
PANGUITCH CITY COUNCIL MINUTES

**OCTOBER 10, 2023
CITY COUNCIL – 5:30 P.M.
25 S 200 E PANGUITCH CITY OFFICE
PANGUITCH, UT 84759**

Those present at the City Council meeting were Mayor Kim Soper, City Manager Lori Talbot, City Recorder Tyrissa Howell, City Attorney Barry Huntington, and Council Members David Dodds, Paul Dastrup, Mark Boshell, Tracy Wright, and Mike Sarles.

Others present were Superintendent Durrell Darr, Mat Houston, Jaynie Connor, Maiyah Grant, Teresa Wood, Tess Myers, Jim King, Angeli Sheffer, Elaine Baldwin, and Shannon Leibbrandt. Jean ? attended via Zoom.

The meeting was called to order at 5:30 p.m.

OPENING CEREMONY

Council Member Tracy Wright conducted the opening ceremony.

ADOPTION OF THE AGENDA

Paul Dastrup moved, seconded by Tracy Wright to adopt the agenda. The motion passed with all in favor.

APPROVAL OF THE MINUTES

Mark Boshell moved, seconded by David Dodds to approve the minutes. The motion passed with all in favor.

CULINARY WATER IMPROVEMENT

City Manager Lori Talbot stated that the casing should be through the culvert today. She also explained that the cemetery road has been damaged for about ten foot

ENTRANCE – FAMILY DOLLAR

Council Member Paul Dastrup looked at the Family Dollar entrance and explained the grade of the entrance

SIGNAGE – BARNEY, MCKENNA AND OLMSTEAD AT 21 N MAIN

Mike Sarles moved, seconded by Tracy Wright to approve the signage at 21 North Main Street. The motion passed with all in favor.

PUBLIC HEARING – BIC BUILDING

Mayor Kim Soper opened the Public Hearing at 5:45 PM

The old high school was built in the 1930s in the '90s Panguitch City purchased the building from the school district and created a business incubation center. The BIC building needs a new roof, new electrical and new plumbing. The foundation is deteriorating, and the building is not prepared for seismic activity. To refurbish the building, it would cost the city \$19,726,000.

Option 1 to refurbish the building. The building would have to be gutted and would cost the city \$19,972,000.

Option 2 would be to demolish the building and build a new building. Demolishing the building would cost about \$85,000. And to build a new 6500 square foot building would cost \$4,315,000.

Option 3 would be to sell. The building was appraised at \$380,000.

Teresa Wood from the Children's Justice Center stated they moved in in 2020. She thanked Panguitch City for providing the space. She asked the City Council to give the center time to move and asked for help to find another location.

Durrell Darr asked if Panguitch City could afford option 2. The answer was with grants and possibly not until the Triple C arena is paid off in 8 years.

Julie Bishop asked if there would be office space in the new building. Mayor Soper feels Panguitch City should not be competing with private office rental space.

Elaine Baldwin stated that the DUP committee is not in favor of the building coming down. She would prefer to see the building sold to a private individual and refurbished.

Angeli Sheffer believes Panguitch City needs a recreation center with a swimming pool. The Elder would benefit from a pool.

David Dodds asked how much is left owing on the Triple C. \$80,000

Jim King would like to buy the building and use the first floor as a bowling alley.

Shannon Leibbrandt stated the gym in the BIC building serves a lot of families in Panguitch and the surrounding communities. The gymnastics program has grown in the space and would not be able to go back to the social hall if the BIC building is demolished.

Mat Houston thanked the City Council for the ability to use the space while he prepared to build a building of his own. He asked that the City Council give tenants time to find a new space. He believes it would be huge to lose the Children's Justice Center and the gymnastics program.

Tracy Wright would hate to see the building demolished but at the same time she would like to see a community center.

Mike Sarles stated that there is a fourth option. To apply for an Economic Development grant to repair the roof and continue with the building as it is trying to get new grant to continue repairs. He stated he does not like the other options.

Paul Dastrup stated the reason for getting the building to code is for public safety.

Mark Boshell would like to explore the grant option first and if that doesn't work he would like to see the building sell to a private individual. Being sure to give the current tenants time to find a new location.

Jean ? an interested buyer stated he would like to keep the gym and renovated the first and second floor into either office space or long term apartments. He would start with the roof and then focus on the inside. He is a general contractor so he feels his cost will be less than the city's.

David Dodds does not think refurbishing it will work for the city. He worries that with fixing the roof there would still be the problem of mold from the water damage. He is concerned that if the building sells to a private individual the buyer will not finish the building and it will just sit and become a condemned building. The property location holds a lot of value. Maybe the community would be willing to pay for a community center.

Barry Huntington recommends if the building is sold it is sold at the appraised value and to the highest bidder.

Paul Dastrup stated he doesn't want to displace tenants but worries about how safe it is for them to be in there with the possibility of mold.

The council discussed having it tested for mold. Lori stated that if mold is found all the tenants would have to stay out.

David Dodds asked if Panguitch sells the building can requirements be put in the contract with a time frame.

Mayor Kim Soper would like to demolish the building. And build new in the future.

Tracy would like to try for a grant to repair the roof and in the future look for more grants to repair the building.

Mayor Kim Soper closed the Public Hearing at 6:49 PM

ANGELI SHEFFER – DUP MUSEUM TREE

Angeli Sheffer explained the DUP Museum has a large tree that is dying. Two bids have been received to remove the tree, one for \$2000 and one for \$1937. The Dup has very little money. The building isn't insured. City Manager Lori Talbot will look into a grant from Highway 89. The council asked about fundraisers.

DOG POUND

The City Council discussed plans for a dog pound building. Mayor Kim Soper will take the current plans to the other Mayor and the County to see what they are willing to contribute to building a new dog pound.

EXECUTIVE SESSION

Mike Sarles moved, seconded by Mark Boshell to enter an executive session for personnel with Barry Huntington, Paul Dastrup, David Dodds, Tyrissa Howell, Kim Soper, Lori Talbot, Mike Sarles, Mark Boshell and Tracy Wright in attendance. The Motion passed with all in favor.

Paul Dastrup moved, seconded by David Dodds to exit the executive session. The motion passed unanimously.

CITY MANAGER POSITION

Mark Boshell moved, seconded by Tracy Wright to advertise the City Manager position with a salary starting at \$65,000 with the possibility of going higher depending on experience. The motion passed with all in favor.

DEPARTMENT REPORTS/CALANDER

Right of Way Ordinance – Tracy Wright would like to have a work meeting to finish up the right of way ordinance.

Parking Ordinance –

General Plan –

BIC tour –

ADJOURNMENT

David Dodds moved to adjourn at 7:30 PM.

Kim Soper, Mayor

Tyrissa Howell, City Recorder