

**COMMISSION MEETING  
PACKET**

**DATE:**

**March 12, 2024**



# NOTICE AND AGENDA OF A MEETING OF THE KANE COUNTY COMMISSION

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**PUBLIC NOTICE IS HEREBY GIVEN** that the Commissioners of Kane County, State of Utah, will hold a **Commission Meeting** in the Commission Chambers at the Kane County Courthouse, 76 N. Main Street, Kanab, Utah on **Tuesday, March 12, 2024** at the hour of **2:00 P.M.**

\*The Commission Chair, in her discretion, may accept public comment on any listed agenda item unless more notice is required by the Open and Public Meetings Act.

**This meeting is available for call in option - #435-676-9000 – Enter participant code-168030**

**CALL MEETING TO ORDER  
WELCOME  
INVOCATION  
PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENT:**

**CONSENT AGENDA:**

Check Edit Report:  
Approval of: Commission Meeting Minutes for February 27, 2024

**REGULAR SESSION:**

- 1. Canvas of the March 5, 2024 Presidential Primary-Heather Narramore/Commissioner Heaton**
- 2. Payment In Lieu of Taxes (PILT) Payment Presentation by Utah Division of Wildlife/Commissioner Meyeres**
- 3. Recognition of Outgoing SSD Board Members/Full Commission**

- 4. Action on Rural County Grant Funds Recommended by the Kane County Economic Opportunity Board/Commissioner Meyeres**
  - 1. Southwest Tech is Requesting a Total of \$29,000 for Spring and Fall Course Business Development Training Offerings in 2024**
  - 2. Kanab Area Chamber of Commerce Requests \$10,000 for Business Development and Expansion, General Support, as well as Workforce Training and Development**
- 5. Discussion/Possible Action Regarding the Willow Reserve Public Infrastructure District (PID) No. 1/Full Commission**
- 6. Review of Legislative Issues/Full Commission**
- 7. Commissioner Report on Assignments/Full Commission**

**Closed Session:**

- Discussing an individual's character, professional competence, or physical or mental health.
- Strategy sessions to discuss collective bargaining, pending or reasonably imminent litigation, or the purchase, exchange lease or sale of real property.
- Discussions regarding security personnel, devices or systems.
- Investigative proceedings regarding allegations of criminal misconduct.

**NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS:**

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Chameill Lamb at (435) 644-2458. Agenda items may be accelerated or taken out of order without notice as the Administration deems appropriate. All items to be placed on the agenda must be submitted to the Clerk's office by noon Thursday, prior to the meeting.

# CONSENT AGENDA

Minutes of:

Commission Meeting Minutes for February 27, 2024

**MINUTES  
OF THE KANE COUNTY  
BOARD OF COMMISSIONERS' MEETING  
February 27, 2024  
IN THE KANE COUNTY COMMISSION CHAMBERS,  
76 NORTH MAIN, KANAB, UTAH**

**Present:** Chair Patty Kubeja, Commissioner Celeste Meyeres, Commissioner Wade Heaton, Attorney Van Dyke, Sheriff Tracy Glover, Clerk/Auditor Chameill Lamb (Absent), Deputy Clerk/Auditor Candice Brown

**Also Present:** Rhonda Gant, Taylor Glover, Keiren Chatterley, Bert Harris

**CALL MEETING TO ORDER:** Commissioner Meyeres

**WELCOME:** Commissioner Meyeres

**INVOCATION:** Mike Noel

**PLEDGE OF ALLEGIANCE:** Bart Battista

**PUBLIC COMMENT:**

Dirk Clayson wanted to talk about the agenda item that is on the use of TRT Funds, grants, and what is a county sponsored event. He has been heavily involved in tourism over the years. Dirk mentioned that there is a general concern that with the loss of some of the focus on events and working on events and maybe a focus on making events financially solvent in a silo instead of looking at the TRT taxes that they bring in or the overall economic good to the community, that maybe there is a more focus on silo finance management then why are we doing events in the first place. He would like to find a way that the business owners could re-engage with the county and look at how some of the activities are put together and why we would not be sponsoring things that make economic sense for the business community. Dirk also requested to be able to look at the budget to see where the transient room tax is going.

Mike Noel mentioned that he was a partner with Dirk and way back when they introduced the TRT tax the idea was to promote tourism. They found that when we promote tourism we had impacts on the local community and when we have events here, we get a boost in the economy. He thinks that we need to re-look at this and have a balance. If there is something that doesn't meet the goal then that is okay, but to take all that money from TRT and go do things that other taxes should do, then that making is a big mistake.

## **CONSENT AGENDA:**

Check Edit Report:

**Motion** to adopt the Consent Agenda, which includes the Check Edit Report as well as the Commission Meeting Minutes from February 13, 2024 made by Commissioner Meyeres and motion carried with all Commissioners present voting in favor.

## **REGULAR SESSION:**

### **1. Jail Chapel Expansion Project/Commissioner Kubeja**

Sheriff Glover said they built the facility back in 2009/2010 and one of the things that they underestimated when they built the facility was what they would need for a clergy room. Right now, the room can fit around 30 people at the most and it does get used as more than clergy services, but for the most part, it is a church area. They started looking at expanding it back in 2012, but haven't been able to pull it off and so the money they would have spent on it has rolled back into the budget. What they would like to do now is possibly partner with the LDS church and double the size of that space. They would benefit more than just the clergy denominations because they would extend it all the way up to the second floor, which has a classroom and some other administrative space. This would probably be the easiest and best use of their money.

### **2. Court Entrance Remodel Approval/Commissioner Kubeja**

Commissioner Kubeja mentioned that when we started the remodel of this administrative building we went to the state to ask them if they were interested in doing a remodel at their entrance because there was some safety concern issues. At the time, they did not want to give any money towards it. They came back more recently and said they wanted to re-look at it. We haven't finished up the contract for this remodel so we can do it in a change order.

Sheriff Glover said that the court entry is not safe, it is not a secure area and it is disruptive. They had a meeting with them a few months ago and they said they didn't have any money and weren't really interested in kicking in on it, but they did want to see a potential layout change. Sheriff Glover had the architect put something together and they had a telephonic video meeting with Chris Morgan, which is our local Administrative Office of the Courts representative and Chris Talbot. The courts initially offered that they might be able to pay up to a 50/50 partnership with the county, up to \$100K. Sheriff Glover talked to a few different people and suggested that it would need to be more of a 60/40 split that the courts would pay a little more. They got on a call and Chris was able to offer up to \$100K at a 60/40 split, but with that, they would want an extension on their lease agreement.

**Motion** to approve the Court Entrance Remodel as presented made by Commissioner Heaton and motion carried with all Commissioners present voting in favor.

Commissioner Kubeja-aye  
Commissioner Meyeres-aye  
Commissioner Heaton-aye

**3. Kane County Sheriff and Fredonia Town Dispatch Agreement/Commissioner Kubeja**

Sheriff Glover said that he has looked at the contract and it has been updated for some legal technicalities. The contract was a little open ended for how many officers we were billing them for, the original agreement was based on a per officer, per year concept, but they are in and out of there all the time so they switched it to a monthly billing.

**Motion** to adopt the Kane County Sheriff and Fredonia Town Dispatch Agreement as presented made by Commissioner Meyeres and motion carried with all Commissioners present voting in favor.

Commissioner Kubeja-aye  
Commissioner Meyeres-aye  
Commissioner Heaton-aye

**4. Sand Caves Parking Ditch Maintenance MOU/Commissioner Heaton**

Taylor Glover said this is an MOU between the county and Best Friends. He said that UDOT approached us a couple of years ago about people parking on the west side of

Hwy. 89 and then darting across the highway to the east side of Hwy. 89 to visit the sand caves. They wanted to come up with a solution for that and the solution they felt the most comfortable with was a parking lot in their right-of-way at the Kanab Canyon turnoff. Our contribution to that was mostly labor, they funded it, but we spread the gravel. One of the things we entered into at the time was a Maintenance MOU to maintain the parking lot. Taylor mentioned that where the water comes off the highway there is a culvert and it runs under the road, to the parking lot and then diverted to another ditch, which runs into Kanab Creek across from Best Friends property. As the parking lot went in Bart Battista reached out to us and there is some complications with being able to maintain that ditch where it is on private property. We need to have some kind of agreement so we can access the property to do routine maintenance.

Commissioner Meyeres mentioned that she would like #6, under Ditch maintenance, to be reworded.

**Motion** to adopt the MOU regarding the Sand Caves Parking Ditch Maintenance, pending rewording to Item #6 as suggested by our attorney made by Commissioner Meyeres and motion carried with all Commissioner present voting in favor.

Commissioner Kubeja-aye  
Commissioner Meyeres-aye  
Commissioner Heaton-aye

**5. Discussion/Possible Action Regarding Resolution Establishing County Policy for the Recognition of County Sponsored Events, Programs and Projects/Full Commission**

Commissioner Kubeja said that often times the county has funded/partially funded things in an event and people don't necessarily know the county is involved and so they wanted to be sure and give the recognition where recognition is due.

**Motion** to adopt a county policy that requires any county funds that go to support, sponsor, or a grant in the event, program, or project in the county, that they recognize those funds being provided in some way, also adding to county buildings something permanent stating who paid for the building made by Commissioner Heaton and motion carried with all Commissioners present voting in favor.

Commissioner Kubeja-aye  
Commissioner Meyeres-aye  
Commissioner Heaton-aye



## **6. Public Safety Issues on the House Rock Valley Road/Commissioner Kubeja**

Sheriff Glover presented to the Commission some of the issues that are happening on the House Rock Valley Road, one of the busiest roads in Kane County. He showed pictures of where the road gets washed out so cars are either trying to cross where it is washed out and getting stuck or parking in different areas and hiking several miles to get to their destination. He would like the Commissioners to take action to do what is necessary to make the crossing usable by the public or have a mechanism to close the road during certain weather events.

Commissioner Heaton's biggest frustration is that we have been talking about this for as long as he can remember and nothing is getting done. He is 100% in support of what Sheriff Glover is suggesting.

The Commission decided to have a closed session for further discussion on this item.

## **7. Presentation from the Farm Bureau/Commissioner Heaton**

Shane Stotlar came and gave a presentation on the Farm Bureau. He said that the farm bureau gives education and pushes policy for our local agriculture people. Some of the things they have done with the money that they receive from Kane County was hold a community dance, helped sponsor the buyers breakfast at the county fair, go into classes and educate the kids and provide the teacher with a book, and hold education workshops.

## **8. Review of Legislative Issues/Full Commission**

The Commissioners mentioned that this was the last week of the legislative session and then went over a few of the bills that they have been watching.

## **9. Commissioner Report on Assignments/Full Commission**

Commissioner Kubeja had the Kane Community Youth Commission give a presentation on their leadership trip to Washington D.C.

**Motion** to go into closed session to discuss pending or reasonably imminent litigation made by Commissioner Meyeres and motion carried with all Commissioners present voting in favor.

**Motion** to adjourn made by Commissioner Meyeres and motion carried with all Commissioners present voting in favor.

**WHERE UPON MEETING WAS ADJOURNED**

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Patty Kubeja Chair

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Chameill Lamb Clerk/Auditor

# **AGENDA ITEMS**

# ITEM # 1

Canvas of the March 5, 2024 Presidential Primary

# ITEM # 2

Payment In Lieu of Taxes (PILT) Payment Presentation by  
Utah Division of Wildlife

# ITEM # 3

Recognition of Outgoing SSD Board Members

# ITEM # 4

Action on Rural County Grant Fund Recommended by the  
Kane County Economic Opportunity Board

1. Southwest Tech is Requesting a Total of \$29,000 for Spring and Fall Course Business Development Training Offerings in 2024
2. Kanab Area Chamber of Commerce Requests \$10,000 for Business Development and Expansion, General Support, as well as Workforce Trainings and Development

**Funding request presented to Kane County Economic Opportunity Board from Southwest Technical College, February 12, 2024.**

Southwest Technical College and the Kanab Area Chamber of Commerce are partnering to put together the College business training calendar for 2024. Our focus is on providing low cost/no cost workforce training and development for Kane County business leaders and their employees. **We would like to request funding from the Rural County Grant Program for a total of \$29,000 for the following Spring and Fall course offerings:**

#### Spring 2024

- Brad Anderson customer service and sales training – he is scheduled here the week of March 25<sup>th</sup> and will do five ½ day sessions of customer service, and five ½ day sessions on connecting with customers to drive effective sales outcomes. The entire week, ten classes, \$14,000
- Quickbooks one on one business consultations and training with Hadin Jones, \$2500
- Google training series with Kaden McBride, to cover Google ads, and Cloud applications to include calendar, mail, docs, sheet and slides, \$1000

#### Fall 2024

- Marketing series with On Purpose Marketing: AI, social media, branding, \$4500
- Follow up marketing consulting with training participants On Purpose Marketing, \$2500
- Leadership Series with professor Eric Kirby, Dixie L. Leavitt School of Business, Southern Utah University, 3 courses, \$4500
  - Career Mastery: Strategies to Become Indispensable at Work
  - Leadership 101: Crafting Your Leadership Identity for Impact
  - Leadership Authenticity: Unveiling Your Guiding Principles

Southwest Tech will also be applying for Custom Fit matching funds, that are available on a percentage basis. The purpose of the Custom Fit program is to encourage companies to pursue training that maintains and grows Utah's businesses and economy.

#### **About Southwest Technical College:**

Southwest Technical College is proud to be our local, accredited technical college. They serve Iron, Beaver, Garfield, and Kane counties providing technical, competency-based, employer-driven education. SW Tech offers year-round schedules, flexible lab and classroom hours, and a large selection of courses and programs. SW Tech is affordable, local, and supports high school and adult students in exploring, developing, and upgrading careers.

#### **About the Kanab Area Chamber of Commerce:**

The Kanab Area Chamber of Commerce supports the creation of a strong local economy, promotes the local business community, provides networking and training opportunities for its members, and represents local business interests to government entities.

Established in 1967, the Kanab Area Chamber of Commerce is a 501(c)6 non-profit organization. Any individual person, firm, chamber, partnership, association, or legal entity having an interest in the objectives of the Chamber is eligible to apply for membership.



**Funding request presented to Kane County Economic Opportunity Board from the Kanab Area Chamber of Commerce, 2024, for business development and expansion, as well as workforce training and development.**

The Kanab Area Chamber of Commerce (KACC) supports the creation of a strong local economy, promotes the local business community, provides networking and training opportunities for its members, and represents local business interests to government entities.

Established in 1967, the Kanab Area Chamber of Commerce is a 501(c)6 non-profit organization. Any individual person, firm, chamber, partnership, association, or legal entity having an interest in the objectives of the Chamber is eligible to apply for membership.

Currently the KACC is run by an all-volunteer board made up of four individuals. Chamber membership is just over 100 organizations, and members pay \$100 annually, with the exception of our sponsoring members, Kanab City and Kane County, whose membership is \$500. Revenue from membership fees is used to pay for meetings and events including training, seminars, and summits, as well as the cost of our online business directory and newsletter.

In 2023, KACC received an \$8,500 TRT grant from the Kane County Office of Tourism. This was used to supplement membership fees to fund KACC operations, events and promotions, as well as administrative costs and the purchase of new PA equipment. KACC is asking the CEO Board for a slight increase in the amount this year, \$10,000

#### **PROGRESS IN 2023:**

- **GOAL: Grow membership by 50%**
  - Membership grew by 103% in 2023 (60 → 123 members)
  - Business Directory grew by 129% (78 → 179 listings)
- **GOAL: Create new programs and services to benefit our members**
  - Advertising grants for members via Office of Tourism, Southern Utah News, While You're in Town, and Buddy Mail
  - Seven ribbon cutting/grand opening business promotions in 2023
  - 1 new Small Business Administration resource and networking event
  - 2 new Women's Business Center resource and networking events
  - Women's Leadership Institute of Utah Career Development Series cohort launched in November with the training program starting January 2024
- **GOAL: Provide consistent and sustainable value for membership**
  - Lunch and breakfast meetings now free for members
  - No increase in membership fees
- **GOAL: Grow the board of directors by three members**
  - Ongoing
- **GOAL: Nurture existing local municipal and business partnerships and create new sustainable partnerships to benefit our members**
  - Partnerships with Kane County, City of Kanab, Office of Tourism, Utah Small Business Development Center, Women's Business Center of Utah, Women's Leadership Institute, and US Small Business Administration
- **GOAL: Implement effective marketing and communication to promote the chamber's work in the community**
  - Monthly email newsletter to 420 subscribers with 55% avg open rate
  - Advertising online and in the Southern Utah News
  - "Welcome to Kanab" package for businesses and the general public

- Chamber member welcome package
- Chamber member window cling

#### OUR FOCUS in 2024

- Grow membership by 25%
- Create new/support existing programs and services to benefit members
- Provide consistent and sustainable value for membership
- Grow the board of directors by 1-3 members
- Nurture existing local municipal and business partnerships and create new sustainable partnerships to benefit members
- Implement effective marketing and communication to promote the chamber's work in the community
- Grow chamber rack card program, which promotes local businesses and their offerings and is a revenue stream for the chamber
  - For this, we'd like to hire a part-time contractor. They will service and grow the chamber's rack card program in Kane County. It's important to give visitors choices of places to eat, tours to go on, and shops to visit. The Kanab Chamber Rack Card Program was created to provide those choices while benefiting local businesses. The Chamber has racks in 24 locations in the Kanab and north County area. Studies show that the majority of travel decisions are made using printed materials *while customers are still traveling*. Rack card advertising is a smart marketing investment. Both chamber members and non-members can participate in the rack card program for \$350 annually. Currently not all the rack slots are sold. Growing this program, selling those slots & renewals, will give more marketing opportunities for participating businesses to reach the thousands of visitors to Kane County every year, while increasing Chamber revenue.

The Kanab Area Chamber of Commerce is part of the Rural Utah Chamber Coalition as well as the Utah Association of Chambers. Membership in both of these organizations has brought us new contacts, new learning experiences, and access to new resources for the Kanab area business community. The connections we've made, and the information and insight we've gained, have helped us to grow in our expertise in running a Chamber of Commerce. Up to now, the formulation of the board has been organic. As we grow our board, we'd like to engage with some professional board training, that this grant will also help us fund.

As we've taken on more and more involvement and activities, our sphere of influence is growing. The Kanab Area Chamber of Commerce is a convener and a connector within our community. We are creative, resourceful, and entrepreneurial in bringing together business owners and leaders for conversations and learning. We are dynamic, focused, well-networked, and quick to spot collaborative opportunities. We hold monthly breakfasts, monthly lunch meetings with guest speakers, and have been instrumental in planning training sessions and other events for the business community. We would welcome the further support of Kane County in the form of a Rural County Grant of \$10,000. Thank you.

Current Chamber member and rack card program dues pay for these – "Keeping the lights on"

- Monthly lunch meetings
- Monthly networking breakfasts
- Digital services
- website, Google, MailChimp
- Professional services
- accounting, registered agent
- Raising Kane sponsorship

- Kane School Foundation scholarship
- Reserve fund

**Kanab Chamber - Rural County Grant funding request would be allocated as follows:**

- |  |                 |
|--|-----------------|
| • Part time contractor to grow Rack Card Program   | \$1500          |
| • Marketing/promotions   | \$2500          |
| • More visibility has played a large part in our growth  |                 |
| • Travel/meetings/conferences  | \$2000          |
| • Rural Utah Chamber Coalition, Utah Association of Chambers Winter and Summer conferences, One Utah Summit, RISE Summit, What's Up Down South, FutureReady Regional Coordination Council meetings |                 |
| • Directors and Officers insurance   | \$1500          |
| • iMpack Utah and other trainings & events   | \$2500          |
| <b>TOTAL</b>   | <b>\$10,000</b> |

Just as a positive note to end on, what's on this list are examples of the value we brought to Kanab and Kane County business community just this month:

- Feb 8<sup>th</sup> – Member lunch meeting with Department of Workforce Services
- Feb 13<sup>th</sup> – Women's Leadership career development training
- Feb 14<sup>th</sup> – Women business leaders networking meeting with Women's Business Center of Utah
- Feb 14<sup>th</sup> – Business meetings with Senator Mike Lee's business outreach director, Mark Welcker
- Feb 20<sup>th</sup> – Member networking breakfast
- Feb 21<sup>st</sup> – FutureReady Utah Academy lunch & learn on Employee Retention
  - FutureReady Utah Regional Coordination Council meeting here in Kanab before the Academy starts

**Kane County Economic Opportunity Board Meeting  
REGULAR BOARD MEETING AGENDA AND PUBLIC NOTICE  
Kane County Offices  
76 North Main Street, Kanab, UT 84741  
Monday, March 11, 2024– 3:00 pm  
In-person and Zoom Virtual Meeting  
Kanab, UT 84741**

Individuals with special needs or disabilities should contact Kelly Stowell at (435) 899-0443 for accommodations at least 24 hours prior to the meeting.

**AGENDA**

1. Call to Order
2. Welcome and Introductions
3. Approve Minutes of December 11, 2023 Meeting
4. Approve Minutes of February 12, 2024 Meeting
5. Discussion on Proceeding with Municipal Infrastructure Development Fund
6. Discussion and Update on Business Trainings with Southwest Tech
7. Discussion on Business Incentive Fund
8. Project Updates

**Kane County Economic Opportunity Board Meeting**  
**REGULAR BOARD MEETING**  
**Approved Minutes**  
**Held Monday December 11, 2023– 3:00 PM**

The Kane County Economic Opportunity (CEO) Board met on December 11, 2023 at approximately 1:00 pm at the Kanab Center. Board members in attendance included Joe Sorensen, Kevin Barnes, Keiren Chatterley, David Schmucker, and Kelly Stowell. Kelly Stowell acted as Chairman and took minutes. Others in attendance included Commissioner Celeste Meyeres and Kanab Area Chamber of Commerce President, Pat Guerrero, representing the Chamber of Commerce.

It was speculated at the beginning of the meeting there probably wouldn't be a quorum, so it would be more of a work meeting and just continuation of our discussion from the last meeting on the business development incentive. A quorum was obtained, and the meeting was called to order at approximately 3:16 pm.

Board member Kevin Barnes invited a guest, Blaine Williams, who is the Kanab High School wrestling coach and they brought up a big wrestling tournament is being hosted at the end of January of 2024. Six or seven different schools participate in the tournament and some of the teams have 28 kids on the team which adds up to a lot of kids and their families visiting the area during a slower time of the year. They would like to expand the tournament and continue to do a great job with the tournament. They are seeking a little bit of funds to get the tournament off the ground. Weigh ins for the tournament begin at 8:00 am on Saturday morning, and people will be in town the night before weigh ins staying in hotel rooms and spending money on food and other items. The coaches have expanded the numbers of kids participating. The program is valuable for the kids to be involved with and there are many costs to organizing the tournament including paying the referees. It was discussed a formal application is needed. The tournament is happening soon and there's not much time to do a formal application. It was discussed support for the wrestling tournament project is more suited and appropriate towards applying for a tourism grant utilizing Transient Room Tax. It was also recommended a proposal is submitted to the Kane County Recreation Transportation Special Service District. It was discussed and determined the request for assistance was not on the board agenda and the board would not be able to take any action.

A brief overview was given about the Kane County Economic Opportunity board, and it was discussed the board provides oversight for the Rural County Grant Program, which is a grant program with the State Office of the Governor's Office of Economic Opportunity. The purpose of the grant is for business recruitment, business development, and business expansion, workforce training and development and infrastructure, industrial building development and capital facilities improvements for business development. The primary objective of this board is to manage the grant program with the funding supplied from the state of Utah, to help the business community not explicitly just tourism. It was discussed, the counties have flexibility

with uses of the grant funds and we can do direct business grants. When the state report is submitted, we must estimate how many jobs are created and the goal of the Rural County Grant Program should be to create jobs, create economic development, and build infrastructure for business development and economic development. This board should be looking at big ticket items, in addition to trainings and workforce.

A proposal was made by Pat Guerrero, representing the Kanab Chamber of Commerce to partner with Southwest Technical College to do a training with impact Utah, and their pit crew challenge training. This request would fall under the Workforce Training and Development criteria in in the charter and it's a leadership/management training covering items such as problem solving, making improvements, troubleshooting, team strategy, leadership and coaching. Impact Utah has an actual NASCAR, they will bring it down to Kanab for the training where people are divided up into teams, and they work as an actual pit crew on a race car. There is actual hands-on working, rotating tires in the pit and they're timed on how fast participants can do it. There is also classroom training involved with the training, along with troubleshooting and talking about what was done wrong and what can be done do better. There are several of pit sessions where trainees are doing hands on training along with classroom training covering different topics. It was overheard at a St George training where people were saying this was the best management training they've ever had and how much they got out of it. The impact Utah training cost would be \$6,000 and looking to sign up 25 participants. Attendees will have a small fee to cover themselves to participate. It was discussed the training would easily fill up, is available to all genders, would take place in the spring time of 2024, and will take place at the Southwest Tech garage over the period of about four and a half hours. The continuation of a discussion took place for the remainder of the meeting about the development of a small business grant and how to structure a local program.

Joe Sorensen made a motion to favorably recommend the iMPACT Utah training at an amount of \$4750.00 with the Kanab Area Chamber of Commerce. Kevin Barnes made a second to the motion and the motion passed unanimously.

A motion was made by Joe Sorensen to adjourn the meeting and the meeting was adjourned.

**Kane County Economic Opportunity Board Meeting**  
**Approved Meeting Minutes**  
**Held Monday February 12, 2024– 3:00 PM**

The Kane County Economic Opportunity (CEO) Board met on February 12, 2024 at 3:00 pm at the Kane County Offices located at 76 North Main Street in Kanab. Board members in attendance included Joe Sorensen, Kevin Barnes, Keiren Chatterley, David Schmucker, Trevor Stewart, Pat Guerrero, Boyd Corry, and Kelly Stowell. Kelly Stowell acted as Chairman and took minutes. Mitch Stadlander was not present. Others in attendance included Commissioners Celeste Meyeres, and Patty Kubeja, in addition to Bryce Wheeler, who attended as a guest.

The meeting was called to order followed by a welcome and introductions by those in attendance. Trevor Stewart, Kanab High School Principal, was welcomed as a new board member and Pat Guerrero, Kanab Area Chamber of Commerce President was also welcomed as a new board member.

Utah Open and Public Meetings act requirements were reviewed and discussed by the board. Each board member is required to take the open meeting board member training, especially new board members. Meeting information, minutes, and other support documents need to be posted to the Utah Public Meeting Notice website. The CEO Board is an advisory board making recommendations to the Kane County commissioners because Kane County participates in the Rural County Grant Program administered by the State of Utah Governor's Office of Economic Opportunity (GOEO), who through a legislative appropriation offers rural counties, grant funding to conduct economic development activities. Specifically, grant funds are to be utilized for business development, expansion and recruitment, workforce training and development, and infrastructure development or capital facilities development and improvements. The county has accumulated funds over the previous Fiscal Years, and has not spent the full allocation, but we are being encouraged strongly by GOEO. A discussion took place about what projects qualify for funds such as community development with sidewalks, water infrastructure development, and direct business support.

A presentation was made by the Kanab Area Chamber of Commerce, who is taking a more active role with Southwest Tech on workforce development and business trainings and made a request to the CEO board and Kane County to conduct trainings. There is a training scheduled with Brad Anderson, who will be in Kane County doing a week of training on customer service, leadership, and sales during the week of March 25, 2024. All businesses and organizations are encouraged to attend, and the training will be offered for free with support from Kane County and custom fit funds from Southwest Technical College. Brad is one of the best trainers around and this training is offered each year. Other trainings include Google training, Quickbooks, advertising, marketing, Cloud Applications, Artificial Intelligence, Social Media, Leadership, Career Mastery: Strategies to Become Indispensable at Work, Leadership 101: Crafting Your Leadership Identity for Impact, and Leadership Authenticity: Unveiling Your Guiding Principles.

There will be individualized and customized QuickBooks trainings for any individual or business who request assistance.

A financial update was given reflecting revenue and expenditures for the RCGP fund along with an overview and status of all the approved projects funded under the program to make sure there is enough money to support the request. Attendance at the trainings and how to increase attendance was discussed. There was a question about the IMPACT Utah training being supported by Kane County and the CEO board and whether custom fit funds were paying for any of the training or not. It was clarified, custom fit funds were not being used for the impact Utah training and that attendees to the training would cover the cost difference. A discussion took place about the Southwest Tech Custom Fit training program which has a limited amount of funding, but the program can cover up to 40% of training costs for for-profit businesses. Southwest Tech takes care of paying trainers for the classes they teach. The total amount requested is up to \$29,000, but that much probably won't be spent. The design of Southwest Tech is to provide trainings for diverse business needs. There is budget available with the RCGP to cover this request. A discussion took place about advertising the trainings to make sure businesses and individuals are taking advantage of these opportunities. The possibility of holding trainings in Orderville, was also briefly discussed.

A motion was made by Joe Sorensen and Trevor Stewart seconded the motion to recommend \$29,000.00 for the business trainings and workforce development with Southwest Technical College. The motion received a unanimous vote of support by the CEO Board and will move forward for further action by the Kane County Commissioners.

The Kanab Area Chamber of Commerce made a request to the CEO board for \$10,000 for workforce development and general support. A discussion took place about how the funds would be utilized by the chamber of commerce and what the need is for the funds. The Chamber is looking to hire someone to help coordinate the business brochure racks located at 24 businesses throughout Kanab. The Kanab Chamber has received support from the office tourism in years past, but the funding is no longer available. The chamber president Pat Guerrero gave an overall update about all the chamber is involved with in the community and all the activities being conducted. The chamber is a valuable resource for the business community and there are about 110 members right now with membership growing. The chamber hosts monthly meetings along with other opportunities for businesses such as the rack brochure program. There was an overall sentiment to support the chamber with this request.

A motion was made by Boyd Corry to favorably recommend the chamber request for \$10,000 for further consideration and action by the Kane County Commission. The motion was seconded by Keiren Chatterley, and the board voted favorably on the request for further action by the county commission.

Pat Guerrero, made a presentation on behalf of the Kanab Area Chamber of Commerce for a business incentive program to conduct photography activities for chamber businesses. CEO Board members discussed the proposal at length and the chamber would administer a program



where businesses could take utilize a pool of photographers to take professional images for businesses to be used towards marketing a product, a place, a person, or a service. Funding from the Rural County Grant would especially assist smaller businesses who don't always have a budget for professional imagery, and the Kanab Area Chamber of Commerce is in a place where they could facilitate professional photography to help businesses develop and expand in a more professional way. The Chamber will work with local photographers, who are Chamber members, to negotiate a "chamber package" of standard rates to offer the same pricing across the board to level the playing field for any photographers choosing to participate. A pool of photographers would be available for businesses to work with for styled pictures of products, events, locations, and employees for websites, social media, and other marketing platforms. The photographer would bill the business 50% of the cost for the photography, and bill the Chamber for the remaining 50% paid for through the Rural County Grant. A cap would be set for each photography order in order for the Chamber to use the funds to help more businesses with their imagery needs. The better things look, the more potential business they'll attract. No action was taken on this agenda item and the discussion continued to the next agenda item.

The next agenda item consisted of a discussion about how to help a Kane County business with some kind of an incentive or support located in Glendale, which turned into an overall discussion about how to help businesses in Kane County in general. The board looked at a business proposal from Tyler Brinkerhoff located in Glendale, who is planning to reopen the general store. There is currently no retail business located in Glendale and this will opening be a positive to the community. A brief history was given about incentives offered to rural businesses in the remote areas of the state and the rural county grant program replaced several State of Utah rural incentive programs, including the Rural Fast Track and Enterprise Zones. Numerous ideas about how to do an incentive for businesses has been discussed for several months and an open discussion continued with differing ideas of what to do. The Rural Opportunity Grant, offered by the State of Utah was also discussed, and the program offers up to \$600,000 for specialized projects on a competitive basis among the rural counties and cities, where three projects are rewarded statewide. The board discussed strategies and projects where Kane County can we assist with funding and development to help all businesses. A lengthy discussion took place about what kind of projects should be considered for both private business development, expansion recruitment and public projects with project ideas including a the possibility of incentivizing an Orderville visitor center attached to a business similar to what is being developed in East Zion. A discussion took place about structuring an incentive like the Enterprise Zone or Rural Fast Track, which is no longer a program offered or turning the business incentive program idea over to the cities to administer as part of the funding already approved for municipal economic opportunity fund.

An application was discussed and a draft was presented and reviewed by the CEO Board to assist with the administration of the municipal economic opportunity fund which has been approved by the county commissioners. A discussion took place about proceeding with the Municipal economic opportunity program and the draft application reviewed by the board for the Municipalities in Kane County, would be a requirement in order to receive RCGP funds. It was discussed the application should be reviewed at the next meeting on Monday, March 11,

2024 but there was overall support for the concept of the application. Keiren Chatterley motioned to support the continued development of the municipal economic opportunity application and the motion was seconded by Joe Sorensen. The motion was supported unanimously by the CEO Board in a voice vote.

A motion was made by Joe Sorensen to adjourn the meeting and the meeting was adjourned.

# ITEM # 5

Discussion/Possible Action Regarding the Willow Reserve  
Public Infrastructure District (PID) No. 1

December 7, 2023

Kane County, Utah  
Attn: Clerk's Office  
76 North Main Street  
Kanab, Utah 84741

**Re: Letter of Intent to Create Willow Reserve Public Infrastructure District No. 1 to Facilitate Construction of Infrastructure and Facilities in Relation to the Kanab 600 Development**

To Whom It May Concern:

This letter sets forth certain proposed terms for the approval by Kane County, Utah (the "County") of a Public Infrastructure District (the "PID") requested by Kanab 600, LLC ("Developer"), and in connection with the Kanab 600 development (the "Development").

This letter constitutes a letter of intent from Developer to request approval by the County of a new PID as follows:

1. **CREATION OF PID.** Developer requests that the County approve the creation of one new PID in the boundaries of the County as more particularly set forth herein. The name proposed for the new PID is "Willow Reserve Public Infrastructure District No. 1"
2. **DESCRIPTION OF PROPOSED DISTRICTS.** The proposed PID shall be as follows:
  - a. **Size:** Approximately 596.591 acres for the initial boundaries of District No. 1. Legal descriptions and a map of the proposed boundaries are included in the Petition submitted to the County with this letter of intent.
  - b. **Location:** Parcel # 4-5-6-1 and 4-5-5-2
  - c. **Development history:** Historically, the two parcels have been undeveloped land used for grazing. The parcels were purchased by the Developer in 2021 and secured RS1 zoning through Kane County in 2022.
  - d. **Proposed development:** The Developer intends to construct Kanab 600 which is anticipated to include approximately 415 residential units with lot sizes ranging from 1 acre to 2.5 acres. See Exhibit A Preliminary Site Plan.
  - e. **Annexation Area Boundaries:** In accordance with Section 17D-4-201, the Developer is requesting that the County authorize the entirety of the PID boundaries be approved as an annexation area for annexation into or withdrawal from the PID boundaries without further legislative action of the County Commission upon the occurrence of certain requirements, as will be established in the Governing Document. It is anticipated that portions of the annexation area will be annexed into the proposed boundaries as phasing of development and detailed financing plans are determined. Legal descriptions and a map

of the proposed annexation area are included in the Petition submitted to the County with this letter of intent.

**3. DESCRIPTION AND PROPOSED SCHEDULE FOR COMPLETION.**

All proposed private investment and public improvements within the proposed PID's boundaries are expected to be completed by December 31, 2029.

**4. SUMMARY OF NEEDED INFRASTRUCTURE, SERVICES, & FACILITIES.**

The Developer envisions the proposed PID being utilized for the following development, infrastructure, services, and facilities:

a. **Required infrastructure and facilities:** Various road improvements, improvements to the Kane County Water Conservancy District water system, the provision of on-site power, adequate wastewater systems consistent with UDEQ requirements, runoff management, and site roads and grading.

b. **Estimated construction costs for the proposed public improvements:** Approximately \$30,000,000.

c. **Construction phasing based on development projections:**

The Development is expected to be completed in 10 phases over approximately 10 to 15 years.

d. **Plan for finance depicting possible sources and uses of PID funds:**

i. Developer is requesting the County authorize the PID to impose a mill levy of not to exceed 0.006 (6 Mills) per dollar of taxable value of taxable property in the PID (the "Mill Levy")

ii. The proposed PIDs will issue bonds repayable from revenues generated by the Mill Levy, Tax Increment and/or Assessments.

iii. The primary use of the bond proceeds will be for the above-described improvements

**5. PROPOSED TIMELINE FOR DISTRICT'S CREATION:** Developer anticipates creating the PID by June 2024.

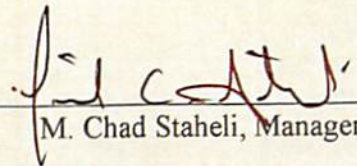
**6. DEVELOPER'S ACKNOWLEDGEMENTS:** Developer hereby acknowledges that a consent must be signed prior to the hearing date for the approval of the PID by all property owners and registered voters, if any, within the proposed PID, which signed consent approves of the creation of the proposed PID and the issuance of debt in an amount sufficient for the proposed plan of financing.

**7. CONFLICT OF INTEREST DISCLOSURE:** Developer is presently unaware of any conflicts of interest existing between Developer and any employees or officers of the County.

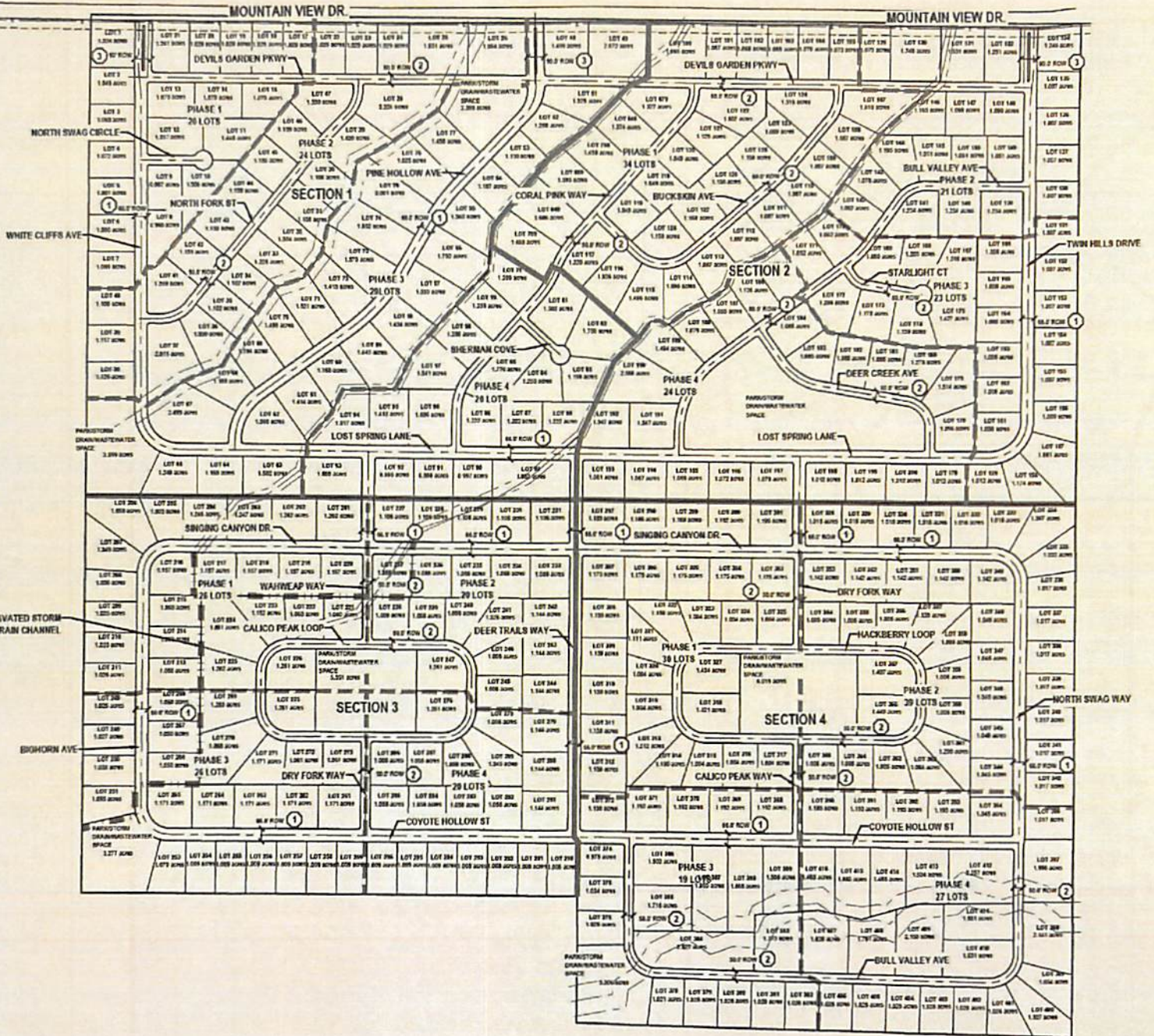
8. **LETTERS OF ENGAGEMENT:** Developer has entered, or shall soon enter into, an agreement with the law offices of Gilmore & Bell for the payment of legal fees incurred by the firm on the County's behalf for the review of this letter and negotiation and preparation of the Governing Documents.

Best regards,

**Kanab 600, LLC**

By:   
M. Chad Staheli, Manager

# EXHIBIT A PRELIMINARY SITE PLAN



**PETITION REQUESTING THE CREATION OF A PUBLIC INFRASTRUCTURE  
DISTRICT IN KANE COUNTY, UTAH**

December 7, 2023

Kane County, Utah  
Attn: Clerk's Office  
76 North Main Street  
Kanab, Utah 84741

The undersigned (the "Petitioners") hereby request Kane County, Utah (the "County") create one public infrastructure district (the "District") pursuant to the Local District Act, Title 17B, Chapter 1, Utah Code Annotated 1953 and the Public Infrastructure District Act, Title 17D, Chapter 4, Utah Code Annotated 1953 (collectively, the "Act"). The Petitioners request the District in order to assist in the financing of public infrastructure relating to the construction of the Kanab 600 project (collectively, the "Development"). For additional information regarding the District and this request, please see the Letter of Intent submitted to the County on December 7, 2023.

**I. Petitioners:**

M. Chad Staheli, on behalf of Kanab 600, LLC  
333 E Main Street, # 785  
Lehi, UT 84043  
(801) 319-4700  
Tax ID(s): 4-5-6-1 and 4-5-5-2, approximately 596.591 acres along Mountain View Drive.

Each Petitioner constitutes a sponsor, with M. Chad Staheli designated as the contact sponsor, and Brett R. Keenan, as his delegate or alternate. There are no registered voters residing within the proposed District boundaries or the annexation area.

**II. Proposed District Boundaries**

The Petitioners request the District be comprised of Kane County Parcel Number(s) 4-5-6-1 and 4-5-5-2 (the "District Boundaries"), as further described in Exhibit A. In accordance with Section 17D-4-201, the Developer is requesting that the County authorize the entirety of the PID boundaries be approved as an annexation area for annexation into or withdrawal from the PID boundaries without further legislative action of the County Commission upon the occurrence of certain requirements, as will be established in the Governing Document. See Exhibit A for a map of the proposed District Boundaries and the Annexation Area.



### **III. Requested Service**

The Petitioners request the District be created for the purpose of financing the construction of public infrastructure relating to the Development, as permitted under the Act, including, but not limited to the construction of a right-of-way, all as shall be further described in a governing document relating to the District.

### **IV. Board of Trustees**

The Petitioners propose that the Board of Trustees for the District be initially composed of 3 members appointed by the County and comprising of property owners, their agents, or officers, as follows:

- (a) M. Chad Staheli, 333 E Main Street, # 785, Lehi UT 84043
- (b) Brett R. Keenan, 333 E Main Street, # 785, Lehi UT 84043
- (c) Gregory Whitehead, 333 E Main Street, # 785, Lehi UT 84043

### **V. Petitioner Representations**

The Petitioners hereby represent and warrant that:

- (a) M. Chad Staheli, Brett R. Keenan and Gregory Whitehead are authorized to sign individually on behalf of the Petitioners;
- (b) The Petitioners are the sole owners of the real property included within the District Boundaries;
- (c) This Petition is signed by 100% of the surface property owners of real property within the District Boundaries;
- (d) The Petitioners will not include any portion of the Annexation Area into the District without the consent of 100% of the surface property owners thereof and registered voters, if any, residing within such area;
- (e) There are no registered voters residing within the District Boundaries; and
- (f) The proposed Trustees listed above are registered voters at their primary residence and are either a property owner or the agent or officer of a property owner.

### **VI. Petitioner Consent**

The Petitioners hereby consent to:

- (a) The creation of one public infrastructure district within the District Boundaries;
- (b) M. Chad Staheli acting as the contact sponsor with respect to this Petition, with Brett R. Keenan acting as his delegate or alternate;
- (c) The annexation of the Annexation Area into the District upon the conveyance, if any, of any portion of such area;

(d) A waiver of the residency requirement for members of the Board of Trustees of the District as permitted under Section 17D-4-202(3)(a) of the Act;

(e) A waiver of the entirety of the protest period described in Section 17B-1-213 of the Act pursuant to Section 17D-4-201(2)(b) of the Act;

(f) One District intended for residential uses levying a property tax of 0.006 per dollar of taxable value of taxable property within such District, and acknowledges that the properties of the Petitioners will be subject to such tax;

(g) The issuance by the District of bonds repayable through property taxes.

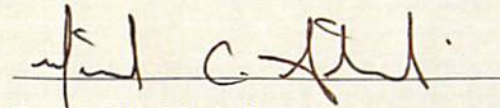
#### **VII. Electronic Means; Counterparts**

This Petition may be conducted by electronic means and executed in several counterparts, including by electronic signature, all or any of which may be treated for all purposes as an original and shall constitute and be one and the same instrument.

IN WITNESS WHEREOF, the Petitioners have each executed this Petition as of the date indicated above.

Petitioners:

M. Chad Staheli, Kanab 600, LLC,  
as property owner of Parcel Numbers:  
4-5-6-1 and 4-5-5-2



By: M. Chad Staheli

Its: Manager

STATE OF UTAH )

ss:

COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of December, 2023, by M. Chad Staheli.



NOTARY PUBLIC

Residing at: Lehi, UT 84043

My Commission Expires:

September 23, 2026



## EXHIBIT A

### DISTRICT BOUNDARY AND ANNEXATION AREA

#### District Boundaries

#### District No. 1

Parcel Number 4-5-6-1

Tax District 06 - COUNTY OUTSIDE

Acres 83.52

Situs Address

Legal REVISED DESCRIPTION PARCEL 4-5-6-1

A PARCEL OF LAND, SITUATE IN SEC 6, & IN THE W 1/2 OF SEC 5 T44S R5W SLB&M, MORE PARTICULARLY DESC'D AS FOLLOWS: BEG AT THE FOUND 3" ALUMINUM TALBOT LAND SURVEYORS MONUMENT, STAMPED RLS 165634, DATED 1997, AT THE S 1/4 COR OF SEC 5 T44S R5W SLB&M, & RUN TH N 88°00'26" W 2633.05 FT ALG THE MEASURED SEC LINE, FOLLOWING, M/L, AN EXISTING FENCE LINE TO THE FOUND 3" ALUMINUM TALBOT LAND SURVEYORS MONUMENT, STAMPED RLS 165634, DATED 2007, AT THE COR OF SEC'S 5, 6, 7, & 8; TH N 0°48'25" E 661.17 FT ALG THE MEASURED SEC LINE, TO THE S-S 64TH COR OF SEC'S 5 & 6; TH N 89°09'03" W 2639.55 FT ALG THE 64TH SEC LINE, TO THE C-S-S 64TH COR OF SEC 6; TH N 0°55'06" E 1966.27 FT ALG THE MEASURED 1/4 SEC LINE TO A FOUND 5/8" REBAR & CAP, STAMPED IRON ROCK PLS 5661917; TH N 89°03'40" W 2438.83 FT, RUN PARALLEL WITH & 16.50 FT PERPENDICULARLY DISTANT S'LY FROM THE MEASURED 1/4 SEC LINE TO ANOTHER FOUND REBAR & IRON ROCK CAP; TH S 34°55'44" W 291.93 FT TO ANOTHER FOUND REBAR & IRON ROCK CAP, LYING ON THE SEC LINE; TH N 0°30'59" E 258.55 FT ALG THE SEC LINE TO ANOTHER FOUND REBAR & IRON ROCK CAP AT THE W 1/4 COR OF SEC 6; TH S 89°03'40" E 2603.94 FT ALG THE MEASURED 1/4 SEC LINE & THE S LINE OF THE CRIMSON ESTATES SUBDIVISION, PHASES 1, 2, & 3, TO THE FOUND 3" ALUMINUM ALPHA ENG MONUMENT, STAMPED PLS 174919, WITH NO DATE, AT THE CENTER 1/4 COR OF SEC 6; TH N 0°55'00" E 2594.43 FT ALG THE MEASURED 1/4 SEC LINE & THE E LINE OF THE CRIMSON ESTATES SUBDIVISION PHASE 3, TO A PT LOCATED 40.00 FT S ALG THE 1/4 SEC LINE FROM THE FOUND 5/8" REBAR & IRON ROCK CAP AT THE N 1/4 COR OF SEC 6; TH S 89°06'17" E 278.25 FT RUN PARALLEL WITH & 40.00 FT PERPENDICULARLY DISTANT S'LY FROM THE MEASURED SEC LINE; TH S 0°55'00" W 2594.13 FT RUN PARALLEL WITH & 278.25 FT PERPENDICULARLY DISTANT E'LY FROM THE MEASURED 1/4 SEC LINE, TO THE E-W 1/4 SEC LINE; TH S 0°55'06" W 1952.85 FT RUN PARALLEL WITH & 278.25 FT PERPENDICULARLY DISTANT E'LY FROM THE MEASURED QUARTER SEC LINE; TH S 89°09'03" E 2391.24 FT; TH S 0°48'25" W 661.77 FT, RUN PARALLEL WITH & 30.00 FT PERPENDICULARLY DISTANT E'LY FROM THE MEASURED SEC LINE; TH S 88°00'26" E 2198.03 FT, RUN PARALLEL WITH & 30.00 FT PERPENDICULARLY DISTANT N'LY FROM THE MEASURED SEC LINE; TH N 0°47'51" E 5260.10 FT, RUN PARALLEL WITH & 404.92 FT PERPENDICULARLY DISTANT W'LY FROM THE MEASURED 1/4 SEC LINE; TH S 89°23'33" E 404.92 FT, RUN PARALLEL WITH & 40.00 FT PERPENDICULARLY DISTANT S'LY FROM THE MEASURED SEC LINE, TO A PT ON THE MEASURED 1/4 SEC LINE, LOCATED S 0°47'51" W 40.00 FT ALG THE 1/4 SEC LINE FROM A FOUND 5/8" REBAR & IRON ROCK CAP AT THE N 1/4 COR OF SEC 5; TH S 0°47'51" W 5299.89 FT ALG THE MEASURED 1/4 SEC LINE TO THE PT OF BEG. PARCEL CONTAINS: 3,638,081 SQ FT, OR 83.52 AC.

LESS ANY PORTION WITHIN THE NORTH 40.0 FT OF SEC 5 T44S R5W

SUBJ TO GARKANE EASEMENT WITHIN THE N 50.0' OF THE W/2 OF SEC 5 & THE E/2 OF SEC 6 T44S R5W (SEE 0558-908)

Parcel Number 4-5-5-2

Tax District 06 - COUNTY OUTSIDE

Acres 513.07

Situs Address

Legal A PARCEL OF LAND, SITUATE IN SEC 6, & IN THE W 1/2 OF SEC 5 T44S R5W SLB&M, MORE PARTICULARLY DESC'D AS FOLLOWS:

BEG AT A PT WH IS LOCATED S 0°49'58" W 40.00 FT ALG THE MEASURED SEC LINE FROM THE FOUND MAG NAIL & WASHER, STAMPED PLS 5561917, AT THE NW COR OF SEC 5 T44S R5W SLB&M, & RUN: TH S 89°23'33" E 2225.55 FT, RUN PARALLEL WITH & 40.00 FT PERPENDICULARLY DISTANT S'LY FROM THE MEASURED SEC LINE; TH S 0°47'51" W 5260.10 FT, RUN PARALLEL WITH & 404.92 FT PERPENDICULARLY DISTANT W'LY FROM THE MEASURED 1/4 SEC LINE; TH N 88°00'26" W 2198.03 FT, RUN PARALLEL WITH & 30.00 FT PERPENDICULARLY DISTANT N'LY FROM THE MEASURED SEC LINE; TH N 0°48'25" E 661.77 FT, RUN PARALLEL WITH & 30.00 FT PERPENDICULARLY DISTANT E'LY FROM THE MEASURED SEC LINE; TH N 89°09'03" W 2391.24 FT; TH N 0°55'06" E 1952.85 FT, RUN PARALLEL WITH & 278.25 FT PERPENDICULARLY DISTANT E'LY FROM THE MEASURED 1/4 SEC LINE, TO THE E-W 1/4 SEC LINE; TH N 0°55'00" E 2594.13 FT, RUN PARALLEL WITH & 278.25 FT PERPENDICULARLY DISTANT E'LY FROM THE MEASURED 1/4 SEC LINE; TH S 89°06'17" E 2353.64 FT, RUN PARALLEL WITH & 40.00 FT PERPENDICULARLY DISTANT S'LY FROM THE MEASURED SEC LINE, TO THE PT OF BEG. PARCEL CONTAINS: 22,349,405 SQ FT OR 513.07 AC.

LESS ANY PORTION WITHIN THE N 40.0 FT OF SEC 5 T44S R5W  
SUBJ TO GARKANE EASEMENT WITHIN THE N 50.0' OF THE W 1/2 OF SEC 5 & THE E 1/2 OF SEC 6 T44S R5W (SEE 0558-908)

Child Accounts 0170267

Child Parcels 4-5-5-RD

**Annexation Area (inclusive of the District Boundaries)**

**Parcel Numbers: 4-5-6-1 and 4-5-5-2**

**Same as above.**

# ITEM # 6

Review of Legislative Issues

# ITEM # 7

Commissioner Report on Assignments