subject parcels. Ms. Weinstein responded with comments regarding two points of access to the property. Mayor Langianese closed the public hearing at 7:04 p.m.

Shamrock Annexation—Approved

Discussion: Planning Director Shurtleff took questions from Council regarding the proposed annexation of property located at approximately 1480 South Highway 191. Councilmember Taylor asked for clarification regarding the percentage of rental units intended for workforce housing and the developer explained that for financing purposes, a 50 percent threshold was being considered although likely 100 percent of units would be rented to workforce housing or qualifying students and faculty. Councilmember Wojciechowski brought up potential hardships for seasonal workers regarding the proposed one-year lease stipulation. Councilmember Taylor asked about the proposed retail space and Councilmember Derasary asked if there was a way to know how much the new retail and restaurant jobs would add to the community's housing needs, brought up affordability concerns and asked where she could find the letters of protest presented to the Boundary Commission. Planning Director Shurtleff explained the Boundary Commission found the protests were nonqualifying. Councilmember Knuteson-Boyd thanked staff for their work on bringing the annexation forward and stated Utah Department of Transportation (UDOT) was compelled to address traffic issues. Councilmember Wojciechowski brought up the need for corresponding services such as police, utilities and other services.

Motions and Vote: Councilmember Derasary moved to table **Ordinance 2023-10**, an ordinance approving the annexation of property located at approximately 1480 South Highway 191 in unincorporated Grand County jurisdiction due to lack of access to the letters of protest as well as a need for more time to consider the pros and cons. She asked for more information regarding water and sewer services as well as proof there would be enough water to serve the project site. There was no second and the motion failed. Councilmember Wojciechowski moved to approve **Ordinance 2023-10**, an ordinance approving the annexation of property located at approximately 1480 South Highway 191 in unincorporated Grand County jurisdiction. Councilmember Taylor seconded the motion. Councilmember Taylor noted Mr. Cisneros made good points in his protest letter. The motion passed 4-1 aye with Councilmembers Jones, Taylor, Knuteson-Boyd and Wojciechowski voting aye and Councilmember Derasary voting nay.

Marcus Court Minor Subdivision—Approved

Presentation: Planning Director Shurtleff briefly presented the proposed subdivision of property located at 347 Marcus Court in Moab.

Motion and Vote: Councilmember Derasary moved to approve **Resolution 18-2023**, a resolution approving the Marcus Court Minor Subdivision of property located at 347 Marcus Court, Moab, Utah 84532. Councilmember Knuteson-Boyd seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

Adoption of 2023-2024 Budget—Approved

Presentation and Discussion: Finance Director Billingsley presented changes from the approved tentative budget to the final proposed budget. He described pass-through funding, carryover, and budget savings. Councilmember Jones brought up the prospect of the County contributing to the funding of a school resource officer. It was noted Grand County Sheriff deputies were commonly seen on the high school campus.

Motion and Vote: Councilmember Knuteson-Boyd moved to adopt **Resolution 16-2023**, a

resolution adopting the fiscal year 2023-2024 budget. Councilmember Wojciechowski seconded the motion. The motion passed 5-0 aye with Councilmembers Jones, Derasary, Taylor, Knuteson-Boyd and Wojciechowski voting aye.

Finance Director Update:

Finance Director Billingsley announced his resignation from the City for family reasons.

City Manager Updates:

City Manager Castle thanked Mr. Billingsley for his service. She announced an upcoming arts and agriculture market as well as a free film. She mentioned an upcoming active shooter training and noted a new community development director had been hired.

Mayor and Council Reports:

Councilmember Derasary reported on the Water Utility Resource Management Plan open house and said she attended a webinar regarding climate-friendly land use planning. She brought up a Grand County hazard mitigation workshop and described a field trip to Las Colonias Park in Grand Junction, built on the site of a former tailings pile and indicated the park can provide inspiration for the future of the Moab tailings site. Derasary concluded with reminders about mosquitos and fire warnings.

Councilmember Knuteson-Boyd remarked on her attendance at a Memorial Day event and mentioned a meeting of the Canyonlands Health Care Special Service District board. She also brought up the upcoming active shooter training.

Councilmember Taylor thanked Mr. Billingsley for his service.

Councilmember Jones mentioned a rate study being conducted by the solid waste district. He mentioned the Community Renewable Energy board had hired a public relations firm, and he noted the kickoff of the sustainability action plan process.

Councilmember Wojciechowski also mentioned the sustainability kickoff and provided highlights of the recent Planning Commission meeting. He reported on TrailMix and progress at the Utahraptor State Park, including the drilling of a well and development of access points. He mentioned Senator Mitt Romney’s advocacy for e-bike access to Arches National Park. He thanked Mr. Billingsley for his service.

Mayor Langianese reported on her attendance at the Boundary Commission meetings, and noted the Permanent Community Impact Board (CIB) had committed funds for the Kane Creek Boulevard reconstruction. The Mayor also mentioned a meeting with Jen Sadoff, Executive Director of Moab Regional Hospital regarding the ongoing hospital expansion and potential expansion of the neighboring senior apartments. Langianese mentioned meetings of the Outdoor Adventure Commission and the film commission. She noted a field trip to a film set. She reminded Council about new laptops for their use and announced a forthcoming review of rules and procedures and a code of conduct for elected officials. She concluded with a reminder that the City Manager’s evaluation was in process.

Adjournment: Councilmember Jones moved to adjourn. Councilmember Wojciechowski seconded the motion. The motion passed unanimously and Mayor Langianese adjourned the meeting at 8:04 p.m.

APPROVED: _____
Joette Langianese, Mayor

ATTEST: _____
Sommar Johnson, City Recorder