



GRAND COUNTY COMMISSION REGULAR MEETING

Grand County Commission Chambers
Hybrid virtual participation on Zoom
Moab, Utah

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MINUTES 17 June 2025

The Grand County Commission met in a regular meeting on June 17th, 2025. The meeting was held in-person in the Grand County Commission Chambers, with hybrid virtual participation also available via Zoom. It was also broadcast and saved on YouTube. Attending the meeting in-person were Commission Chair Bill Winfield, Commission Vice-Chair Melodie McCandless and Commissioners Jacques Hadler, Mary McGann, Trisha Hedin, Mike McCurdy. Also attending in-person were Commission Administrator Mark Tyner, Associate Commission Administrator Quinn Hall. Commissioner Brian Martinez was in attendance virtually.

3:30 p.m. Presentation: Utah State University (USU) Small Business Development Center (SBDC)

Associate Regional Director Todd Thompson gave a presentation regarding USU's local SBDC program, which receives funding from Grand County. The SBDC spends the majority of its activity consulting with small business owners in developing management, leadership, accounting, and finances, as well as accessing available loan programs such as the Revolving Loan Fund and microloan funding. Drafting business plans for a large part of Thompson's assistance. Thompson has assisted 30 clients in 6 months, primarily serving Grand but also some clients in San Juan County.

At 4:00 p.m., Chair Winfield called to order the regular meeting

Pledge of Allegiance

Citizens to Be Heard

Kent Green gave an update regarding the recently ended Red Rok Rally event, which was completed successfully at the Old Spanish Trail Arena and generated a very positive economic impact in Grand County. Green expressed appreciation for support received from Grand County and the Bureau of Land Management.

Mike Toninelli spoke in support of the development of a Pickleball court, referencing the important community that has developed around the sport in Moab.

Ann Goodspeed spoke in support of the development of a Pickleball court, stating that over 80 people in the community are involved in the sport, and that it is customary for communities of this size to have such a facility like the one being considered.

Bruce Dissle stated that the Commission should not use resources on an Arches Timed Entry study, and that he feels that the Arches Time Entry system is working as it should to maintain a positive experience for visitors at the park, which he feels should be the overarching goal. Dissle also spoke in support of the development of a Pickleball court.

Deb Klaes spoke in support of the development of a Pickleball court, which she stated can be a local economic driver.

Dave Closser spoke in regards to the Echo Canyon development, which he asserts in its status as a municipality would be able to develop without oversight, which could come at a cost to Grand County.

Mary O'Brien stated that a new study on Arches Timed Entry is not necessary, and that visitation trends in nearby parks suggest that the Timed Entry pilot has not negatively affected visitation patterns.

Colleen Beaver spoke in support of the development of a Pickleball court, which is heavily anticipated by an organized local group of pickleball players which have formed their own non-profit organization with member dues.

Keith Hill spoke with concern regarding the elimination of a seat for the Moab Chamber of Commerce on the Moab Tourism Advisory Board. Hill stated that such a position should be preserved.

Rarni Shultz, current board member of the Moab Chamber of Commerce, sought clarification regarding statutory requirements for the makeup of the Moab Tourism Advisory Board, and states that the Chamber of Commerce should maintain a seat on that board.

Cora Phillips, Director of the Moab Chamber of Commerce, stated that an additional board seat could be added to the Moab Tourism Advisory Board in order to maintain inclusion for all key stakeholders, including Moab City and the Moab Chamber of Commerce.

Theresa King spoke in support of maintain a voting seat on the Moab Tourism Advisory Board for the Moab Chamber of Commerce.

Presentations

Update on External Audit 2024 (no presentation at this time)

Department Reports

Active Trails and Transportation

Logowitz gave her 2025 Department Report, which included an overview of programs and projects. Summary offered of Trail Crew activity, upcoming trail maintenance projects, trail modifications to be made at the Moab Brands, Trail Ambassador program, Health Trails Initiative, Non-Motorized Trail Master Plan Update.

Commission Member Disclosures

Commissioner McCurdy disclosed that his wife works at the Grand County Sheriff's Office. Commissioner McGann disclosed that her son is an employee at Sand Flats Recreation Area.

General Commission Reports and Future Considerations

Jacques Hadler

- Audit Committee meeting
- Trail Mix meeting, discussion regarding OPMA compliance
- Hosted Steve Waldrip, housing czar of the Governor's Office
- Thompson Springs SSD meeting,
- Responsible Recreation committee meeting

Trisha Hedin

- Planning Commission meeting, discussion regarding HDHO revisions
- Conservation District meeting, NRCS lease in Monticello to be renewed
- Cemetery District meeting
- Canyon County Partnership meeting
- Statement of condolences given to assassinated Minnesota Representative Hortman

Bill Winfield

- Virtual UAC interim legislative committee meeting, discussion regarding property tax and centrally assessed
- CIB board meeting
- Hosted Steve Waldrip, housing czar of the Governor's Office
- Audit Committee meetings

Brian Martinez

- Audit Committee meeting
- Colorado River Authority meeting
- Moab Tourism Advisory Board meeting
- Chamber of Commerce meeting
- Attended Water Conservation workshop, discussion regarding landscape ordinances

Mary McGann

- Future Consideration: invite the Housing Taskforce to give a presentation before the Commission

Mike McCurdy

- Transportation SSD meeting, bid proposal accepted from Legrand Johnson for repaving a new shoulder on Spanish Valley Drive
- Future Consideration: bring up approval for Pickleball courts

Melodie McCandless

- Council on Aging meeting
- Hosted Steve Waldrip, housing czar of the Governor's Office
- Sandflats Stewardship Committee meeting
- Canyonlands Healthcare SSD meeting

Elected Official Reports**County Attorney Stephen Stocks**

- Attended Trail Mix committee meeting to discuss OPMA best practices

Treasurer Chris Kauffman

- Kauffman gave an update on 2024 collections and investments. 2024 collection rate 93.8%, reflecting a decrease due to commercial property valuations. 76% back tax collection rate. Investments very strong

- due to high interest rates and large volume in savings. Investment advisor at Raymond James currently being used
- Digital tax billing available by request
- Involved in discussion regarding SB97, which would switch tax abatements to referrals

9. 2025 Property Tax Deferrals (Treasurer Kauffman)

Presentation

Each year the Treasurer is tasked with identifying all parcels with taxes that are 5 or more years delinquent. These parcels are eligible for tax sale which happens in May or June. Auctioning property is not a desirable outcome for the taxpayer or the County. The Treasurer and the Clerk/Auditor make every effort to contact these taxpayers and encourage them to get the taxes paid in order to avoid the tax sale. In some circumstances, taxpayers are unable to pay all of the delinquent tax by the sale date. If this is the first year the parcel is up for tax sale, it is common practice in Grand County, and many other counties, to allow these taxpayers more time to pay.

State Code 59-2-1347 states that "If any interested person applies to the county legislative body for an adjustment or deferral of taxes levied against property assessed by the county assessor, a sum less than the full amount due may be accepted, or the full amount may be deferred, where, in the judgment of the county legislative body, the best human interests and the interests of the state and the county are served." This statute grants the County Commission the authority to approve tax deferrals. It is important to note that interest still accumulates on deferred taxes. Also, if the taxes are not paid by the due date, current year taxes will also be owed in order to redeem the property and that parcel will not be eligible for the same deferment in the following year.

Grand County has not sold a parcel at tax sale since 2004. This year, the Treasurer's Office received two deferment applications (parcel 07-0021-0055, \$976.74 and 01-0MTA-0009, \$11,717.07) totaling \$12,693.81 in delinquent taxes, penalty and interest. If the Commission denies the deferral, there is not enough time to notice these parcels for tax sale in 2025. However, the County can still foreclose on the parcels and sell them per state code 59-2-1353.

Motion by Commissioner McCurdy to approve the deferral of the presented property taxes until November 30th, 2025.

Motion Seconded by Commissioner Hadler

Discussion (none at this time)

Motion passes 7-0

Commission Administrator Report

Commission Administrator Mark Tyner

- Introduction of new Airport Director Steve Gleason and Engineer Sean Yates

5. Determination of funding allocation for Opioid Settlement Funds

Discussion

Clerk/Auditor Woytek explained that Grand County serves as a passthrough for funds that have been disbursed to local organizations, via a formal application process. Some discussion had been made with UAC regarding the compliance of funds being used to support trauma informed yoga, and subsequent investigation and review by the Attorney's Office supports this use.

Representatives from recipient organizations the Wellness Collective, Moab Regional Recovery Center, and USARA gave brief presentations regarding their use of Opioid Settlement Funds.

Motion by Commissioner McCurdy to approve the allocation of opioid settlement funds, with the following allocation percentages: 60% to USARA and 20% to both the Wellness Collective and Moab Regional Recovery Center, and associated funding agreement for each recipient entity upon completion of review by the County Attorney.

Motion Seconded by Commissioner McCandless

Motion passes 7-0

6:14 p.m. Citizens to be Heard

Everett Hildenbrand gave a report regarding the recent No Kings Rally that took place in Moab, as well as his participation at a visit made by Senator Mike Lee's office.

Jason Taylor spoke in support of preserving a seat for the Moab Chamber of Commerce on the Moab Tourism Advisory Board.

Pete Gross spoke with concern regarding the Echo Canyon development, recommended Commissioner Hadler be appointed to the board of the municipality, and urged the Commission to back away from additional studies on the Arches Timed-Entry system.

Lynn Jackson spoke in support of additional studies on the impact of the Arches Timed Entry system.

Public Hearings

3. Public Hearing – Land Use Code Amendments – Article 4.7 High Density Housing Overlay District

Cristin Hofhine gave an overview of the amendments being proposed, with a redlined version available in the agenda packet. Planning Commission voted to forward a favorable recommendation.

Chair Winfield opened the public hearing at 6:35 p.m.

Bob O'Brien spoke as a citizen in opposition to the proposed amendments, citing the importance of local ownership.

Mary O'Brien spoke in opposition to the proposed amendments, which will dishonor the compromise made in exchange for density bonuses.

Ben Riley of the Housing Authority of Southeastern Utah spoke in support of the amendments as written.

Local mortgage lender Rarni Schultz spoke in support of the proposed amendments, citing lendability challenges with the code as currently written.

Courtney Kizer, an original HDHO developer, spoke in strong support of the proposed amendments, which constitute revisions that she has been urging for years in creating a more successful program.

Lynn Jackson spoke in support of the proposed amendments, stating that higher density was the only viable solution to housing inventory issues in the County, and that the importance of rental inventory took precedence over providing for home ownership.

Pete Gross spoke in support of increased housing density, in the Moab City core.

Chair Winfield left the hearing open until 5 p.m. on Wednesday, June 25

General Business - Action Items, Discussion and Consideration of:

4. Approval of Consent Agenda Items

- A. Approval of Meeting Minutes from May 20 and May 27, and June 3rd**
- B. Ratification of Payment of Bills**
- C. Ratification of local consent for Spanish Valley Vineyards**
- D. Ratification of local consent - Outerbike**
- E. Ratification of contract for bailiff services for the 7th District Court**
- F. Ratification of Emergency Purchase of Airport Fire Rescue Vehicle Repairs**
- G. Accept Marketing Budget Contribution of \$25,000 from Contour Airline and allocate to the Moab Office of Tourism for Air Travel Promotion**
- H. Letter of Support – Friends of the Moab Folk Festival Grant**
- I. Award Independent Internal Audit Services RFP to GPP Analytics**
- J. Extension of grant funding request for Arroyo Crossing Tract E Paving**
- K. Madden Media 2025 Media Plan**
- L. Approval of Contract for Administrative Law Judge**

Motion by Commissioner Hadler to approve the Consent Agenda

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0, McGann absent

6. FY26 Invasive Species Mitigation (ISM) Grant Award Contract - Utah Department of Agriculture and Food (UDAF), Grand County Noxious Weeds Department (GCWD) (Weed Control Supervisor Elizabeth Weimholt)

Presentation

Weimholt explained that the Invasive Species Mitigation (ISM) grant is an annual grant administered by the Utah Department of Agriculture and Food (UDAF). The ISM Grant funds projects throughout the state that focus on the treatment and eradication of Utah Noxious Weeds, and the Grand County Weeds Department has been approved for \$66,700 to fund several invasive plant species abatement projects throughout the

county. Notable projects described in the application include: treatment of puncturevine (goatheads) in public areas throughout Moab and Grand County, as well as organizing volunteer events for goathead control; opt-in removal of Giant reed, Ravenna grass, and Myrtle spurge on private property; removal of Purple loosestrife along the Colorado River corridor; and treatment of the only known site of African rue in the state of Utah, off of HWY 313. This award also funds the expansion of informational resources, specifically in the design and distribution of pamphlets, flyers, and posters regarding noxious weeds. This contract begins on July 1st, 2025, and closes on June 30th, 2026

Motion by Commissioner McCurdy to approve the FY26 Invasive Species Mitigation (ISM) Grant Award Contract

Motion seconded by Commissioner Hadler

Discussion (none at this time)

Motion passes 7-0

7. Community Wildfire Defense Grant (CWDG) Cooperative Agreement between Rim to Rim Restoration (RRR) and Grand County (Grand County Noxious Weeds Department, GCWD)

Presentation

Weimholt explained that the Community Wildfire Defense Grant is a five-year grant awarded by the US Forest Service and US Department of Agriculture, and is sub-awarded by the Utah Division of Forestry, Fire, and State Lands. In 2024, the local non-profit Rim to Rim Restoration, working with several local agencies and groups, submitted an application and was awarded just over \$5 million to fund fire and flood mitigation projects in the Mill and Pack creek corridors. Within this application, \$375,540 was allocated to the Grand County Weeds Department for fuels reduction and for the development of a full-time position dedicated to fire mitigation and public outreach. The Fuels Reduction Coordinator position has been approved as a new full-time, grant-funded position within the Noxious Weeds Department. Reporting and invoicing for the usage of funds will occur monthly, and additional completion reports will be submitted quarterly and annually. This Cooperative Agreement begins on April 1st, 2025, and closes on July 22nd, 2029.

Motion by Commissioner McCandless to approve the Community Wildfire Defense Grant (CWDG) Cooperative Agreement between Rim to Rim Restoration and Grand County

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 6-0, McCurdy absent

8. Bid award for Courthouse HVAC Replacement (Finance Director Steven Vowles)

Presentation

Vowles offered the following information: solicitation of bids was entered in Utah's Procurement Portal (U3P) and 7 bids were received. On 5/12/2025 the initial evaluation team of Steven Vowles and Shawn Fugit eliminated 3 vendors due to price and recommended a short-listing of the three vendors listed above plus Desert Development, with a primary task to contact the shortlist for additional details about the specific units

to be used in the HVAC replacements. We received the additional details and met again on 5/28/2025 to review. We selected CCI mechanical as the preferred vendor due to lowest cost bidder, quality of products and competitiveness. Insurance is expected to pay \$89,541 (maybe more). So, the actual county cost is \$11,609, if we go with CCI Mechanical. \$70k for HVAC and 68,089 for coil replacement were approved for 2025 pre-authorized list. Depending on lack of coil availability, we may have to replace the entire unit, but insurance should cover the cost, if needed.

Motion by Commissioner Hadler to award the Courthouse HVAC bid to CCI Mechanical and to execute the associated contract once approved by legal (if not completed already).

Motion seconded by Commissioner McCurdy

Discussion

Commissioner Hadler sought clarification that insurance offset was related to 2024 hail damage, with protective guards to be installed in this improvement.

Motion passes 6-0, Hedin absent

11. Approval of Shums Coda Associates for Independent Contract Services for On-Call County Building Inspections

Presentation

Cristin Hofhine described the bid process completed which resulted in the selection of Shums Coda. Process for determining fee structure still in process to cover costs of inspection services and to be aligned with other fee structures across the state.

Motion by Commissioner Hadler to Shums Coda Associates for Independent Contract Services for On-Call County Building Inspections, and authorize the Chair's signature upon completion of legal review.

Motion Seconded by Commissioner McCandless

Discussion

Commissioner Hedin asked for history and clarification regarding how the County came to outsource inspection services. Administrator Tyner explained that more local entities are going to third party providers for these services, a local building official would still be sought, but that this contractor would fill in during a period where no inspector was available.

Motion passes 7-0

10. Approval of 2025 Certified Tax Rates

Presentation

The rate setting process begins with the budgeting process. Entities estimate how much property tax revenue they need for the coming year. The County Assessor and State Tax Commission provide valuation information to the County Auditor, including changes in value resulting from reappraisal, factoring and legislative adjustments. Working closely with the Tax Commission, the certified tax rates are calculated and provided to taxing entities with valuation and certified tax rate information. The Certified Tax Rate provides taxing entities with the same amount of property tax revenue it received in the previous year plus any revenue generated by additional growth in its tax base. The Grand County Commission is responsible for certifying the tax rates for General Operations and Library Operations.

Motion by Commissioner McCurdy to the final 2025 Grand County Certified Tax Rates, as presented on forms PT-693, for Grand County Operations and Library Operations

Motion Seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 7-0

12. Adoption of Grand County Privacy Policy (Administrator Tyner)

Presentation

Draft policy displayed in the packet. Policy required by state in order to be in compliance with House Bill 444.

Motion by Commissioner McCurdy to adopt the Grand County Privacy Policy

Motion Seconded by Commissioner Hadler

Discussion (none at this time)

Motion passes 7-0

13. Designation Of Privacy Policy Chief Administrative Officer (Administrator Tyner)

Presentation

Attorney Stocks explained the requirement for this position to be named, in order to be compliant with House Bill 444. A review took place of the role and responsibility of the Chief Administrative Officer (CAO) responsible for our "Privacy Program", to be in compliance with HB444 and other mandates. This person will be registered with DARS and listed on our website as a contact for privacy-related questions. The stakeholder group agreed that this should go in front of the Commission for approval, and agreed that Matt Ceniceros, Grand County IT Director, should be the CAO. Present at this meeting were: Commission Administration, Attorney Stocks, Clerk/Auditor Woytek, HR Director Tess Barger, and HR Assistant Director Laura Allred

Motion by Commissioner McCurdy to appoint IT Director Matt Ceniceros as the Grand County Privacy Policy Chief Administrative Officer

Motion Seconded by Commissioner Hadler

Discussion (none at this time)

Motion passes 7-0

14. Amending The Moab Tourism Advisory Board Bylaws - Voting Members (Chair Winfield)

Presentation (none at this time)

Motion by Commissioner McCurdy to approve the amendment to the Moab Tourism Advisory Board Bylaws – Voting Members, in accordance with the draft provided by that board

Motion Seconded by Commissioner Martinez

Discussion

Commissioner Hadler spoke in support of Moab City's involvement on the board. Commissioner Hedin stated that the MTAB recommendation sought to intentionally exclude a member of the Chamber of Commerce. Commissioner McCandless stated that she was uncomfortable removing the Chamber from the board.

Substitute motion by Commissioner Hadler to include Moab City as a voting member on the MTAB board, and add a ninth additional seat for an employee of a tourism related business

Substitute motion seconded by Commissioner Hedin

Presentation (none at this time)

Substitute motion passes 4-3, Martinez, Winfield, McCurdy opposed

15. Appoint Board Member to Echo Canyon Preliminary Municipality (Chair Winfield)

Presentation (none at this time)

Motion by Commissioner McGann to appoint Melodie McCandless as Board Member to the Echo Canyon Preliminary Municipality.

Motion Seconded by Commissioner Hedin

Discussion

Commissioner McGann stated that Commissioner McCandless was a good fit for this board due to her balanced perspective and strong work ethic. Commissioner Hadler sought clarification that Commissioner McCandless had the capacity and interest in the appointment. McCandless stated that she was up for the challenge.

Motion passes 7-0

16. Determine A Metric for TRT Rec Film and Convention Expenditures (Commissioner Martinez)

Presentation (none at this time)

Motion by Commissioner Martinez to set the metric for review of TRT (2)(a)(ii) - Rec, Film, and Convention expenditures to confirm their primary intent was to attract visitors and promote Grand County as a destination and that all TRT funds expended by Grand County Active trails and transportation for the years 2023 and 2024 be reimbursed to Fund 23 from the General Fund and that the unexpended TRT balance held in Fund 47 be transferred back to Fund 23, with work to be completed by June 30th, 2025.

Motion Seconded by Commissioner McCurdy

Discussion

Commissioner Hadler stated that many expenditures of TRT by the Trails Department have been discussed and agreed that they easily constitute promotional type activity, and that reimbursing the funds do not seem appropriate. Chair Winfield stressed the importance of proceeding carefully and securely on this topic so that it no longer remains a topic draining the County's capacity. Commissioner McGann expressed concern that no concrete fiscal impact for this action had been outlined in the agenda materials.

Motion passes 4-3, McGann, Hedin, and Hadler opposed

17. Approve Scope of Work and Engagement of Kem C. Gardner Institute for Arches Timed Entry Impact Study (Chair Winfield)

Presentation (none at this time)

Motion by Commissioner McGann to approve the scope of work and engagement of the Kem C. Gardner Institute for an Arches Timed Entry Impact Study, with funds used to pay for the work drawn from TRT Promotion revenues

Motion Seconded by Commissioner McCandless

Discussion

Commissioner McGann stressed that she is unsure if a study is necessary and that it was important that it not be funded out of the General Fund, and that Attorney Stocks confirmed that it was a use of TRT promotion funds consistent with code. Commissioner McCurdy stated that there was very strong support in the community for this study to be completed in order to reach a clear understanding of the timed entry system on the economy. Commissioner Hadler suggested partnering with the City and expanding the scope of the study, which the Moab City Mayor has offered to contribute to. Commissioner Martinez suggested that if the scope was limited to data collection and analysis regarding the timed entry system, that it would be a valid use of TRT promotion funds. Martinez added that he had no interest in diluting the study by pulling in more stakeholders and expanding the scope.

Substitute motion by Commissioner Martinez to approve the scope of work and engagement of the Kem C. Gardner Institute for an Arches Timed Entry Impact Study, with funds used to pay for the work drawn from TRT Promotion revenues, with the caveat that the study will be funded by General Fund monies if it reveals no negative impact of the Timed Entry system.

Substitute motion seconded by Commissioner McCurdy

Substitute motion passes 4-3, Hadler, Hedin, McGann opposed

Discussion Item

18. Discuss establishing procedures for reassignment of County liaisons mid-term

Commissioner Hedin stated that it was important for the County to have procedures established and up-to-date when taking actions in overseeing advisory board activity, as many issues of technicality have come up and caused distractions for the Commission in being able to do its job.

Motion by Commissioner McCandless to table the item

Motion seconded by Commissioner Martinez

Motion passes 4-2, McGann and Hedin opposed, Hadler abstaining

Closed Session

At 8:40 p.m., Motion by Commissioner McCandless to enter closed session for the purposes of discussing pending or reasonably imminent litigation and the character, professional competence, or physical or mental health of an individual.

Motion seconded by Commissioner McCurdy

Motion passes 7-0

At 9:33 p.m., Motion by Commissioner McCurdy to exit closed session

Motion seconded by Commissioner McGann

Motion passes 7-0

Chair Winfield adjourned the meeting at 9:35 p.m.

Bill Winfield

Bill Winfield
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

Details

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- Bill Winfield (bwinfield@grandcountyutah.gov)
- Gabriel Woytek (gwoytek@grandcountyutah.gov)

2025/07/16
00:50:37 UTC



SIGNED

Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)

2025/07/16
16:11:12 UTC



SIGNED

Signed by Bill Winfield (bwinfield@grandcountyutah.gov)

2025/07/16
15:06:33 UTC



COMPLETED

This document has been signed by all signers and is **complete**

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