
PANGUITCH CITY COUNCIL MINUTES

FEBRUARY 13, 2024
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 Mat Houston, City Recorder Tyrissa Howell, City Treasurer Carla Farnsworth, City Attorney Barry Huntington, and Council Members David Dodds, Mike Sarles and Tracy Wright. Council Member Paul Dastrup was in attendance via Zoom.

Others present were Julie Bishop, Durell Darr, Jaynie Connor, Mayah Grant, Eric Fawson, Shannon Fawson, Randi Miller, Teresa Wood, Lori Talbot, AJ Johnson, Harshad Desai, Cindy Stewart, Hollie Henrie, Tess Meyers, Matt Lamas, Wes Syrett, Mehgan Cooper, Ed Ryan, Mac Oetting, Tom Talbot, Becky Dalton, Kadden Figgins, Collette Cox, Jill Nowers, Anne Excell, Harry Gardner, Lorraine Gardner, Brooke Gail, Elaine Baldwin, Shanon Leibbrandt, Sid Fullmer and Alberto Vasquez. In attendance via Zoom were Shayne Howell and Callie Ward.

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

OPENING CEREMONY

Mat Houston conducted the opening ceremony.

ADOPTION OF THE AGENDA

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

APPROVAL OF THE MINUTES

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

SHORT TERM RENTAL – THE LOFT/AJ JOHNSON AT 387 S. OAK STREET

Planning and Zoning did not recommend approval of the short-term rental at 387 S. Oak Street. In 2021 the Board of Adjustments approved a secondary dwelling to be built on the property. The City Council will follow the ordinances that are in place.

SHORT TERM RENTAL – THE PETITE RETREAT/AJ JOHNSON AT 335 E 100 N

Mike Sarles moves, seconded by Tracy Wright to approve Petite Retreat at 335 E 100 N. The motion passed with all in favor.

BUSINESS LICENSE - CATTLEMEN’S STEAKHOUSE

Mike Sarles moved, seconded by David Dodds to approve the business license for Cattlemen’s Steakhouse at 95 N Main. The motion passed with all in favor.

BUSINESS LICENSE – TONY PETERSEN CONSTRUCTION

David Dodds moved, seconded by Mike Sarles to approve the business license for Tony Petersen Construction LLC. The motion passed with all in favor.

CITY COUNCIL VACANCY

The City Council interviewed applicants, asking about their interest in joining the Council, relevant experience, and challenges facing Panguitch City.

Mac Oetting mentioned his previously serving on the City Council, the School board, and other committees. He believes that Panguitch City can increase profitability and needs a health facility and low-income housing.

Harshad Desai reported that he has been a resident of Panguitch since 1992. According to him, there has been a lack of progress. He stated he has an education and has experience in business ownership. He feels that there is insufficient engagement with business owners, as well as a lack of transparency in the City's operations.

Cindy Stewart stated that she was born and raised in Panguitch. She is invested in Panguitch. She has previously served on the City Council and the School Board. She has a background in business, construction, drafting, and engineering.

Garrett Wolfley was interviewed by phone. He stated that he loves Panguitch. He tries to be involved. He has experience with large corporations. He would like to see positive growth economically while keeping the small town culture.

BIC BUILDING

Mike Sarles reviewed the grant being offered in the amount of \$365,930 With a 20 % match of \$73,186. The match can be cash or in-kind service. The project has a two year completion. Garfield County has agreed to pay \$35,000 for the match and the needed testing. The plan for the grant is to do a full roof on the building, windows in the stairs and hallways and on the west side of the building, carpet in six classrooms, new heating and air, and new electrical wiring.

Mayor Kim Soper walked through the building with building inspector Jared Woolsey. The building needs to be tested for mold, lead and asbestos. The building will need fire sprinklers. The mayor stated that the grant would repair 1/3 of the building, He asked what the cost would be to repair the remaining of the building in the next two phases. The Mayor stated there will be projects like sewer lagoons, the dog pound, the industrial park, roads and secondary water lines that will require the city's money. He feels Panguitch City should not be competing with businesses in town. An architect quoted 19 million to bring the BIC building to code.

David Dodds stated that the focus is not gymnastics. There is a lot of unknowns on the damage in the BIC building. The water goes all the way from the roof to the first floor and pools in the lights. He has concerns about the subfloor on the second floor. Jared Woolsey told him that if 25% of the building is renovated then

it is required to bring the building to code. David stated he would like more answers before a decision is made.

Tracy Wright looked through the minutes and could not find anything on the upkeep of the BIC building. She stated that the grant is an opportunity to save the BIC building. She would like to do the testing needed.

David Dodds would like to do testing, get a bid on stamped drawings, and look at the subfloor.

Mike Sarles moved, seconded by Tracy Wright to allow Collette Cox to speak about the grant. The motion passed with all in favor.

Collette Cox, representing the Governor's Office of Economic Opportunity stated that the BIC building meets all the requirements of the Rural Communities Opportunity Grant. Phase two would restore the gym and second floor. Phase three would restore the east side of the building. She believes that the grant will not have any impact on taxes. She pointed out that Garfield County has a high unemployment rate and mentioned that there are over 200 businesses in Panguitch and 80 in the surrounding area.

Paul Dastrup stated that Panguitch City needs to focus on public safety, laws and regulations, keeping our drinking water safe, repairing the sewer lagoons, and safe roads. The BIC building was deemed unsafe 30 years ago. No operating funds have been placed into the building. Rent would have to go up. The property has value but the building has structural issues. If restored the BIC building would have to meet ADA requirements and egress on the second floor. He stated he doesn't want to put money into it. He feels the safety issues need to be dealt with. Paul stated that a lot of the comments received were concerned about the gymnastics program. He asked if there are other alternatives for gymnastics like using the fair building or one of the rooms at the Triple C Arena.

Mayor Kim Soper stated that he supports economic development but not putting money into the BIC building.

David Dodds moved, seconded by Mike Sarles to table the BIC building for 30 days until testing can be done for mold, asbestos, and lead, get an estimate for the drawing, find out what codes must be met, and what structural damage there is. The motion passed.

EXECUTIVE SESSION

Tracy Wright moved, seconded by David Dodds to enter an executive session for personnel with Barry Huntington, David Dodds, Tyrissa Howell, Kim Soper, Mat Houston, Paul Dastrup, Mike Sarles and Tracy Wright in attendance.

Tracy Wright moved, seconded by Mike Sarles to exit the executive session. The motion passed unanimously.

JILL NOWERS

Mike Sarles moved, seconded David Dodds to approve donating up to \$400 for paint. The motion passed with all in favor.

CITY COUNCIL VACANCY

David Dodds moved, seconded by Tracy Wright to appoint City Stewart. The motion passed with all in favor.

DEPARTMENT REPORTS/CALENDAR

Secondary Water – The NRCS is planning improvements for West Panguitch Irrigation Company’s irrigation lines. Panguitch City could choose to include the secondary water lines in the plan. This item will be on the next agenda.

Utah Trails Network – A meeting was held with the BLM about putting a bike trail from Panguitch to the Red Canyon Bike Trail. Decisions are being made about the trail going next to the highway or going to Casto Canyon.

Old Landfill – An Appraisal has been ordered for the old landfill.

City Office Heating and Air – L and M will be returning to work on the heating and air in hopes of solving the problem.

Dense Housing – Tracy Wright would like to have a work meeting with the City Council and Planning and Zoning about zoning for dense housing.

Board of Adjustments – The Board of Adjustments is required to have a member from Planning and Zoning. Jon Torgerson has agreed to be on both committees.

Social Hall Monitor – No applications have been received for the social hall monitoring job.

Social Hall - There was a discussion on changing the locks on the social hall yearly to require a yearly membership. The thermostat needs metal covers to keep people from changing the temperature.

Fish Derby – The derby was very successful. There were 242 registered groups with approximately 400 people participating.

ADJOURNMENT

David Dodds moved to adjourn at 7:48 PM.

Kim Soper, Mayor

Tyrissa Howell, City Recorder