

SANPETE COUNTY COMMISSION MEETING

June 3, 2025, 1:00 PM

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

Present are: Commission Chair Scott Bartholomew, Commissioners Mike Bennett and Jim Cheney. County Attorney Kevin Daniels 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 Shaun Kjar. Pledge of allegiance is recited by all.

STACEY LYON: APPROVAL OF CLAIMS; APPROVAL OF FINANCES; APPROVAL OF 2025 TAX SALE

Auditor Stacey Lyon presents the agenda items. No questions or concerns are voiced. Motion is made by Commissioner Bennett to approve payment of claims #361740 through #361800. The motion is seconded by Commissioner Cheney. Vote by voice is taken: Commissioner Cheney votes aye, Commissioner Bartholomew votes yes, and Commissioner Bennett votes yes. The vote is unanimous and the motion passes. No questions or concerns are voiced in regards 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 that they started with 19 properties on the tax sale; 15 were redeemed and 4 sold. They anticipated collecting \$3,580.97 but the total collected was \$156,919.00. The difference will be sent to the State for unclaimed property. The County only retains the portion that pays the back taxes, penalties and interest. Ms. Lyon received two protests on the same property. She hoped to discuss the issue with Kevin Daniels but he is not in the meeting yet. The Commissioners agree it would be advantageous to wait for Mr. Daniels to arrive to the meeting. The agenda item will be revisited at the end of the meeting. *Shaun Kjar requested to be at the end of the meeting but he arrived early; the Commission skips to his agenda item.* After the agenda item for Bryan Bies, the Commissioners return to the tax sale agenda item due to Kevin Daniels arrival. Stacey Lyon returns to the meeting. Ms. Lyon explains she received two disputes on the same property on the tax sale. The first dispute is from the prior property owner and they want the property back after it was sold. The second dispute is from the individual whom bought the property at tax sale. The buyer reached out to Kevin Daniels. Ms. Lyon explains the process of putting delinquent properties on the public surplus auction website. Ms. Lyon explains a plat map and aerial map are attached to the information in regards to the property for convenience purposes only. She explains an individual had been watching the properties listed and he noticed a map was incorrectly attached to this particular property. This mistake was caught within the first week of posting. The buyer of the protested property bid prior to the mistake being discovered and he is asking the County to overturn the sale and give him his money back. Commissioner Cheney questions why the County can't get the two parties together and resolve it. Kevin Daniels made the same suggestion. Ms. Lyon states the County did their best to contact the property owner and Kevin Daniels states there was no error on the County's part. Ms. Lyon states the new owner did pay for the property under protest. Mr. Daniels states it is cleaner to have the two parties work out the sale between them. Mr. Daniels will reach out to the new owner and let him know the County's suggested solution. The taxes owing was \$738.00 and the

owner paid \$18,500.00 for the property. Mr. Daniels states at this point it is a private party transaction that does not involve the County. Ms. Lyon verifies that she would need to write a check to the prior owner for excess funds if that is how they want to handle the situation; she is required to contact the prior owner before the State will take the funds. The property is located near Wales and it is landlocked. Motion is made by Commissioner Bennett to approve the 2025 Tax Sale as stated. The motion is seconded by Commissioner Cheney, and the motion passes.

JASON BRIMHALL REPRESENTING SUNRISE ENGINEERING: DISCUSSION AND POTENTIAL APPROVAL OF RIGHT-OF-WAY EXCAVATION LICENSE FOR SPRING CITY SEWER PROJECT ENCROACHMENT PERMIT FOR 950 NORTH, SPRING CITY, PREVIOUSLY DISCUSSED ON MAY 20, 2025.

Jesse Ralphs is present and addresses the Commission in regards to the Spring City sewer line project. Mr. Ralphs met with Tom Seely and they went through many alternatives on how to install the line along 950 North. The solution he is proposing would be to dig outside of the roadway all the way up to 950 North. They have acquired easements from all of the property owners between the church and 300 East in order to get to that point. On the north side of the road they have four property owners; three of which are in agreeance of the project, one is not. They are still trying to work something out with the unwilling property owner and if they do, they will do a crossing at 300 North and dig on the north side. If they are unable to get the easement, they will go on the south side to the city right-of-way on 900 North with the understanding that any future development would have to put sewer in at 950 to serve the properties. Mr. Ralphs feels this is a good compromise in order to get the project going. Commissioner Bartholomew addresses a conversation from the last meeting of the possibility that Spring City may want to take that County Road. He believes the City is willing to have a conversation in regards to ownership and jurisdiction of 950 North and 700 in the future. The city also realized there is a lot to consider in order to maintain the road and the width of the road is an issue which would require acquiring additional right-of-ways. The preference is that the sewer project moves forward and the road discussion can take place in the future. Tom Seely is good with the proposed plan; the only thing that he wants is a sign off on how deep the flowable fill needs to be in front of the church. Mr. Ralphs states the sewer trench will be 10' deep. One of the property owners reached out to Commissioner Bartholomew in regards to the project. Motion is made by Commissioner Bennett to approve Sunrise Engineering for the Right-of-Way excavation license for the Spring City sewer project encroachment permit for 950 North, with the provision that they follow the flowable fill under the pavement in front of the Stake Center. The motion is seconded by Commissioner Cheney, and the motion passes. The ROW excavation license is signed by Commissioner Bartholomew, Tom Seely and Linda Christiansen.

AMIE SORENSEN: APPROVAL TO HIRE A DELIVERY DRIVER IN MORONI; APPROVAL OF POLICIES AND PROCEDURES.

Amie Sorensen presents the agenda items. Ms. Sorensen is requesting approval to post a notice to hire a delivery driver in Moroni. The current driver is moving to Arizona and her last day is June 18th. Ms. Sorensen has substitute drivers to get them by but no one has indicated an interest to fill the position as of yet. Motion is made by Commissioner Bennett to approve Amie Sorensen to post to hire a delivery driver for the Moroni Senior Center. The motion is seconded by Commissioner Cheney, and the motion passes. Ms. Sorensen presents the Policies and Procedures to the Commission for review and states no changes have been made

from the previous document in regards to policies and procedures. Motion is made by Commissioner Bennett to approve the Nutrition Policies and Procedures for the Meals on Wheels Program. The motion is seconded by Commissioner Cheney, and the motion passes.

TROY A. RUSSELL REPRESENTING IVFD: APPROVAL OF TRUCK REPAIRS FOR B182 AT THE INDIANOLA VALLEY FIRE DEPARTMENT.

Troy Russell representing Indianola Valley Fire Department presents the agenda item. Mr. Russell is before the Commission today requesting approval to repair a brush truck. He did not bring the printed estimate but he does have a copy of the invoice on his phone. The total for the repairs is \$4,498.65. He explains the pump drive went out on the brush truck and finding a replacement was difficult. They were able to locate a company in Murray that could repair the pump drive. Motion is made by Commissioner Bennett to approve the Indianola Fire Department truck repairs on the B182 in the amount of \$4,498.65. The motion is seconded by Commissioner Cheney, and the motion passes.

SHERIFF JARED BUCHANAN: APPROVAL TO PAY PARISH CONSTRUCTION FOR SCORE CENTER REMODEL; APPROVAL TO EXPAND OHVR GRANT.

Sheriff Jared Buchanan and Jayson Albee are present. Sheriff Buchanan explains the remodel project in the basement of the Courthouse Building is complete and the final invoice needs to be paid to Parish Construction. Commissioner Bennett noticed some of the ceiling tiles need to be replaced. Bryan Bies will get a hold of the contractor and let him know the ceiling tiles need to be replaced before payment can be made. Motion is made by Commissioner Cheney to approve the payment to Parish Construction in the amount of \$40,305.00 out of budget 10-4960-452, pending the contractor returns and fixes the ceiling tiles. The motion is seconded by Commissioner Bennett, and the motion passes. Sergeant Jayson Albee explains this is the second time they have been awarded this grant. The first time, the Search and Rescue received a specialized trailer to transport a four wheeler and side by side for Search and Rescue needs. This time they want to utilize the grant for snow rescue equipment needs. They are trading in some old snowmobile sleds and trailer in order to purchase two snowmobiles, two snow bikes, replace the old trailer and add an additional trailer. The grant is based on matching funds; the County will need to match 11 percent. The total on the grant as far as funds requested is \$89,610.64; so the County's match of 11% is \$10,710.00. All of the funds being used are coming from the association funds. There was a lot of teamwork and data collected by Search and Rescue team members that helped make this grant possible. Commissioner Bartholomew expresses his thanks for all that the Search and Rescue team members do for the community. Motion is made by Commissioner Bennett to approve to expand the OHVR Grant not to exceed the amount of \$110,000.00. The motion is seconded by Commissioner Cheney, and the motion passes. The Emergency Management position that is currently open closes on the 11th of June.

MATT PALMER: DISCUSSION AND POTENTIAL APPROVAL OF SIGNING MOU BETWEEN USU EXTENSION AND SANPETE COUNTY REGARDING NEW BUILDING FUNDS; DISCUSSION AND POTENTIAL APPROVAL OF OFFICE FURNITURE PROPOSAL FOR THE NEW BUILDING.

Matt Palmer presents the agenda items. Mr. Palmer was able to meet with USU in regards to the relationship between USU Extension and the County and funding the new building. Basically the agreement states, the County was putting funds into an account for a new building for USU extension services. USU did not end up building a building; the County did. So

USU will put all of the money that was put into the account, back to the County. The MOU clarifies the distribution of funding between the two entities. The amount agreed upon equals the amount that was put into the account. Commissioner Bartholomew clarifies that this money only pays back the County and does not include the furniture budget. Mr. Palmer affirms that USU will pay the amount agreed upon in the MOU and instead of submitting any further invoices to them, it will come through the County. Mr. Palmer has a proposal from HB furniture to furnish all of the workstations and furnishings needed for the USU Extension office. This company furnished the new R6 building and did a really nice job. In order to proceed to order the furniture, the proposal needs to be signed as approved. Motion is made by Commissioner Bennett to approve the signing of the Memorandum of Understanding between USU Extension and Sanpete County regarding new building funds in the amount of \$243,000.00. The motion is seconded by Commissioner Cheney, and the motion passes. Discussion ensues in regards to the progress of the new building at the Fairpark. It will take two to three weeks to get the furniture installed. Kevin Daniels reviewed the proposal document and has approved it. Commissioner Bartholomew signs the proposal. Motion is made by Commissioner Bennett to approve the proposal from HB workplaces in the amount of \$41,381.89 for the furniture at the USU Extension offices. The motion is seconded by Commissioner Cheney, and the motion passes. Discussion ensues in regards to whether or not this company can also supply a conference table for the Fairpark building. Commissioner Bartholomew also brings up the ability to use the conference room in the new Fairpark building. Mr. Palmer has no problem with that, he just wants to ensure that the offices are locked if the conference room is used or rented out. Kevin Christensen agrees that there needs to be a lock on the back door in order to protect the office area. Kevin Christensen and Matt Palmer discuss a few other items that need to be purchased for the new building. Mr. Palmer states he intends to move shelving into the storage room but Commissioner Bartholomew instructs him to inspect the room prior to doing that. If any repairs need to be completed by the contractor, he needs to wait because the building has not received a final inspection yet. It is also mentioned that they are still waiting for Todd Alder to put plywood up on the walls in the chair and table storage area.

KEVIN CHRISTENSEN: DISCUSSION AND POTENTIAL APPROVAL OF THE LANDSCAPING BID AT THE FAIRPARK; DISCUSSION AND POTENTIAL APPROVAL OF THE AMERICA250 UTAH RESOLUTION.

Kevin Christensen presents the agenda items. Kevin Christensen presents a bid from Ecolife, which was the low bid for \$34,839.43. Commissioner Bartholomew questions why some of the others were so much higher. Commissioner Cheney states there are discrepancies on the estimates for sod and materials but they were all given the same information as to the details of the job. Commissioner Bartholomew states the bids ranged from 34 thousand to 100 thousand plus. The job due date is August 10th, in order to be completed by the County Fair. Motion is made by Commissioner Cheney to accept the bid from Ecolife for the landscaping around the Fairpark Building, in the amount of \$34,839.43. The motion is seconded by Commissioner Bartholomew, and the motion passes. Vote by voice is taken: Commissioner Cheney votes aye, Commissioner Bartholomew votes aye and Commissioner Bennett abstains.

Commissioner Bartholomew states Commissioner Bennett abstained due to a relative that is employed at Ecolife. Mr. Christensen explains the resolution that he is proposing today was presented to the Commissioners a few months ago. Starting July 1, 2026, a yearlong celebration will take place in Utah to celebrate 250 years in America. If the County passes a

resolution in regards to America250, the County will receive \$3,000.00 to go towards the fair. The organization will pass on the logo and flyers promoting the anniversary. Sanpete would then be included in the statewide celebration of the 250th year anniversary. The resolution appoints a board, which has been stated that it is the Commissioners. The fair can use the funds to promote and advertise the fair in conjunction with the 250-year celebration coming up next year. Motion is made by Commissioner Cheney to sign the resolution for America250 Utah. The motion is seconded by Commissioner Bennett, and the motion passes.

BRYAN BIES: DISCUSSION AND POTENTIAL APPROVAL OF THE WEST JUDGE CHAMBERS REMODEL BID.

Bryan Bies presents the agenda item. Bryan Bies presents five bids for a remodel project of the west judge chambers for the Commissioners to review. Commissioner Cheney affirms that each contractor received the same information in order to bid fairly. One bid is almost double the price of others. Discussion ensues in regards to the bids and which one to choose based on cost and detail of the bid. Kevin Daniels is ok with the remodel work that the judge would like to have done. Motion is made by Commissioner Cheney to accept the bid from Big R Construction to remodel the west judge's chambers area in the amount of \$41,114.54. The motion is seconded by Commissioner Bennett, and the motion passes. Mr. Bies mentions that Big R has also bid the remodel of the Commission room. The Commissioners want Mr. Bies to get more bids and with future bids they would like an estimated completion deadline to be included. Mr. Bies will discuss a completion date on the west judge chambers with Big R Construction as well.

SHAUN KJAR REPRESENTING R6 REGIONAL COUNCIL: PRESENT CENTRAL UTAH AGRI-PARK PROJECT UPDATE.

Shaun Kjar presents the agenda item. Mr. Kjar is here today to give an update on the Central Utah Agri-Park Project. The project has been a few years in the works. R6 representing Sanpete, Sevier, Piute, Millard, Wayne and Juab counties has been looking for something to move the needle for economic development in the area. The idea was to create an industrial park for agriculture and help with processing distribution; they are not building anything vertical but will bring in power, water, sewer and gas. It took many years to locate the property designated as the Agri-Park location but water was located quickly. The State of Utah has contributed eight million for the project but they are working on federal and private funding as well to ensure the utilities are available and ready to go. Currently an archeology study is underway at the site to make sure there are no conflicts. There is a wide range of businesses that are interested in building in the Agri-Park. Mr. Kjar states one business that he is excited about is wool processing; a lot of producers have to ship the wool to be washed and processed at a mill. One of the goals is to make the connections between producer to distribution; how do you get the product to someone that makes gloves or blankets. This will also benefit employment due to the close proximity to the freeway and railways. Mr. Kjar encourages the Commissioners to let him know if they are aware of any producers or businesses that may be interested once the site is ready to go. It does not need to be new businesses or producers; it can benefit those that may want to expand or if it logically fits. The property location is approximately 4.5 miles north west of Nephi; adjacent to the substation. Commissioner Bartholomew explains how everything has fallen into place to make the project work at this location. Mr. Kjar shares his contact information with the Commissioners.

KEVIN DANIELS: APPROVAL TO PAY RK SAVAGE SURVEYING INVOICE.

Kevin Daniels presents the agenda item. Mr. Daniels explains this was a case that needed verification of property lines so they hired a surveyor. The evidence supported the County. They did have other surveyors give bids but this company was by far the lowest bid.

Motion is made by Commissioner Bennett to approve the payment to RK Savage Surveying invoice in the amount of \$2,500.00, out of the expert witness budget. The motion is seconded by Commissioner Cheney, and the motion passes

APPROVAL OF MINUTES

Deputy Clerk Shanya Peterson wrote the work meeting minutes for her first time and did an excellent job. No corrections or concerns are voiced. Motion is made by Commissioner Bennett to approve the minutes from the May 20, 2025 work meeting. The motion is seconded by Commissioner Cheney, and the motion passes. The regular meeting minutes do not require any corrections either. Motion is made by Commissioner Cheney to approve the May 20, 2025 Commission meeting minutes. The motion is seconded by Commissioner Bennett, and the motion passes.

Motion is made by Commissioner Bennett to go into closed session to discuss professional competence and character of an employee. The motion is seconded by Commissioner Cheney. Vote by voice is taken: Commissioner Cheney votes aye, Commissioner Bartholomew votes yes and Commissioner Bennett votes yes. The vote is unanimous, and the motion passes.

CLOSED SESSION

No action was necessary due to this closed session.

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

The meeting is adjourned at 3:06 P.M.

ATTEST:



Linda Christiansen
Sanpete County Clerk

APPROVED:



Scott Bartholomew
Commission Chair