

SANPETE COUNTY COMMISSION MEETING

December 17, 2024, 2:00 P.M.

Sanpete County Courthouse, 160 North Main, Suite 101, Manti, Utah

Present are: Commission Chair Scott Bartholomew, Commissioners Reed D. Hatch and Scott R. Collard. County Clerk Linda Christiansen. County Attorney Kevin Daniels is excused.

Meeting is called to order by Commission Chair Scott Bartholomew.

OPENING PRAYER OR REMARKS AND PLEDGE OF ALLEGIANCE

Prayer is offered by Kevin Christensen. Pledge of allegiance is recited by all.

APPROVAL OF CLAIMS AND APPROVAL OF FINANCES; APPROVAL TO HIRE FOR THE COURTHOUSE MAINTENANCE TECHNICIAN.

Auditor Stacey Lyon is present. No comments or concerns are expressed regarding the claims. Motion is made by Commissioner Hatch to approve payment of claims #360396 through #360520. The motion is seconded by Commissioner Collard. Vote by voice is taken: Commissioner Collard votes yes, Commissioner Hatch votes yes, and Commissioner Bartholomew votes yes. The vote is unanimous and the motion passes. Commissioner Bartholomew mentions Kevin Daniels is excused from today's meeting; he had meetings at the State Prison. No questions or concerns are voiced regarding the finances. Motion to approve the finances is made by Commissioner Hatch. The motion is seconded by Commissioner Collard, and the motion passes. Ms. Lyon introduces Bryan Bies, the new hire for the Courthouse Maintenance Technician. Ms. Lyon states that Reed Hatch, Talisha Johnson, Linda Christiansen, Tim Wilson and herself were on an interviewing board that agreed to offer the job to Mr. Bies after interviewing candidates. Commissioner Bartholomew asks Mr. Bies when he would like to start; he responds tomorrow. Ms. Lyon will contact Jeff Anderson, the current Maintenance Technician to arrange for him to show Mr. Bies around in the morning. Motion is made by Commissioner Hatch to approve hiring Bryan Bies at \$20.83 per hour, beginning tomorrow morning, December 18, 2024. The motion is seconded by Commissioner Collard, and the motion passes. Commissioner Hatch requests that Mr. Bies only use cat litter on the front steps in place of ice melt. The ice melt eats the stone and cement; cat litter does not melt the snow but it gives traction. Commissioners Hatch and Collard will come in tomorrow morning to inspect the building with Mr. Bies.

Kevin Christensen: Approval to pay Hooked on Utah Shows and Sponsorship.

Kevin Christensen is present. Mr. Christensen explains the County gets three shows that include the County logo with Hooked on Utah and the County does this every year. The cost is \$7,500.00 a year and the cost has been the same for years. Motion is made by Commissioner Collard to approve to Hooked on Utah Shows and Sponsorship in the amount of \$7,500.00 out of the tourism budget. The motion is seconded by Commissioner Hatch, and the motion passes.

Jon Larson: Discussion and potential approval to request County commitment to use the Fairpark and the equipment for the next five years.

Jon Larson was unable to attend. Kevin Christensen addresses the Commissioners. The County Commissioners already agreed to five years but there is no contract in place. The Commissioners would like to readdress the agenda item when Jon Larson can be in attendance, with a contract. Mike Bennett is in the audience and questions the mention of equipment rental. Commissioner Bartholomew clarifies that is something they need to discuss with Mr. Larson and they are aware that Mr. Bennett has concerns.

Tom Seely: Approval to move Sam Draper from Operator 1 to Operator 2; Approval of Fountain Green gravel for the flood bill; Approval to post an opening for Clayton's position.

Tom Seely is present. Mr. Seely states Clayton is retiring and he would like to post his job after the first of the year. The position will start at a Grade 8, step 1; Mr. Seely is unsure of the wage amount. Mr. Seely then addresses Sam Draper has been in the department for three years and according to the policy it is time for a grade advancement. Mr. Draper will move from a Grade 2 to a Grade 4; currently he is Step 3 but at the first of the year he will be Step 4. Ms. Lyon explains this grade shift is not on the pay study and the amount is determined by the difference between the two. Motion is made by Commissioner Hatch to move Sam Draper from Grade 2 to Grade 4 with a \$1.39 an hour step increase, as of December 23rd. The motion is seconded by Commissioner Collard, and the motion passes. Motion is made by Commissioner Collard to post an opening to replace Clayton; Grade 8, Step 1. The motion is seconded by Commissioner Hatch, and the motion passes. Mr. Seely explains his last agenda item is a bill to Fountain Green City for 28 loads of gravel. The Commissioners have decided to waive the bill one time to give some relief after the flood. Motion is made by Commissioner Collard to waive the bill to Fountain Green City for the delivery of the sand and gravel during the flooding of 2024 as a one-time deal; in the amount of \$2,016.00. The motion is seconded by Commissioner Hatch, and the motion passes.

Joseph Tippetts representing TransWest Express LLC: Approval of road use agreement between TransWest and Sanpete County in order to comply with Conditional Use Permit.

Joseph Tippetts is present. TransWest currently holds a conditional use permit that requires a road use agreement. Mr. Tippetts has communicated with Tom Seely on multiple occasions regarding the road use agreement. Mr. Tippetts works for TransWest, which is the entity that owns the project. The project will start next year but probably not in Sanpete. The project will more than likely hit Sanpete in 2026. Commissioner Bartholomew believes this was approved a year ago. Tom Seely agrees that it was and he is good with it. Motion is made by Commissioner Hatch to approve the road use agreement between TransWest and Sanpete County. The motion is seconded by Commissioner Collard, and the motion passes. Water Hollow Road is the main road that will be affected in Sanpete County. Commissioner Bartholomew and Tom Seely sign the agreement.

Wyatt King is not present yet so the Commissioners skip to Sheriff Buchanan's agenda items

Wyatt King: Discussion regarding turkey disease present in the County.

Wyatt King has arrived and addresses the Commissioners. Mr. King explains it is not only the turkeys that are suffering, chickens are as well. Nationwide the turkey industry is feeling

devastation from disease. Mr. King explains the USDA is working on a vaccine but they are still testing the product to make sure that it is safe for consumption. In the meantime, the growers are struggling financially because of the hardship. The growers are seeing mortality rates from 30-60 percent. Mr. King is proposing subsidized federal funding until the vaccines are approved. Commissioner Collard received a message regarding this dilemma. Mr. King and other growers have one hundred thousand less birds than last year. Commissioner Bartholomew received an email in regards to continuation of the disaster relief in the new farm bill. Commissioner Bartholomew is going to get Mr. King in contact with some federal contacts. Motion is made by Commissioner Collard to have Kevin draft a letter of support to the State and Federal government regarding vaccine. The motion is seconded by Commissioner Hatch, and the motion passes. Commissioner Collard will talk to Kevin Daniels regarding the letter; as well as the County's representatives.

*There is additional time left before the next Public Hearing so the Commissioners skip ahead to Garrick Willden's agenda item. *

Public Hearing and discussion for possible approval to amend the plat of the Maple Canyon Farms Subdivision lot 2 owned by Alonzo Compton. The affected property is located Northwest of Moroni in the Agriculture zone. This will be adding 5 additional lots to lot 2 in the subdivision. Lot 1 will be 5.001 acres, Lot 2 will remain 5.001 acres, and Lot 3 will be 5.001 acres, Lot 4 will be 5.001 acres, Lot 5 will be 5.001 acres, and Lot 6 will be 6.133 acres. Parcel # S- 61499

Commissioner Bartholomew addresses the audience for anyone that wishes to make a comment in regards to the public hearing. No public comment is requested. Steven Jenson presents the agenda item. The application that has been submitted for approval is adding five lots to the existing Maple Canyon Farm Subdivision, for a total of six lots. The survey and Mylar has been reviewed by the County Recorder's office and recommended for approval by the Planning Commission. Commissioner Bartholomew questions whether or not this is considered a major subdivision; Mr. Jenson replies yes. The owner affidavit has been signed and notarized, as well as the police fire and ambulance disclaimer. A letter from Rocky Mountain Power has been submitted with the application stating they will provide power to the lots. Power has been stubbed to each lot. The Division of Water Rights has approved an additional 5 domestic uses with 5 acre feet of water. The well has been dug and the well drillers report has been submitted. Water lines have been stubbed to each lot. A shared well agreement has also been submitted with the application. The existing access has been approved by the County Road Supervisor. Since the original approval of the subdivision, the road has been updated and signed off by a licensed engineer, Leon Day. The Moroni City Fire Chief has signed off the fire mitigation because of the longer driveway that exceeds 650'. Taxes are paid and up to date. A current title search has been submitted and no issues were found. It is the recommendation of the Planning Commission to approve this application. Motion is made by Commissioner Hatch to close the public hearing. The motion is seconded by Commissioner Collard, and the motion passes. Motion is made by Commissioner Hatch to approve the amendment to the Maple Canyon Farms Subdivision, six lots, parcel # 61499. The motion is seconded by Commissioner Collard, and the motion passes. Mr. Jenson states for the record that the 18 x 18 Mylar had a misspelled word, Alonzo with an S instead of a Z so they will be providing a corrected one. Mr. Jenson also states the Mylar will not be recorded until the

County Attorney returns and signs it.

*There is time before the next Public Hearing so the Commissioners go back to the Wyatt King agenda item. *

Public Hearing and discussion for possible approval to vacate the Jennifer Subdivision, which is West of Mount Pleasant City. The property does not have a home at this time. The subdivision is located in the Agriculture Zone and is 5.55 acres. Parcel # S-64324

Commissioner Bartholomew addresses the audience for anyone that wishes to make a comment in regards to the public hearing. No public comment is requested. Steven Jenson presents the agenda item. A public hearing was held with the Planning Commission regarding this application and a discussion took place in regards to easements (utilities) on this property. The property is currently used to grow alfalfa and no utilities have been stubbed to the property. Mr. Jenson explains that originally the owner of the property created this subdivision for his daughter to have a place to build. She does not want to build on the property so the owner wants the property to go back to agricultural property for tax purposes. Motion is made by Commissioner Collard to go out of the public hearing. The motion is seconded by Commissioner Hatch, and the motion passes. Commissioner Hatch addresses the 20' easement and whether or not they should vacate with the exception of the easement. Discussion ensues regarding another subdivision outside of Manti that had issues with a vacated subdivision retaining an easement. Motion is made by Commissioner Collard to vacate the Jennifer Subdivision, parcel #S-64324. The motion is seconded by Commissioner Hatch, and the motion passes. An affidavit is signed for the vacation of the subdivision.

Sheriff Jared Buchanan: Approval to pay Trane for work not under warranty; Ratify approval to open recruitment for Program Director/Therapist in the jail; Approval to hire Cassie Kridelbaugh as Program Director/Therapist; Approval to open recruitment for substance use therapist for the RSAT program; Approval to pay Premier Vehicle for three invoices for new patrol vehicle lighting improvements.

Sheriff Jared Buchanan is present. Sheriff Buchanan explains a mother board for an air handler above the pod went out which was not under warranty in the amount of \$2,159.00. Commissioner Hatch can't believe this part isn't under warranty but the Sheriff is unsure as to why it isn't covered. Sheriff Buchanan does not believe the Sheriff's complex has a current service contract but he is going to look into getting one. Motion is made by Commissioner Hatch to approve to pay Trane in the amount of \$2,159.00 out of 10-4230-250. The motion is seconded by Commissioner Collard, and the motion passes. Sheriff Buchanan opened a position to replace Jared Hill. Cassie Kridelbaugh has already been working in the Sheriff's office and this position was filled by internal recruitment. Ms. Kridelbaugh has her Master's Degree and licenses required; Jared Hill has agreed to consult in order to be in compliance with the SOTP contract. Commissioner Hatch has a problem with this hiring recruitment because Ms. Kridelbaugh is POST certified and is receiving additional pay. Sheriff Buchanan does not agree with his implication. He believes she is getting paid based on her qualifications. Commissioner Hatch does not believe she should make the same wage of someone that had more years of service with the County. Sheriff Buchanan leaves the decision to the Commissioners. Commissioner Collard does not have a problem with the wage that Sheriff

Buchanan is proposing; the County needs the position to be filled. Motion is made by Commissioner Collard to approve to pay Cassie Kridelbaugh as Program Director / Therapist to replace Jared in the amount of \$40.05 an hour, Grade 14, Step 13 out of 10-4230-110 budget (effective December 22nd). Commissioner Hatch is still not ok with seconding the motion. Commissioner Hatch states the position that Jared is leaving does not require POST certification which creates a new position that was not included in the job study. Sheriff Buchanan explains they took her current job description and added more duties as the clinical director. One difference is that Ms. Kridelbaugh can move inmates based on her POST certification; Jared Hill could not. Commissioner Hatch was unaware of that bit of information. The motion is seconded by Commissioner Hatch, and the motion passes. The next agenda item is to replace Cassie in a TTA position with the RSAT Grant. Motion is made by Commissioner Collard to approve to open recruitment for substance use therapist (replace Cassie) for the RSAT program. The motion is seconded by Commissioner Hatch, and the motion passes. Sheriff Buchanan believes the following invoices were addressed in July prior to install. Two vehicles were outfitted to patrol and one is for Administration. Motion is made by Commissioner Collard to approve to pay the three invoices to Premier Vehicle; in the amounts of \$2,064.96, and two invoices for \$15,286.65 out of the 4211-640 budget. The motion is seconded by Commissioner Hatch, and the motion passes.

Garrick Willden representing Jones and DeMille Engineering: Discussion and possible recommendation of approval of Manti City land purchase and exchange for property located south of Manti City's sewer lagoons; Discussion and possible recommendation of Sugar Factory Road Funding exchange from Federal to State Funds.

Garrick Willden is present. Mr. Willden explains the first agenda item is in regards to an exchange of property with Manti City near the sewer lagoons. Sanpete County has a parcel that is approximately 12 acres; they will keep 3.1 acres and then transfer 8.76 acres over to Manti City. Manti City would then transfer over .71 acres to give the County a squarer area. Commissioner Hatch states this transfer has been in the works for almost four years and he gives explanation of some land swaps that took place. Mr. Willden explains that Mayfield Irrigation Company needs about 30 acres to put in a reservoir due to issues with the Forest Service storing water on the mountain. The irrigation company has since moved their water rights. Mayfield Irrigation purchased 80 acres yet needed another 10. Mayfield Irrigation needed property by the jail and Manti City had some that met the requirement of being adjacent to DWR property. Manti City agreed to the land purchase agreement with Mayfield Irrigation but also voiced their want to acquire the property from Sanpete County as a negotiation. The County owned property was appraised which came back at \$7,200.00 an acre; for a total of \$57,960 from Manti City to Sanpete County. Manti City wants the property because it is adjacent to their sewer lagoons and the yard waste dump. Discussion ensues regarding the ways that the property can be utilized by the Road Department. Motion is made by Commissioner Hatch to complete the land transfer with Manti City. The motion is seconded by Commissioner Collard, and the motion passes. The next agenda item is in regards to the Sugar Factory Road project. Mr. Willden explains a grant was approved for approximately 93 percent of the project through the State's joint highway committee. The original grant amount was \$1,983,002.10 and through a UDOT program an entity can exchange Federal money for State that reduces the amount. They were able to reduce the amount to \$1.685 million. Motion is made by Commissioner Hatch to approve of

Commissioner Bartholomew signing the agreement regarding Sugar Factory Road funding exchange with the State. The motion is seconded by Commissioner Collard, and the motion passes. Garrick Willden has talked to Stacey Lyon regarding the funding.

Savannah Hansen representing Sunrise Engineering & UDOT: Discussion and possible recommendation of approval to sign a Letter of Support for an important safety project on US-6 / US-89 (UDOT PIN 22192).

Savannah Hansen is present. Ms. Hansen is before the Commissioners today to discuss the intersection of US-6 and US-89. She is trying to get letters of support from community leaders and members in regards to making the US-6 and US-89 intersection safer. There is a long history of accidents in that area and UDOT would like to regrade the road and create a tunnel in order to merge onto the highway. The project will cost approximately thirty million dollars and they hope to start construction in 2026; finishing in 2027. The State can fund some of the project but the letters are hopefully going to help in their efforts of getting federal funding. Ms. Hansen is asking for personal involvement and letters of support. Commissioner Bartholomew states anyone that has traveled that road knows the potential dangers. Commissioner Hatch talks about the dangers of pulling heavy loads and trying to merge onto the highway when speeds are high is very scary. Commissioner Collard agrees it is necessary to do something to fix the dangerous intersection. She will send a letter to the County Clerk for the Commissioners to sign. The Sheriff will send a separate letter. Ms. Hansen is going to all of the City and County meetings trying to get letters of support. She will be attending the Utah County Commission Meeting in January.

Discussion and possible recommendation of approval to propose a change to the County Ordinance requirement of 1-acre foot of water to 1.5-acre foot of water for a home and increase to 2 acre feet for an ADU (Accessory Dwelling Unit)

Commissioner Scott Collard addresses the agenda item. Commissioner Collard has concerns with the amount of water that the County has for use (home and farm use) and would like to extend the conversation to the Planning Commission to address in a public hearing. The proposal would be to increase the requirement of 1-acre foot of water to 1.5 acre feet for a home and 2 acre feet for an ADU. Commissioner Collard feels it is important to maintain the quality of life for not only home owners but farmers as well. Commissioner Hatch states Commissioner Bartholomew had suggested 1.5 acre feet of water requirement some time ago and Commissioner Sunderland was on the other side with lowering the requirement to .5-acre foot. Commissioner Hatch felt they should stay with the 1-acre foot requirement. Commissioner Hatch has concern regarding the financial burden if the requirement is increased and some irrigation companies will not allow a half acre share of water to be sold. Horseshoe Irrigation would require 2 shares if the requirement increased to 1.5-acre feet. Commissioner Collard feels the State has over allocated water. Gary Olson of Ephraim addresses the Commissioners. Mr. Olson is concerned in regards to proving beneficial use and as to whether or not the State would take water away if the beneficial use of water that is required, does not get used. Can that happen if it is a requirement? Can the State take away the excess water? Commissioner Collard wonders if the County's minimum requirement would be taken into consideration in that instance. Commissioner Bartholomew shares some of the information that he has learned over the years. According to Commissioner Bartholomew the State requires ½ acre foot for your home

(domestic) the exact amount required by the State is .45-acre foot, ½ acre foot for outside watering and ½ acre foot for livestock; so in reality 1 ½ acre foot is required. In Sanpete, most lots are one to five acre lots, which is already exceeding the water requirement for land and livestock. Commissioner Bartholomew shares an experience from fifteen years ago that he had with a State engineer. The discussion they had was in regards to a few wells drilled in the same area and how they won't impact an owner but 20-30 will and when do you draw the line? Many County residents have reached out to Commissioner Bartholomew stating other homes and developments are causing their wells to dry up. When a well is drilled it is a requirement that the well is metered and reported; Commissioner Bartholomew is unaware of anyone that does that. Many people are exceeding their water allowance and the State does nothing about it. Commissioner Collard states this is the first step; then this needs to be addressed by Planning Commission in a public hearing and see what the feasibility is. Steven Jenson states the building department receives 15-20 home applications a month (outside of city limits) and the Zoning Department receives 10-15 calls a day to purchase land in Sanpete or develop land that has already been purchased. Commissioner Bartholomew addresses the issue of taking water out of the Horseshoe, which comes off of the mountain, back into the ground. Water on paper is not the same as actual wet water. Commissioner Collard would like to make a motion to pass this suggestion onto the Planning Commission for a public hearing. Commissioner Hatch mentions the State requirement has been reduced. Commissioner Bartholomew explains that is to accommodate the increased density in the cities. Motion is made by Commissioner Collard to pass on the recommendation of changing the County Ordinance requirement of 1-acre foot of water to 1.5-acre foot of water for a home and increase to 2 acre feet for an ADU to the Planning and Zoning Board. The motion is seconded by Commissioner Hatch, and the motion passes. Discussion ensues regarding the issue of proving up on water and how the water in Utah is over allocated. Phyllis Anderson from Manti addresses the Commissioners. Ms. Anderson has been trying to buy more water for the past 6-7 years for farm use and the price of water is already high. Ms. Anderson is concerned that this will just drive the cost up. The Commissioners understand her concerns and the cost of the water share may not go up but the need to buy more will increase the cost. The bigger issue is that individuals own the water and they don't want to sell the shares that they have.

APPROVAL OF MINUTES

No corrections or concerns are voiced regarding the minutes. Motion is made by Commissioner Collard to approve the December 3rd Sanpete County Commission meeting minutes. The motion is seconded by Commissioner Hatch, and the motion passes.

Commissioner Bartholomew addresses the minutes from the Administrative Code Hearing held in December. Throughout the minutes there are references to refer to the recording for full dialogue and he feels that was the best way to handle it. Motion is made by Commissioner Collard to approve the minutes as written and to refer to the recording for the full dialogue in the Public Hearing on December 9th, 2024. The motion is seconded by Commissioner Hatch, and the motion passes.

CLOSED SESSION

No closed session was needed.

Motion is made by Commissioner Collard to adjourn (for the time being, in order to return to the

Budget Hearing at 6 PM). The motion is seconded by Commissioner Hatch, and the motion passes.

The meeting is adjourned at 3:18 P.M.

Public Hearing for the purpose of Amending the Budget for 2024; Public Hearing for the 2025 Budget.


Auditor Stacey Lyon is present. Commissioner Bartholomew addresses the audience for anyone that wishes to make a comment in regards to the public hearing. The budget for 2024 will not need to be amended. Sherriff Buchanan addresses the Commission regarding a previous discussion regarding the removal of the car wash stipend for Sheriff vehicles on one budget line and moving it to another. Sheriff Buchanan had adjusted his budget to be able to utilize a fleet rate of unlimited washes at Tagg-N-Go but he did not notice the adjustment. If needs be, he should have enough money in his fuel budget to pay the yearly cost for 30 vehicles. Ms. Lyon states the Sheriff should have room in his budget for the adjustment to the fuel budget line. It is agreed that this is a better option financially and for the sake of time. You can also request that they retract certain pieces of equipment due to the added accessories on Sheriff vehicles. The Sheriff also discusses his hope for a grant to purchase body cameras. Commissioner Bartholomew suggests that he come before the Commissioners if he is not granted the funding for body cameras and they can address it at that time. There are no further comments from the public. Motion is made by Commissioner Hatch to adjourn. The motion is seconded by Commissioner Collard, and the motion passes. The Public Hearing to adopt the 2025 Budget will resume at 6:30 PM.

Adoption of the Sanpete County 2025 Budget and Adoption of Resolution setting 2025 salaries for Elected Officials.

Commissioner Bartholomew states the proposed budget is \$27,795,718.44 with a difference of \$597,115.27. No questions or concerns are voiced. Motion is made by Commissioner Hatch to approve to adopt the 2025 Budget in the amount of \$27,795,718.44. The motion is seconded by Commissioner Collard, and the motion passes. Commissioner Bartholomew states the next agenda item is the adoption of a Resolution setting the 2025 salaries for elected officials. Commissioner Hatch questions why the County is doing this and Ms. Lyon responds that it is a new legislative requirement this year. Ms. Lyon also states it will be required every year going forward. Cost of living increases and cell phone stipends were included in the salaries listed. Motion is made by Commissioner Hatch to adopt Resolution 12-17-2024A in regards to the 2025 salaries for Elected Officials. The motion is seconded by Commissioner Collard, and the motion passes.

Motion is made by Commissioner Hatch to adjourn. The motion is seconded by Commissioner Collard, and the motion passes.

The meeting is adjourned at 6:32 P.M.

ATTEST: 
Linda Christiansen
Sanpete County Clerk

APPROVED: 
Scott Bartholomew
Commission Chair