

## **SANPETE COUNTY COMMISSION MEETING**

**May 20, 2025, 2:00P.M.**

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

Present are: Commission Chair Scott Bartholomew, Commissioners Mike Bennett and Jim Cheney. Deputy County Attorney Wes Mangum and County Clerk Linda Christiansen.

Meeting is called to order by Commission Chair Scott Bartholomew.

### **OPENING PRAYER OR REMARKS AND PLEDGE OF ALLEGIANCE**

Prayer is offered by Cade Penney. Pledge of allegiance is recited by all.

### **STACEY LYON: APPROVAL OF CLAIMS; APPROVAL OF FINANCES; APPROVAL OF UPDATED TRAVEL POLICY.**

Auditor Stacey Lyon is present. No questions or concerns are voiced in regard to the claims. Motion is made by Commissioner Bennett to approve payment of claims #361582 through #361694. The motion is seconded by Commissioner Cheney. Vote by voice is taken: Commissioner Cheney votes aye, Commissioner Bartholomew votes yes, Commissioner Bennett votes aye. The vote is unanimous and the motion passes. No questions or concerns are voiced in regard to the finances. Motion to approve the finances is made by Commissioner Bennett. The motion is seconded by Commissioner Cheney, and the motion passes. Ms. Lyon explains the last time the travel policy had been updated was in 2018. She proposed increasing the mileage rate to \$0.70 per mile if an employee takes their own vehicle and a county vehicle is not available or \$0.58 per mile if an employee takes their own vehicle instead of an available County vehicle. She also proposed the meal per diem increases as follows: \$16.00 for breakfast, \$19.00 for lunch and \$28.00 for dinner; for a total of \$63.00 a day. The proposal will be in line with the State Travel Policies and going forward she will keep an eye on the State's policy and update as needed. Motion is made by Commissioner Bennett to approve the updated travel policy as stated. The motion is seconded by Commissioner Cheney, and the motion passes.

### **APPROVAL OF RIGHT-OF-WAY EXCAVATION LICENSE FOR B & H FARMS (SCOTT HINTZE) AT APPROXIMATELY 1100 WEST 600 NORTH, MANTI TO DIG ACROSS THE COUNTY ROAD TO BURY POWER LINES.**

Scott Hintze is present and shows the Commissioners the location of the area up for discussion on a map. Tom Seely has approved. Motion is made by Commissioner Bennett to approve the right-of-way excavation license for B & H Farms at approximately 1100 West 600 North, Manti. The motion is seconded by Commissioner Cheney, and the motion passes.

### **APPROVAL OF RIGHT-OF-WAY EXCAVATION LICENSE FOR JOHANSEN CONSTRUCTION INC. ALONG 950 NORTH, 800 EAST, 700 NORTH AND 700 EAST IN SPRING CITY TO INSTALL A 10" WATER LINE.**

A representative from JCI is not present but Jesse Ralphs from Sunrise Engineering is present and he is familiar with the project. Mr. Ralphs explains there are two projects going on in Spring City; water and sewer lines. He explains the locations of the water line installs. Tom Seely explains they will be digging along the edge of the roads. Motion is made by Commissioner

Bennett to approve the right-of-way excavation license for Johansen Construction along 950 North, 800 East, 700 North, and 700 East in Spring City to install a 10" water line. The motion is seconded by Commissioner Cheney, and the motion passes.

**DISCUSSION AND POTENTIAL APPROVAL OF RIGHT-OF-WAY EXCAVATION LICENSE FOR SPRING CITY SEWER PROJECT ENCROACHMENT PERMIT FOR 950 NORTH, SPRING CITY.**

Jesse Ralphs representing Sunrise Engineering presents the agenda item. Mr. Ralphs distributes documents that pertain to the discussion. Mr. Ralphs explains that Spring City is doing a sewer project that will provide sewer access to the north east quadrant in Spring City. The only corridor to get the sewer to that section of town is on 950 North which is a County Road. The section that goes by the church is paved, beyond that it is gravel. There is no right-of-way outside of the road which is creating some challenges. Tom Seely has been out to assess the area and has given some guidance. They have contacted all of the property owners and they are waiting to see if they can get easements from them. The purpose is to serve Spring City properties but there is talk of buffer zone changes and more growth which is always a possibility. First they will go from the highway up to where the pavement ends. The next stretch of road between the church and 300 East is particularly critical; if they can get to 300 East they have three alternative options on how to run the lines. There is a property owner that is against providing an easement. One proposed ask for consideration is to go under the culvert and not disturb private property. Commissioner Bartholomew states it is County Policy not to go down the middle of the roads because when they did allow it, it was a horrible experience to get it fixed. He encourages Mr. Ralphs to go on the side of the road if possible. Mr. Seely explains the property owner that refuses to give an easement will not be able to build anything going forward unless he grants an easement. The County requires a 66' easement. Mr. Ralphs raises the question, between the church and 300 East, is there any way to have the line installed on the very north side of the road. Discussion ensues in regards to the road and manhole standards. Commissioner Bartholomew explains the road standards and policies were put into place about a year ago because of previous issues. Commissioner Bartholomew inquires as to how close they can get it to the edge of the road for the 800'. Mr. Ralphs replies that on the South side of the road there is a culinary waterline that runs on the edge of the road and they would need to be 10' from that or 6' - 10' from the fence line. Mr. Ralphs explains they are still talking to property owners in regards to easements but one property owner is an adamant no. Mr. Seely expresses concern for diverting from the policies that are in place; they have already told others they can't do what Mr. Ralphs is asking to do. Mr. Seely is willing to meet with the property owner that is unwilling to cooperate and explain the situation if they think it will help. Mr. Seely feels this will open a big can of worms if they deviate from the policies set in place. Mr. Ralphs will continue to work with property owners on the South side of the road. Mayor Chris Anderson from Spring City is in the audience; it is discussed as to whether or not it would benefit the city to take those roads and Spring City could dig up their own roads. Randy Strate, City Councilman joins the discussion and speaks about the challenges they are facing with growth. Mr. Ralphs suggests more discussions need to take place after this discussion to come to an agreement with all parties. Tom Seely mentions he had been told at one time the City owned the oiled part of the road; he can't find any record on the County side but he encourages Spring City to see if they can find any documents to confirm. Motion is made by Commissioner Bennett to table the right-of-way excavation license for Spring City sewer project encroachment permit. The motion is seconded by Commissioner Cheney, and the motion passes.

**TOM SEELY: RATIFY APPROVAL TO PURCHASE WATER TRUCK; APPROVAL TO PURCHASE PICKUP TRUCK; APPROVAL TO HIRE TWO PART-TIME TEMPORARY EMPLOYEES FOR CHIPPING.**

Tom Seely presents the agenda items. Mr. Seely explains there was a discussion last fall in regards to purchasing a water truck. The truck will be paid for with \$100,000.00 from SSD1 funds and \$117,000.00 from the Road Department budget. Mr. Seely thought it had already been approved but it was not found in the minutes. Motion is made by Commissioner Bennett to approve the payment of \$216,569.37 to Mountainwest Trucking for the purchase of a water truck for the Road Department. The motion is seconded by Commissioner Cheney, and the motion passes. Mr. Seely explains a discussion took place in a Commission meeting about switching his truck out with a new truck and his truck would be used at the Courthouse for a plow truck. Motion is made by Commissioner Bennett to approve the Chevy 2500 for the amount of \$63,835.00 to Jorgensen Chevrolet. The motion is seconded by Commissioner Cheney, and the motion passes. The last item that Mr. Seely presents is a request to hire two people that will not operate equipment similar to a request he made last year. They will use one on the water truck and one will shovel; they would rotate duties every day to help with chipping. Motion is made by Commissioner Bennett to approve hiring two part-time temporary employees for chip sealing at \$18.63 per hour. The motion is seconded by Commissioner Cheney, and the motion passes.

**ABBY IVORY: DISCUSSION AND POTENTIAL APPROVAL OF NEW BOARD MEMBERS FOR SANPETE CEO BOARD; DISCUSSION AND POTENTIAL APPROVAL OF RFP FOR SANPETE BRANDING AND WEBSITE.**

Abby Ivory presents the agenda items. Ms. Ivory explains she recently attended some training offered by the State and they realized the Board did not meet some requirements for Grants. In order to be in compliance they will need two more Board members; a member of the private business sector and a member that lives in the county. Ms. Ivory provides a list of the current Board member names and names of potential Board member candidates suggested by current Board members. Two names suggested are committed to multiple boards and it is agreed this may be asking too much of them. Commissioner Cheney asks if the openings need to be advertised. Ms. Ivory states other Counties have done that and they had problems so she doesn't want to take that approach. Commissioner Bennett recommends Cherrie Green and Faylyn Catmull. Commissioner Cheney questions whether or not there are recommendations of Sanpete residents in the northern end; it seems the existing members and the recommendations are more Central and South residents. Ms. Ivory states Ms. Green lives in Moroni and Ms. Catmull is from Fairview but lives in Ephraim. Commissioner Cheney believes both recommended members will do a good job. Motion is made by Commissioner Bennett to appoint Cherrie Green and Faylyn Catmull to the Sanpete County Economic Opportunity Board. The motion is seconded by Commissioner Cheney, and the motion passes. Ms. Ivory has not spoken to the individuals in regards to serving on the Board but she will. Ms. Ivory is requesting approval to put out an RFP for Sanpete branding and website design with some money that she has available in her budget. Ms. Ivory may need to look into the needs of the offices in the County for the website. She talked to the Governor's office and she can also use RCG money for this project. Discussion ensues in regards to how much of the money that she has available could be used. Motion is made by Commissioner Cheney to approve the Economic Development Board to pursue a branding option and website design, not to exceed \$10,000.00

for branding and \$50,000.00 for the website. The motion is seconded by Commissioner Bennett, and the motion passes.

**AMIE SORENSEN: APPROVAL OF SENIOR NUTRITION BUS SCHEDULE.**

Amie Sorensen presents the agenda item. The bus schedule she presents is for Manti. She explains the Sanpete County Senior Transportation will begin offering rides for Sanpete Senior Citizens to North and South Sanpete areas on certain days of the month for medical appointments and shopping. Eventually, they will offer rides to Utah County for medical appointments. Motion is made by Commissioner Bennett to approve the senior nutrition bus schedule for the Manti Center. The motion is seconded by Commissioner Cheney, and the motion passes.

**ELI WILLIAMS: APPROVAL TO RENEW AND PAY GOOGLE WORKSPACE LICENSES.**

Eli Williams presents the agenda item. Mr. Williams explains the County does not need to adjust the number of users on the Google Workspace account. The invoice is for the annual renewal. Motion is made by Commissioner Bennett to approve the payment to Onix in the amount of \$35,380.80 out of budget#10-4136-310. The motion is seconded by Commissioner Cheney, and the motion passes.

**DISCUSSION AND POTENTIAL APPROVAL TO PURCHASE A NEW CERTIFICATE FOR THE SANPETE COUNTY WEBSITE MOVE TO A .GOV DOMAIN; FROM SANPETE.COM TO SANPETECOUNTYUTAH.GOV.**

Eli Williams presents the agenda item. Mr. Williams explains Manti Telephone began the search for a company to assist the County in transitioning from .com to .gov as required by State statute. The contract is for five years. Motion is made by Commissioner Bennett to approve to purchase a new certificate for the Sanpete County Website move to a .gov domain; from Sanpete.com to sanpetecountyutah.gov in the amount of \$2,595.99 for a five-year contract. The motion is seconded by Commissioner Cheney, and the motion passes.

**SHERIFF JARED BUCHANAN: RATIFY APPROVAL TO APPLY FOR, SIGN AND EXPEND THE STATE TASK FORCE GRANT (STFG); APPROVAL TO PAY KONEXUS FOR ALERTSENSE; APPROVAL TO PAY SALT LAKE WHOLESALE SPORTS FOR AMMUNITION; APPROVAL FOR WAGE/TIER ADJUSTMENT FOR PATROL DEPUTY DANIEL SPENCER; APPROVAL TO OPEN A RECRUITMENT FOR SANPETE COUNTY EMERGENCY MANAGEMENT DIRECTOR / SEARCH & RESCUE LIAISON.**

Sheriff Jared Buchanan is not able to attend; Captain Gary Larsen presents the documents. Motion is made by Commissioner Bennett to ratify approval to apply for, sign and expend the State Task Force Grant (STFG) in the amount of \$82,000.00. The motion is seconded by Commissioner Cheney, and the motion passes. Captain Larsen presents an invoice for the paging and alert system for dispatch. Commissioner Bartholomew inquires as to whether or not this is only used internally; Captain Larsen responds that it sends public alerts to the officers, as well as residents. Examples of ways the service is utilized would be; a tornado warning or an Amber alert. Motion is made by Commissioner Bennett to approve the payment to Konexus for AlertSense in the amount of \$9,020.00. The motion is seconded by Commissioner Cheney, and the motion passes. Motion is made by Commissioner Bennett to approve the payment to Salt Lake Wholesale Sports in the amount of \$10,613.82. The motion is seconded by Commissioner

Cheney, and the motion passes. Motion is made by Commissioner Bennett to approve a wage adjustment for Patrol Deputy Daniel Spencer from \$31.56 to \$33.96 out of 10-4211, effective May 16, 2025. The motion is seconded by Commissioner Cheney, and the motion passes. Commissioner Bartholomew states Jayson Albee and his wife are going on a mission to Africa, therefore they need to open his position up to replace him. Motion is made by Commissioner Bennett to approve to open recruitment for Sanpete County Emergency Management Director/Search and Rescue Liaison. The motion is seconded by Commissioner Cheney, and the motion passes.

**TOM PETERSON: INTRODUCE MAX LEWIS AS THE NEW FIRE WARDEN; DISCUSSION AND POTENTIAL APPROVAL WITH SIGNATURES ON PARTICIPATION COMMITMENT FOR UT FFSL.**

Tom Peterson introduces Landon Rowley; he is the new FMO (Fire Management Officer for Central Utah) from Oak City. Mr. Rowley introduces the new Fire Warden for Sanpete County, Max Lewis. Mr. Lewis is originally from Duchesne and has lived in Sanpete for about 10 years. Mr. Rowley will be helping Mr. Lewis adjust to his new duties. Jordan Allsop, Assistant Fire Warden filled in for Tom Peterson when he took his new job and the County appreciates his willingness to do that temporarily. Tom Peterson presents the current participation commitment that the County already signed. Mr. Peterson prepared the document prior to Mr. Lewis hiring on but going forward, Mr. Lewis will take over the responsibility of the participation plan documents. In discussion with the Fire District and County they came up with ways to match funds. Both County and Fire District funds can be used as part of the Participation Commitment. Mr. Peterson states the amount of money with the plan is based on fire statistics; if the County experiences big fire seasons back to back the amount will go up. If the fire seasons drop dramatically over a ten year span the amount could go down. Historically, Sanpete does not have back to back large fire seasons. Every year, the State of Utah pays approximately \$18 million dollars on behalf of the Counties for suppression costs. The State asks the counties to invest \$217,000.00 into themselves to help improve fire response. Mr. Peterson presents the amended PC project document for the Commissioners to sign. Commissioner Bartholomew states for the record, this is in regards to the brush trucks they are purchasing jointly with the Fire District which was approved in a previous meeting. Annually up to \$160,000.00; up to \$80,000.00 of County money. The total of \$160,000.00 will go towards the \$217,000.00 in the Participation Commitment. Motion is made by Commissioner Bennett to approve and sign the Participation Commitment for UT FFSL in the amount of \$217,348.00. The motion is seconded by Commissioner Cheney, and the motion passes. Commissioner Bartholomew signs the Participation Commitment for UT FFSL.

**MAX LEWIS: DISCUSSION AND POTENTIAL APPROVAL TO MOVE TITLE 3 FUNDS TO EMERGENCY MANAGEMENT.**

Fire Warden Max Lewis presents the agenda item. Mr. Lewis explains the amount of money that needs to be transferred is \$8,546.38. Commissioner Bartholomew explains Jayson Albee will remain on until August in order to train his replacement. Motion is made by Commissioner Bennett to approve to move Title 3 Funds to Emergency Management in the amount of \$8,546.38. The motion is seconded by Commissioner Cheney, and the motion passes.

**LUANN GREENWELL: DISCUSSION AND POTENTIAL APPROVAL OF DOJ GRANT**

**AMENDMENT FORM REQUIRING A COMMISSIONERS SIGNATURE.**

LuAnn Greenwell addresses the Commissioners but they realize it is time for the scheduled Public Hearing at 3:00 PM. They will come back to her item. Following the 3:00 pm public hearing they return to this agenda item. Ms. Greenwell states she received a letter on May 6<sup>th</sup> in regards to her VOCA Grant. She explains the letter basically states the terms, conditions and availability of funding may change. Kevin Daniels has signed the letter but they want a Commissioner to sign as well. Commissioner Cheney is over the Children's Justice Center. The grant expires June 30<sup>th</sup>. The form is signed by Commissioner Cheney. Motion is made by Commissioner Bennett to approve to sign the DOJ Grant Amendment Form. The motion is seconded by Commissioner Cheney, and the motion passes.

**LUANN GREENWELL REPRESENTING MILBURN IRRIGATION COMPANY: DISCUSSION IN REGARDS TO OPPOSITION TO RECREATIONAL SUBDIVISION DUE TO WATER RIGHTS.**

LuAnn Greenwell presents the agenda item as a representative of the Milburn Irrigation Company. Ms. Greenwell states someone is trying to put in a seven lot subdivision in the Milburn area up on the mountain. They are transferring the water right from the Manti / Ephraim area to the Milburn drainage. Ms. Greenwell protested the water right and she attended the hearing. Her concerns are that the Milburn Irrigation company is small and the assessments collected equal approximately \$6,500.00 a year. They have fought subdivision development numerous times; in 2006 the fight went all the way to the Supreme Court which ruled in favor of the irrigation company. The negative side of that is it cost the irrigation company \$65,000.00 in legal fees. She does not want to see that happen again. Commissioner Bartholomew explains a discussion that took place in the Sanpete County Water Conservancy District meeting. The Water Conservancy District has hired an engineering firm that is going to review applications that are being processed in Sanpete and verify they have wet water. The Water Conservancy District will also file protests in regards to applications that are concerning. Commissioner Bartholomew instructs her to contact Jay Olsen on the Sanpete County Water Conservancy District Board. Linda Christiansen will send her email contacts for Kris Oxman, Secretary and McCrae Christiansen Board member of the Water Conservancy District.

\*A five-minute break is taken. \* Wes Mangum arrives to the meeting.

**RANDY STRATE REPRESENTING SPRING CITY: DISCUSSION AND POTENTIAL APPROVAL TO INITIATE THE PROCESS FOR COUNTY ZONING TO CONSIDER ADDING AN RA-1 ZONE AROUND SPRING CITY CONTINUED FROM COMMISSION MEETING ON APRIL 15, 2025.**

Randy Strate is present for the continued discussion in regards to the RA-1 Zone around Spring City. Commissioner Bartholomew thanks Mr. Strate for his attendance and explains that a group of ladies (city and county residents) expressed their opposition to the buffer zone proposal to the Commissioners in a work meeting earlier today. Commissioner Bartholomew explains the agenda request is only to make the County aware of the proposal. It has been determined, after discussions with Wes Mangum, that the next step for the city is to hold public hearings in regards to the proposed buffer zone. Once the city public hearings have been held; then the city would come to the County Planning and Zoning Board under the direction of Steven Jenson. Mr. Mangum confirms the processes going forward. Mr. Strate understood that the buffer zone is County; reviewed and approved by the County, so he is not understanding why the City would need to hold additional meetings. Mr. Mangum states the city needs to hold public hearings in

regards to the change first. Commissioner Cheney expresses concern in regards to approving a buffer zone that allows smaller building lots than the minimum requirement in city limits. Discussion in regards to the public hearings takes place between Wes Mangum, Deputy County Attorney and Randy Strate. Mr. Strate has concerns as to why the city acreage is affecting a County buffer zone. Mr. Strate verifies with the Commissioners that they do not want to approve a buffer zone around a community unless it matches the minimum acreage requirement of the city. Mr. Mangum states the County will not make an approval until it has been addressed at the local level. As long as the legal process has been followed in regards to the proposed changes to the city ordinance the County will consider the application. Commissioner Bartholomew clarifies that does not guarantee an approval but it will be considered for review. Mr. Strate states, as he has before, that the city is considering lowering the minimum acreage requirement in city limits. The plan is to hold a public hearing prior to June 25<sup>th</sup> with the hopes to address it in the July City Council meeting. Mr. Mangum proposes the following scenario after the city holds public hearings. What if the city decides not to move forward; it doesn't make sense to get County approval first. Commissioner Bartholomew states they have all received numerous phone calls in regards to the proposal. Mr. Strate gives another perspective; he feels the meeting earlier in the day is not a fair representation of all residents in Spring City. Mr. Strate explains the city has been working on this for over a year and they implemented a growth committee. Mr. Strate states that there were multiple comments made earlier in the meeting in regards to the city's efforts that were untruthful. Mr. Strate explains the things that they have been working on. Commissioner Bartholomew states that they understand there is always two sides; and they only heard one. Mr. Mangum explains a motion is not needed in order for the process to begin with the city. Mr. Strate verifies that the County wants the city to address the Spring City Ordinance approval prior to returning to the County to address adding another buffer zone. Commissioner Bartholomew states they are giving them the approval to initiate the process (on the city side) and once that is done, they can initiate the process on the County side with Steven Jenson. Mr. Strate verifies once the process is complete with the City; he will not start with the Commissioners, he will go straight to Planning and Zoning. Initially he was told to go to the Commissioners and then Planning and Zoning.

**CRAIG GODWIN REPRESENTING SKYLINE MOUNTAIN SPECIAL SERVICE DISTRICT:  
DISCUSSION AND POTENTIAL APPROVAL FOR APPOINTMENT OF ONE BOARD MEMBER TO  
THE SMSSD BOARD IN THE "C-VALLEY" AREA TO FILL VACANCY.**

Craig Godwin addresses the Commission and explains a Board member resigned due to family issues. Mr. Godwin explains they advertised and posted the opening; they received three valid resumes. Each Board member interviewed the candidates separately and reported back to Mr. Godwin. After a ZOOM meeting, three preferred Mont Pugmire and two preferred Richard Scutt. Discussion ensued and at the end they unanimously agreed on the suggestion of Mont Pugmire as their choice. The reasoning of the Board was due to Mont Pugmire has lived in the SMR for decades and served in the district. Mr. Godwin states it is their recommendation to appoint Mont Pugmire as the newly appointed Board member. Commissioner Cheney states he is the Commissioner over the district and he has some questions. First, Commissioner Cheney inquires as to when the last meeting took place and Mr. Godwin responds March 4<sup>th</sup>. Due to conversations with former Commissioner Collard and concerns he expressed, Commissioner Cheney voices his request to postpone the appointment until they have more time. Commissioner Cheney also requests documents for the Commission to review as follows; copy

of the by-laws, bank records, bank statements and contracts for the last two years. The agreement is the Board will supply the documents in a week. Commissioner Cheney also requests attending the next meeting which Mr. Godwin states is today. Commissioner Cheney can't attend this short of notice. Mr. Godwin states they generally meet quarterly. Their hope was to swear Mont Pugmire in at the meeting but that will not be possible at this point. The agenda item will be put on the next meeting which is June 3<sup>rd</sup>. Motion is made by Commissioner Cheney to postpone the appointment of the SMSSD Board member in the "C-Valley" area until the next meeting on June 3<sup>rd</sup>. The motion is seconded by Commissioner Bennett, and the motion passes.

**JOHN R. ROMERO REPRESENTING WHISPERING PINES PROPERTY OWNERS ASSOCIATION: DISCUSSION AND POTENTIAL APPROVAL OF A VARIANCE FROM 6.35 ACRES TO 4.35 ACRES IN ORDER TO SECURE LAND AROUND THE WHISPERING PINES WATER UTILITY ON PARCEL #26963X8, ACCOUNT #R031359.**

John Romero was called out on business so he is unable to attend the meeting. Shawn Harris and Tom Fassio, members of the Board are present in his absence. Wes Mangum explains an appeal issue needs to be addressed in an appeals meeting, not the Commission meeting. Commissioner Bartholomew explains this is a new process which requires the Commission to address appeals and variances in a separate meeting. The Commissioners have set time aside on Commission meeting days (the first and third Tuesday of the month) at 10 am for Board of Appeals meetings, as needed. Mr. Harris will not be able to attend but he will let Mr. Romero know that the next meeting is on June 3<sup>rd</sup>.

**SHAYLEN ALLRED: DISCUSSION TO POTENTIALLY APPROVE A ZONING APPLICATION THAT WAS TABLED AT THE PLANNING AND ZONING MEETING ON MAY 14TH, 2025.**

Shaylen Allred is present but Commissioner Bartholomew is unsure as to why Mr. Allred is before the Commission today. Commissioner Bartholomew explains the County Commission cannot grant zoning approvals any more. Mr. Allred explains he did attend the last Planning and Zoning meeting; he is not before the Commission to override the Planning Board but to provide insight on his application. Mr. Allred states he provided all of the information requested of him and the only issue was the power company needed to move a power line that doesn't directly affect him. Steven Jenson responds to Mr. Allred's claims. Mr. Jenson states the application was submitted in a timely manner and the Planning Board reviewed the application. The power poles along the road to the property are within two feet of the road and it was determined to be a public safety issue requiring the poles are moved. Mr. Jenson reached out to the power company and they responded that Tom Seely approved the location of the poles but the Planning Commission wants the poles to be moved before approval can be given. The power company has approved a work order to take the poles down and run the power underground but it will take approximately two months. Another issue was a letter needed to be written clearing a zoning violation. A letter has been issued by James Richins, Sanpete County Zoning Enforcement Officer. The Planning Commission tabled the approval due to the power pole issue. Commissioner Bartholomew explains the Commission does not approve zoning applications; only the Planning Commission can give approval. Mr. Allred requests an emergency meeting but Commissioner Bartholomew refers him back to the Planning Commission for that request. Steven Jenson will reach out to the Board members.

**DISCUSSION AND POTENTIAL APPROVAL OF TWO NEW BOARD MEMBERS FOR THE**



**FEDERAL MINERAL LEASE SPECIAL SERVICE DISTRICT BOARD.**

Commissioner Cheney explains an approval to post an opening for two board members for the Federal Mineral Lease Special Service District Board. The Board members that are no longer serving on the Board are; Gail Buchanan and James Erickson. Motion is made by Commissioner Bennett to approve the posting for two new Board members for the Federal Mineral Lease Special Service District Board. The motion is seconded by Commissioner Bartholomew, and the motion passes.

**BRYAN BIES: APPROVAL TO HIRE MARIA WOOLSEY AS THE FULL-TIME CUSTODIAN POSITION; DISCUSSION IN REGARDS TO THE COURTHOUSE BUILDING HVAC SERVICE AGREEMENT; DISCUSSION IN REGARDS TO THE ELEVATOR SERVICE CONTRACT.**

Bryan Bies presents the agenda items. Mr. Bies explains they interviewed for a new full-time custodian position and they unanimously agreed that Maria Woolsey is the person for the job. Ms. Woolsey has accepted the job and she will be able to start on May 26<sup>th</sup>. Motion is made by Commissioner Bennett to approve hiring Maria Woolsey as a Full-Time Custodian at Grade 1, Step 1 at \$17.93 per hour, effective May 26, 2025. The motion is seconded by Commissioner Cheney, and the motion passes. Mr. Bies explains the County had an agreement with TRANE that has been discontinued in regards to the HVAC system. Kevin Daniels has the new agreement to review but Mr. Bies has not heard back from him on his legal counsel in regards to the contract. The company that Mr. Bies would like the Commissioners to consider in regards to a new HVAC service agreement is also the company that the jail wants to use. Commissioner Bartholomew and Wes Mangum agree that Mr. Daniels has not had a chance to review the agreement and wants the agenda item to be tabled until the next meeting. Mr. Bies wants to address the elevator contract and combine it with the jail contract for ease of scheduling and potentially to lower the cost. Mr. Bies received two bids from Otis; he is yet to confirm which contract the Jail is currently using. The contracts vary based on cost, extent of services and parts. Previously the County had a contract with TK elevators but it has been terminated. Mr. Bies has not had a chance to thoroughly review the contracts to know the differences. In the past, the County was paying \$175.00 a month for the elevator contract. Commissioner Cheney suggests merging the new contract with the Jail's contract. Commissioner Bartholomew suggests Mr. Bies reach out to the company and find out the possibilities of merging the contracts. Motion is made by Commissioner Cheney to wait on making decisions for both and get more information on the HVAC system and elevator agreements; look into combining the elevator service contracts. The motion is seconded by Commissioner Bennett and the motion passes.

**KEVIN CHRISTENSEN: DISCUSSION AND POTENTIAL APPROVAL OF FLAP, EPHRAIM CANYON ROAD MEMORANDUM OF AGREEMENT.**

Kevin Christensen presents the agenda item. Mr. Christensen explains FLAP stands for Federal Lands Access Program. Last November the County applied for some funding to make improvements on Ephraim Canyon Road. About six tenths of a mile past the pavement there is a potential slide spot that could be fixed and extend the asphalt. Mr. Christensen explains the next step is to have scoping meetings to discuss the validity of the project and potential costs. Those in attendance of the meetings would be County and Forest representatives. The memorandum of agreement he is presenting today is basically stating the County will participate in the scoping meetings. Commissioner Bennett wants reassurance that this document does not tie the County to the project. Mr. Christensen states no, this is only in regards to the scoping meetings. Commissioner Bennett does not want to be obligated to spend County dollars on a

Federal land road but Commissioner Bartholomew states the road is a County road. The Commissioners review a map. The distance will be 2.7 miles; Mr. Christensen gives an explanation of the area covered. Mr. Christensen states if at any point during the scoping meeting process the County has concerns they can remove themselves. It is stated the County will pay \$100,000.00 out of the Travel Council budget on a nine million-dollar project. The travel budget will not need to be adjusted due to this project. Motion is made by Commissioner Bennett to approve of FLAP, Ephraim Canyon Road Memorandum of Agreement. The motion is seconded by Commissioner Cheney, and the motion passes.

**3:00 PM PUBLIC HEARING TO CONSIDER AND POTENTIALLY RECOMMEND FOR APPROVAL ON THE FOLLOWING ITEMS: EDMUND GRERENMAN AND PAMELA NICOLSON HAVE FILED A PETITION TO THE SANPETE COUNTY COMMISSIONERS RECOMMENDING APPROVAL TO VACATE AND AMEND THE AMENDED GARDEN SUBDIVISION. THE AFFECTED PROPERTIES ARE LOCATED SOUTH OF SPRING CITY, UTAH. THE AMENDED GARDEN SUBDIVISION IS RECORDED AS AN APPROVED SUBDIVISION. THIS WILL BE VACATING 5.00 ACRES FROM THE ORIGINAL LOT 1 OUT OF THE SUBDIVISION THEN ADJUSTING LOT LINES FOR LOT 1 TO 5.07 ACRES AND LOT 2 TO 5.10 ACRES. PARCEL #S-63612, PARCEL #S-63613.**

Steven Jenson presents the agenda item. Mr. Jenson explains there is an original subdivision that they had to amend the lot lines to include a shed. The application was presented to the Planning Commission and they recommended it for approval. No protests were received in regards to the Public Hearing. The Mylar is in compliance with the County Recorder's requirements in order for it to be recorded. The meeting was properly noticed for the Planning and Zoning meeting, as well as the Commission meeting. Commissioner Bartholomew inquires to the audience if anyone is present for the public hearing. No one responds to the request. Motion is made by Commissioner Bennett to approve to sign the Amended Garden Subdivision Mylar. The motion is seconded by Commissioner Cheney, and the motion passes. Commissioner Bartholomew and County Clerk Linda Christiansen sign the Mylar. Mr. Jenson will get with Kevin Daniels to sign the Mylar due to his absence in the meeting. (Note: It is stated by Randy Strate that the Zoning notice has misspelled Edmund Greenman's name) The Commission questions whether or not the 3:30 pm public hearing will take place because the applicant is present. Steven Jenson indicated to Linda Christiansen that his application was not complete therefore the public hearing will be cancelled. They return to LuAnn Greenwell's agenda item.

**3:30 PM PUBLIC HEARING TO CONSIDER AND POTENTIALLY RECOMMEND FOR APPROVAL ON THE FOLLOWING ITEMS: FREEDOM RANCH (DOUG JOHNSON) HAS FILED A PETITION TO THE SANPETE COUNTY COMMISSIONERS RECOMMENDING APPROVAL TO AMEND THE FREEDOM RANCH PLAT B SUBDIVISION. THE AFFECTED LOTS 5, AND 6 ARE AMENDING LOT LINES AND ARE LOCATED NORTHEAST OF MT. PLEASANT, UTAH. THE FREEDOM RANCH PLAT B SUBDIVISION IS RECORDED AS AN APPROVED SUBDIVISION. MORE SPECIFICALLY DESCRIBED AS PARCEL #S-22506X16, AND S-22506X15.**

Steven Jenson reports this item needs to be tabled because the Mylar is not complete. The public hearing needs to be cancelled. Commissioner Bartholomew states no motion is needed.

#### **APPROVAL OF MINUTES**

Motion is made by Commissioner Bennett to approve the meeting minutes from May 6<sup>th</sup> Commission meeting with no corrections. The motion is seconded by Commissioner Cheney, and the motion


passes.

**CLOSED SESSION**

No closed session was needed.

Motion is made by Commissioner Bennett to adjourn. The motion is seconded by Commissioner Cheney, and the motion passes.

The meeting is adjourned at 4:07 P.M.

ATTEST:   
Linda Christiansen  
Sanpete County Clerk

APPROVED:   
Scott Bartholomew  
Commission Chair