

Minutes of the regular meeting of the Daggett County Commission/Redevelopment Agency Board, Tuesday, September 30, 2014. All members were present. Vicky McKee, County Clerk, was present as board secretary. The meeting was called to order at 9:00 A.M. by Mrs. Perry, Board Chair.

Also present were: Bret Reynolds-Civco, Inc., Deb Bergmeier-Victim Advocate, Brian Raymond, Clyde Slaugh, Tracy Burton, Keri Pallesen-County Auditor/Recorder, Richard & Carma McDowell, Shirley Card, Lesa Asay-County Assessor, Carrie Poulsen, Dave Combs and Matt Swapp & Pat Morley-Utah Division of Aeronautics.

There was no one present with old business nor citizens comments.

With regards to the Public Land Initiative, Mr. Steglich reported that Congressman Bishop and his staff have been negotiating with environmental and special interests groups. Congressman Bishop is proposing that the 6,800 acres on the mountain would go to SITLA and part of that agreement would be that SITLA would be required to put it up for sale immediately. Jarvie Ranch and Sweat Ranch, as well as the two parcels north & south of Dutch John and Antelope Flats would go to the county and in turn the county would put them up for sale. The trail out of Dutch John has been pulled as it is a problem in Washington but it will be supported administratively through the Forest Service. The Cold Spring Wilderness Study Area will be released and Cold Spring, Wikkiups, Mountain Home, Cottonwoods and the face of Goslin Mountain will be designated as a Sportsman Conservation Area which is the method that T. Wright Dickison had suggested. The Clay Basin parcel would go into SITLA ownership and Daggett County would end up with revenues from this around \$400,000.00 in the county's general fund and as prices go up for fuel the county's amount will increase. Mr. Steglich stated that he had been approached by Richard and Carma McDowell about putting Half Moon Park into the initiative the same as Deer Lodge has requested with the exception that Deer Lodge had found their own property to use as an exchange. He stated that he will explore the possibility with Congressman Bishop's staff this afternoon. The bill will come back to the Commission to review on October 20, 2014 and it will be ready for formal presentation at the Capital on October 22, 2014 in a draft form. Mr. Blanchard stated that the county needs to be mindful of maintaining the historical value of Jarvie Ranch and Sweat Ranch and he voiced his concern with the cost of doing that. Mr. Steglich stated that the county would be able to pay for the expenses of Jarvie from the revenues from Clay Basin or the sale of the Sweat Ranch. Mrs. Perry stated that she has concerns with the county being put in a position of having to undersell the property and turn it around for a quick sale. The historic value has to be retained and the matter was reviewed and discussed. There was discussion regarding the need for a participating agreement with the purchaser that they have to maintain the historic buildings. There are still negotiations going on and there will be another update at the October 15th meeting.

Mr. Steglich stated that he plans to meet with Boyd Pallesen and Glen Tinker today regarding the Land Initiative and their wilderness concerns. Mrs. Perry questioned the options of opening the Public Lands Committee to tax payers and land owners. Mr. Steglich stated that those living outside the county cannot make public policy for the county. Mrs. Perry stated that it should be opened as they are not creating policy since it goes back to the County Commission. The Committee currently does not have representation from the Soil Conservation Board or from grazing permit holders. Mr.

Steglich stated that he would not be in support of having those in the committee that are not county residents.

The minutes of the September 23, 2014 meeting were provided by the County Clerk's office for review and approval. Motion by Mr. Blanchard to approve the minutes as submitted. Seconded by Mrs. Perry, all in favor.

The Open Invoice Report in the amount of \$79,133.76 was submitted by the County Auditor's office for review and approval. Mr. Blanchard questioned the coding of the invoice from Stewart Machine & Welding and since the fire truck does not belong to Dutch John it should be coded to the County Fire Department not to Fund 29. Mrs. Pallesen was not currently in the meeting to respond to Mr. Blanchard. Mr. Steglich questioned what the Search & Rescue was spending \$5,000.00 on and Mr. Blanchard stated that Search & Rescue had received a grant and will be purchasing another trailer. Mr. Blanchard questioned what was the reason for the amount paid for food and the search on the lake was discussed. Mr. Blanchard stated that the Search & Rescue had never been called out for the search but it was handled through the Sheriff's office. Mr. Steglich questioned the amount paid to Select Health for October premiums in the amount of \$40,000+ and if that was for one month. Mrs. Pallesen explained that was correct and it does not show up on the Open Invoice Report every month as it is a payroll expense. Mrs. Pallesen also addressed the coding for the invoice from Stewart's Machine and Mr. Blanchard requested to change the coding. Motion by Mr. Steglich to approve the Open Invoice Report with the changes noted. Seconded by Mr. Blanchard, all in favor.

The matter of the business license for Jed Olsen will need to be continued to allow the Utah State Tax Commission to provide their response.

Deb Bergmeier, Victim Advocate, was present regarding approval for the VAWA Grant for 2015. The grant needs to be submitted by the end of next week and with the next meeting cancelled the matter had been scheduled for this meeting. The application as submitted was reviewed and discussed. Motion by Mr. Steglich to approve the VAWA Grant application in the amount of \$17,152.15. Seconded by Mr. Blanchard, all in favor. Mrs. Perry instructed Mrs. McKee to use her signature stamp upon the application being completed and ready to mail.

Mr. Raymond was present regarding the bids for the bicycle trails. He provided an email where one company had declined bidding and stated that he was waiting on a bid from Denzel. There was discussion regarding the possibility of approving the bid as received. Mr. Lund stated that he felt uncomfortable approving without having other bids in possession and feels that it needs to be put out for an RFP. This matter will be on the next agenda and Mrs. McKee will prepare an RFP for the trails bids.

Mrs. Pallesen stated that she has received a request from the Utah Retirement System for Workers Compensation benefit protection contracts covering Tier 2 members. Tier 1 employees were enrolled in system prior to July 1, 2010 and Tier 2 were employed and enrolled after 2010. If a Tier 1 employee is hurt and off work, the county continues to pay their retirement and for Tier 2 employees the county currently does not continue paying their retirement. The State Retirement System program allows for the county to have the option to change the benefit for Tier 2 employees. Mr. Steglich questioned what it would cost the county to make this change and Mrs. Pallesen stated it should not be too expensive as there are only five to six Tier 2 employees. The matter was reviewed and

discussed. The commission chose not to do this last year. The form needs to be approved and submitted today. Motion by Mr. Blanchard to allow Tier 2 employees the same benefit as Tier 1 employees. Seconded by Mr. Steglich, all in favor.

Mr. Blanchard provided a copy of the survey for Block 7, Open Space, Dutch John (property next to Henline and Schwartz). Since the county has a legal description, motion by Mr. Blanchard to approve for the county to move forward with having the documents prepared to transfer the identified property to the Redevelopment Agency. Seconded by Mr. Steglich, all in favor.

The recertification of the Daggett County Justice Court was on the agenda for review and approval. Upon discussion, motion by Mr. Steglich to approve Resolution #14-22, A RESOLUTION REQUESTING THE RECERTIFICATION OF THE DAGGETT COUNTY JUSTICE COURT. Seconded by Mr. Blanchard, all in favor.

The matter before the board is Resolution #14-23, Utah Counties Indemnity Pool. The issue of who should serve as alternate was discussed. Motion by Mr. Steglich to approve Resolution #14-23, RESOLUTION OF APPOINTMENT OF A DAGGETT COUNTY REPRESENTATIVE AND AN ALTERNATE REPRESENTATIVE FOR THE UTAH COUNTIES INDEMNITY POOL ANNUAL MEMBERSHIP MEETING and to include Karen Perry as the alternate. Seconded by Mr. Blanchard, all in favor.

The county had received an email from Mark Ward, Utah Association of Counties, regarding the need for Daggett County to “initiate” and “obligate” funds for Secure Rural Schools Title III Projects. Mrs. McKee read last year’s minutes regarding the issue. Upon review and discussion, motion by Mr. Blanchard to approve to use the same criteria as in the past for Title III Secure Rural School funds. Seconded by Mr. Steglich, all in favor.

Mrs. Perry stated that at the Tri-County Health Board meeting, the board made the determination to sell the Manila Health Clinic building and land to Daggett County for \$4,000.00. The matter was reviewed and discussed and Mrs. Pallesen stated that upon letting the insurance company know about the addition, they will need to come and appraise the building and add to the existing insurance. She assumes that the clinic employees are covered under UBMC insurance. She recommends to have a conversation between the county and UBMC regarding any shift in liability. Mrs. Perry stated that Tri-County Health has not paid out anything for maintenance of the building. Motion by Mr. Steglich to approve the purchase of the Manila Clinic and land for the amount of \$4,000.00 from the Rural Hospital Tax. Mrs. Perry stated that the \$4,000.00 paid to Tri-County will be put into a program for a Mobile Rural WIC Program. Mrs. Perry questioned if the amount of liability insurance could come from the Rural Hospital Tax and Mrs. Pallesen stated that the Insurance Company does not break out an amount for each insured. Seconded by Mr. Blanchard, all in favor.

Motion by Mr. Steglich to go into the RDA portion of the meeting at 10:05 A.M. (In & Out) and into Closed Session for negotiations of Sale of Property by the County. Those present for the meeting were Clyde Slauch, Brian Raymond, Commissioners Blanchard, Steglich and Perry, Clerk McKee and Shirley Card. After the presentation by Mrs. Card, she left and Tracy Burton was then present during Closed Session for negotiations of Sale of Property by the County.

The regular session reconvened at 10:20 A.M.

Matt Swapp and Pat Morely, Utah Division of Aeronautics were present to provide information regard the possibility of development at the Dutch John Airport. Mr. Raymond addressed the matter of the Dutch John Airport and the issue of developing the area as the county is wanting to sell and develop property there. Mr. Morley stated that they would like to encourage the county to use the airport property as an economic engine. There was discussion regarding the need for an Airport Layout Plan for Dutch John which will identify the areas identified as airport property and areas available for future development that will not impact the airport. The county would need to work with an engineering firm that does aeronautical planning. The matter was reviewed and discussed. Mr. Swapp and Mr. Morely offered their assistance in helping Daggett County work with a firm that deals with airports. Mr. Reynolds, Civco, Inc., stated that they have worked with the Heber and Vernal Airports but they are probably not included on the listing that the State gives out. The Daggett County Airports do not qualify for Federal assistance but they are part of the five year plan with the State of Utah for upkeep for rural airports. The following projects have been approved for the Daggett County Airports: Manila Airport, 2015 – Runway Preservation, Dutch John, 2015 – Preservation, Manila, 2018 – Weather Station & Lighting and Dutch John, 2018 – Expand the Apron. The current 12,500 pounds needs to be increased to allow large airplanes to land and the county needs to have a plan in place to obtain funding. Mr. Steglich stated that each year the county hosts an event in April in Dutch John “Success in Education” where they fly CEO’s into Vernal and drive them up but the county needs to plan for the ability for larger planes to come in. The Manila Airport plan will also need to be updated since there are needs at both locations. The matter of planning and improvements for both airports was reviewed and discussed. The first thing needed is to get the Layout Plan updated and then do the zoning and master plan. The money that the State of Utah has is for preservation not for engineering. The history of a lot of airports built in the 50’s and 60’s is to handle aircraft weighing 12,500 pounds or less. Now a corporate jet is the standard and at the beginning they required long runways but they have become so efficient they can fly into the small landing but they do need the 25,000 pound capable runway.

The matter before the board is the BLM-Right of Way, UTU-85070 – Browns Park Road. Mr. Reynolds stated that the county now has the Right of Way to fix the two curves in Browns Park which will end up being a spring project and there will be a chip seal included in the curve bid package at that time as well. Mr. Reynolds stated that he was still working with the BLM on getting the other Right of Way for the county for the location road by Red Creek. The Federal Highway board is wanting to expedite county projects and the Road District Board has given approval to contact Federal Highways letting them know the county is ready to proceed with the \$2M project to pave from the bottom of Jesse Ewing to the Colorado line in hopes of getting the funding now.

Mrs. Perry provided the information on the offer to purchase the three bedroom home, 1 ½ bath, located at 107 3rd Ave., Dutch John, for \$126,500.00 provided by Tracy Burton, realtor. She stated that a similar home sold for \$119,000.00 but this location has new water lines and a new roof so therefore the additional money. The county is currently not receiving tax revenues from the property but is currently paying for the utilities for the property. The property will also be a secondary property which means

additional revenues. Motion by Mr. Blanchard to approve the proposal as submitted. Seconded by Mr. Steglich, all in favor.

Motion by Mr. Blanchard to go into Closed Session and RDA portion of the meeting (In & Out) at 11:10 A.M. Seconded by Mr. Steglich, all in favor. Those present for the Closed Session are Carrie Poulsen, Clyde Slaugh, Brian Raymond, Dave Combs, Attorney Lund, Commissioners Blanchard, Steglich, and Perry and Clerk McKee.

The regular meeting reconvened with the RDA portion continuing. Mr. Blanchard questioned the matter of the properties listed with Coldwell Banker and if the county has listed the properties too high. Mr. Steglich stated that when Coldwell Banker first came to the county they provided information on marketing they could provide. The only marketing that the county is currently getting is minimal. It was determined to request Tim Simonson to come to a Commission meeting and discuss the issue with the possibility of allowing them to more aggressively market the property.

The matter of the Matt & Amanda Lucas proposal will need to be continued as no one has heard from them. Mr. Blanchard and Mr. Lund will work with Mr. Lucas to revise the contract by including the right description and to state that Mr. Lucas will be responsible to pay the actual expenses for the water line up to \$25,000.00 and not up front like the current contract is saying.

The matter before the Commission was appointment of a representative to the Six County Infrastructure Coalition. Mr. Blanchard questioned the matter of Jerry Steglich being named in the resolution as the representative on the board as at the last meeting it had been discussed that Mrs. Perry would serve on the board. Mr. Raymond stated that he was a board member through Economic Development as a representative without a vote. The matter was reviewed and discussed. Mr. Blanchard was planning to attend the October meeting and Mr. Steglich will attend the November and December meeting. Mrs. Perry will email Mr. Lytle and Mr. Slaugh about the meetings to determine their willingness to attend. Motion by Mr. Blanchard to approve Resolution #14-24, **RESOLUTION APPOINTING REPRESENTATIVE TO BOARD OF THE SIX COUNTY INFRASTRUCTURE COALITION**. Seconded by Mr. Steglich, all in favor.

Mrs. McKee provided a "Draft" pamphlet and information to the Commission regarding the Voter Information Packet that she had prepared for the Dutch John Incorporation Petition and that it was complete and ready to mail. The matter was reviewed and discussed.

Mr. Blanchard stated that with regards to old business, he has been working with Mr. Reynolds on the application to the State of Utah, Division of Water and due to some revisions or items not included, they have revised the financials. They are also still needing some of the attachments completed. There are three items that need official action by the county: 1. Draft Water Conservation Plan not approved as an ordinance. 2. Rate Enforcement Code and 3. Emergency Response Plan. It was determined that the Emergency Response Plan had been approved in 2008. There was discussion of the county approaching the Community Impact Board in addition to the State Water Board. Mr. Reynolds stated that he has discussed this option with at least three local CIB board members and they have voiced their approval of the way the county is proceeding.

Mr. Steglich addressed a matter that was discussed at Utah Association of Counties in Heber. There had been a presentation made by Brian Codham, State Wildlands & Fire where he had stated that the counties pay into the Wildland Fire Fund

for insurance but towns and cities are not eligible for this. If there was another fire in Dutch John there would not be assistance for the town of Dutch John upon incorporation.

With no further business, the meeting adjourned at 12:00 noon.

/s/ Vicky McKee

/s/ Karen Perry

/s/ Warren Blanchard