



Dutch John Town Council Work & Business Meeting

Minutes

Wednesday, May 28, 2025 at 6:00 pm

Meeting Address: Dutch John Community Building, 530 S. Blvd., Dutch John

Public access is available electronically. See <https://dutchjohn.org/electronic-meetings> for more details.

Work Items:

1. Call to Order / Pledge of Allegiance / Roll Call

Minutes:

- Call to order at 6:01pm
- Pledge of Allegiance
- Attendance:
 - Committee and Town Members: Butch Johns, Al Pulhum, Sandy Kunkel, Amy McDonald (online), Allen Parker (online), Rachel Albritton
 - Public: Kerri Nakamura (online), Frank Nakamura (online), Corey Auger

2. Truth In Taxation

Minutes:

- The Town has mailed physical copies of the resolution to both the State and the County, as well as sent an email to both entities. Both the State and the County responded that they received the email.
- On Thursday June 5, 2025 there will be a potluck dinner / Town Hall to hold a discussion with Town Residents regarding the truth and taxation process. There was some additional discussion on if this date is the best time to host this event. Kerri and Frank will be unable to attend but may be available by phone if necessary.
 - Sandy asked how this Town Hall would flow. Butch said that it would be dinner first and then hold a Q&A session afterwards.
 - Sandy also pointed out that second home owners typically come on a weekend and they don't have much of a notice. Butch responded by saying that this is why they are trying to get it out far in advance. The Council came to an agreement that sending out a text message to Town residents who have subscribed to that feature - would be most effective.

- Amy asked if we could ask Nate to join the Town Hall. Kerri offered to give him her slide deck and they could use that along with his legal expertise at the Town Hall.
- Two resolutions have been drafted and provided to the Council for review
 - An Ordinance Adopting a Tax Levy
 - An Ordinance Adopting the Tentative Budget
 - This would be tentatively adopted in June
 - Final adoption would happen after August 11 public hearing
- There was some discussion on getting the certified tax rate by June 8. Although this date is set by the state Kerri and Frank mentioned that it is not unusual for this date to be missed. If the state does miss getting the valuations completed by June 8, then Frank stated that a standard \$100,000 property tax value will need to be substituted.

3. Airport Overlay

Minutes:

- Allen is pretty certain that he has not made any modifications to this document since last discussed with the Council. Butch proposed for the two of them to get together Friday morning to finish making modifications.
- What we have: County's airport plan and the draft ordinance
- Next Steps: Once the draft is complete it must be sent over to PnZ for a recommendation to Town Council. Once that recommendation is made, Council can then make any adjustments if needed and provide final approval.

4. Financial Report

Minutes:

- Amy updated the financial report last week (May 15, 2025) and it's available for review.

5. Town Development

Minutes:

- Butch participated in a meeting with Commissioners and developers. There was a discussion regarding current zoning. The outcome of that discussion was that the Town Council needs to look at the current zones designated as "future development" and think about what those zones should be designated as. If the Town identifies what they want (zone map) then the Town has more of a foundation to stand on against developers whereas future development is just an open door for developers to steer into whatever they want. The Town needs to state what they want and provide direction to developers.
 - Al asked what's been proposed to the County. Butch was not sure because the discussions with the developers have happened in closed sessions.
 - Sandy mentioned that there were previous planning sessions with the Town that involved mapping out zones, asking where those maps are now?
- Al brought up the fact that people are buying land and sitting on it with no plans, at least none that have been presented to the Town. He strongly believes that there should be some kind of timeline for development to occur once the land is purchased. By allowing the land to remain undeveloped, the Town is losing potential tax revenue on these areas. Residential land owners do have a three year deadline and these rules are not being applied to entities buying RDA land. Allen Parker did say that the County can demand this in the participation agreement.
- Butch mentioned that there is a company out of SLC that wants to charge 10-20k for laying out all the zoning. Rachel asked if that would include writing out all the associated

ordinances that would go with those zones. Butch wasn't sure. Rachel pointed out that with everything that is being discussed it's worth the ask to understand what that price includes. As PnZ currently sits - they do not have the resources to write the ordinance, enforce the ordinance, issue and manage all the associated building permits on two hours a week between three volunteer members. Butch acknowledged her concern.

6. Adjournment

Minutes:

- Work session ended at 6:59pm

Business Meeting:

7. Call to Order / Pledge of Allegiance

8. Roll Call

Minutes:

- Committee and Town Members: Butch Johns, Al Pulhum, Sandy Kunkel,, Amy McDonald (online), Allen Parker (online), Rachel Albritton
- Public: Corey Auger

9. Consent Agenda

Minutes:

- Sandy motioned to accept the consent agenda with corrections to minutes applied. Al second. All in favor. No opposed.

a. Minutes of meeting: May 21, 2025

Minutes:

- Corrections needed on Sandy's last name.

b. Business Licenses: Jackson Pyles

c. Expenditures: Voucher List

Minutes:

- No issues with the current Vouchers list.
- Al did notify the Town Council that he will be needing to return some previously purchased items and will also need to purchase new items related to Grounds management.

d. Correspondence: CIB Grant

Minutes:

- Nate and Kevin Yates went through the grant. They requested an engineer estimate on the building cost. Butch explained that he had been trying to get that done for months but the Town has not been able to get anyone up here. Allen Parker did get a phone call back from Mike who does have a rough estimate but has some followup questions. His estimate is just for the current building, not for the CIB.

10. Committee / Staff Reports

a. Mayor's Report

Minutes:

- Butch met for 5 hours in Vernal with Commissioner Tippet. Covered a range of items for the Town and the County. The discussion went well. Tippet invited Butch to the next County meeting as well as to a meeting with potential developers interested in property around Town. Some main topics covered included, water and sewer, reservoir levels, parks & trails, development opportunities, and the Towns Involvement with the County RDA. Specifically, the Town should have at least one member on the RDA board so that the Town can be more aware of what's going on and the Town could have more involvement in this process.

b. Volunteer Fire Department

Minutes:

- There was a call out the other evening - it was a false alarm due to the prescribed burn.
- Al asked about the volunteer fire crew for the start of the summer season or if recruitment is needed. JayDee did state that they have lost members, and he will be working on this over the coming weeks.
- Fire training will need to get scheduled out once new members are recruited.

c. Planning and Zoning

d. Building and Grounds

Minutes:

- Al recognized Dave McDonald for all of the mowing he's done in the Town.
- The lawn mower needs a new v-belt.
- The street cleaner did reach out to Butch to see about coming back up.
- Harriet is also looking into weed control needed around the Town.
- The electronic speed sign will be re-installed this coming week. We just need to find someone who knows how to program it. Amy thinks she can program it from her computer and once it's set up and plugged in it should be ready to go.
- Butch wants to look into getting a used side-by-side that can be used for maintenance.
- Al has had some people ask about the dumpsters at the end of North Blvd. Sandy thinks they should be coming within the next week.

e. Cemetery

Minutes:

- The new angel is in place.
- Butch is waiting on access instructions from the state for the grant.

f. Freedom Festival: July 5, 2025

Minutes:

- Amy asked Sandy to get to the County to see if they can add it to the newsletter - request for donations

11. Public Comment

Minutes:

None

12. Old Business

a. Election Update - Discussion Only

Minutes:

- All the work for elections begins next week. Candidates need to be signed up by the end of that week.
- If the Town only gets 2 candidates then we can forgo the election. More than that will require going through the election process which costs about \$7,000.
- Harriet will be doing some additional training related to elections.

13. New Business

a. Corey Auger, Uintah and Daggett County Fire Warden, Cooperative Wildlife System and Annual Participation and Commitment - Discussion and Possible Action

Minutes:

- Corey provided Information Handouts
- Participation Commitment Statement for 2025
 - Historically the league of cities proposed a cap for this however, this is no longer happening. This came out of the most recent audit.
 - This year's commitment is \$3,409. This amount can be in-kind or monetary to stay in the program. If we want to just write a check then notification is needed so the Town can be invoiced.
 - Corey walked the Council through how this monetary value was calculated.
 - Sandy asked about the June 15 deadline for return. Corey stated not to worry about that for now because things keep changing.
 - What they do want to see is a list of proposed action(s):
 - The cost of suppression cannot be included.
 - Corey would like to sit down with JayDee and whoever would like to be part of that discussion to see what proposed actions could be taken that would contribute to the in-kind donation(s).
 - CWPP - Community wildlife protection program - identify high risk areas and what the town will do to mitigate those. Can be one or two pages.
 - Butch asked if a CIB grant would go toward this. Cory wasn't sure. He did know that as long as money doesn't filter through forestry / fire then it might be applicable, but more research is needed to confirm.
 - Corey did say that the upper level management wants to see continued progress year after year and not just maintaining the status quo.
- Quaportive Wildfire System - changes in legislation
 - Partnership between State and local lands.
 - Essentially like an insurance policy. When an area burns - the amount of acreage burnt (in the black) gets divided among state and federal entities and potentially helps alleviate costs to the Town.
 - CWS doesn't have anything from the Town in 2024.
 - JayDee just needs to write up a report for the green waste pile that was burned.
 - JayDee asked how soon the Proposed Action list is needed. Corey stated ASAP.
- House Bill 48
 - Corey wanted to make sure the Town was aware of House Bill 48 which passed this previous legislative session. This is essentially a wildland urban

interface modification. It affects counties and municipalities.

- Takes full effect in 2026. Properties within the boundary will be charged an additional fee by the county.
- Details are still being planned out but he wanted to make sure the Town was aware of this.

14. Closed Session, if necessary* Pursuant to 52-4-20

15. Adjournment

Minutes:

- Sandy motioned to adjourn. All second.
- Adjourned at 8:12pm

Contact: Harriet Dickerson (hdickerson@dutchjohn.org 435-880-8042) | Minutes published on 06/04/2025, adopted on 06/18/2025


Deputy Clerk