

Minutes of the regular meeting of the Daggett County Commission/Redevelopment Agency Board, Tuesday, November 18, 2014. All members were present. Vicky McKee, County Clerk, was present as board secretary. The meeting was called to order at 9:00 A.M. by Mrs. Perry, Board Chair.

Also present were: Jed Olson, Keri Pallesen-County Auditor/Recorder, Brian Raymond, Clyde Slaugh-County Commissioner Elect, Jack Lytle-County Commissioner Elect, Tammy Twitchell-CEM, Thompson Davis, David Orr, Winston Slaugh, Troy Ostler-Civco Eng. and Amanda Lucas.

With regards to old business, Jed Olson, was present to provide information to the County Commission regarding his business license application. As directed by the County Commission, Mrs. McKee had sent a letter to Mr. Olsen requesting information from him to address their concerns with regards to Transient Room Tax and the \$3.00 per cabin rental. Mr. Olsen stated that he does not rent the cabins to his hunters as there were too many obstacles in his way and he also has cancelled the web site advertising as it did not work either. With regards to him having employees, Mr. Olsen stated that Randy Browning is not an employee but does receive tips from the hunters for compensation. Upon visiting with Mrs. McKee earlier about this, he had talked with Mr. Browning and he had stated that he would be coming in to obtain a business license. Upon the information provided, motion by Mr. Blanchard to approve Mr. Olsen's business license application. Seconded by Mr. Steglich, all in favor. Since this matter was not on the agenda for this meeting it will be back on the agenda for ratification.

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

The minutes of the November 6, 2014 meeting were provided by the County Clerk's office for review and approval. Mrs. Perry provided a revision on Page 1, Paragraph 6, Sentence 7 – delete “would” after they. Motion by Mr. Blanchard to approve the minutes as revised. Seconded by Mr. Steglich, all in favor.

The Open Invoice Report was provided by the County Auditor's office for review and approval. It was determined that there was a need for additional time to review the report as provided so this matter will be continued until later in the meeting.

With regards to correspondence, Mrs. McKee reported that Alan Westenskow, Zion's Bank Public Finance, had emailed her regarding the possibility of refinancing the jail bond and had requested information. This refinancing could provide a savings to the county of \$200,000.00 and reduce the yearly bond payment by around \$7,000.00. Mrs. Pallesen stated that Mr. Westenskow had informed her that the savings were in interest as the refinancing would reduce the rate to 2.2% and reduce the number of payments by one year. Mrs. McKee reported that there would be a need to hire bond counsel and hold a public hearing. The Commission directed Mrs. McKee to proceed with the project.

Motion by Mr. Steglich to approve the application as submitted by Jon Wilde to serve on the Public Lands Committee. Seconded by Mr. Blanchard, all in favor.

Mrs. McKee reported that the matter of the sale of unusable property in Dutch John, Block 7 was on the agenda as the sale had been approved but there had not been a contract nor deed prepared, nor funds paid to the county. Mr. Blanchard stated that he will work on getting this matter taken care of so this matter will be continued.

Tammy Twitchell, CEM, was present to provide a power point presentation on the County Newsletter project as part of her grant requirements. She stated that she mails out 83 hard copies which are mainly senior citizens as well as providing 15 to 20 hard copies

to the medical clinic, senior center and the county courthouse. She also emails out 290+ copies. She provided a breakdown of the costs for copying, postage and salary with a total cost for the newsletter excluding salary of \$1,782.46 with ½ of that being paid for by the EMPG Grant. She has also received \$680.00 for advertisements from businesses. She provided a list of the benefits of the newsletter and the organizations that have contributed from the use of the newsletter along with citizen's comments.

Mrs. Twitchell then provided a power point presentation on her CEM position (Emergency Management). She explained that part of the grant with the EMPG is to work with the Commissioners as done in the past with the presentations from Mechelle Miller. She explained what emergency management entails with her responsibilities and provided a list of all the grants available to the Emergency Management and explained their benefits. The SHSP grant (100%) with 38% of that to be spent on law enforcement. It has been used for radios, a boat, generators, shelter system, Search & Rescue equipment, trackhoe thumb and port-a-potties for a total of over \$345,472.00. The requirements of the law enforcement might go away in 2015. This has also paid for regional training and CodeRED through this grant or around \$250,000.00. She recommended that the boat should be put up for sale as it is not usable due to the high winds in the area. The HMEP Grant is a requirement and the LEPC (Local Emergency Planning Committee) is under this grant. The grant amount is \$3,200.00 with an \$800.00 match from the county or a \$4,000.00 budget. The grant pays for meeting expenses without food and salaries with the exception for a secretary to take minutes. The HMEP Grant also pays for attendance at coordination meetings with other agencies. The EMPG grant pays \$30,000.00 toward a full time emergency manager with a 50% match from the county. In years past, Daggett County has only requested a ½ time manager but it requires 20 hours of dedicated time. Through the grant you can get an assistant but there needs to be a full time manager budgeted to get that money. She provided a list of all the meetings, trainings and reporting that will be needed to be continued.

Motion by Mr. Steglich to ratify the State Homeland Security Program Grant as signed at the last meeting. Seconded by Mr. Blanchard, all in favor.

Brian Raymond provided some basic information regarding the 2015 CDBG grant which is administered by the State of Utah through the Uintah Basin Association of Governments and questioned if the Commission wanted to pursue the issue. If the Commission determine they would like to submit an application the process needs to be completed by early January. In the past the county has used the funding for affordable housing and this year infrastructure is the emphasis with UBAG but Mr. Raymond provided a list of other eligible CDBG activities. In order to be eligible, 51% of the county residents of a project area would have to meet the low to moderate income levels so the county would need to conduct a survey. Mrs. Perry addressed the possibility of funding for construction of health facilities and Mr. Blanchard stated that there was also an infrastructure project going on right now in Dutch John. He questioned the matter of the low income and both Mr. Blanchard and Mrs. Perry offered to help with the survey. Mr. Raymond stated that since 2010 there are no longer automatic low income determinations so the county would need to work with UBAG now or they will miss the deadlines. The low income determination is based on household size and income.

Mrs. Pallesen, County Auditor, stated that she needed to clarify with the Commission as she had a different opinion of the Commission's decision regarding

health care than Ray Hussey following his presentation at the meeting on Health Insurance. Her opinion had been that the Commission was wanting to go with Option II and the county would cover the cost and Option III and the employee would have to buy up to that. She stated that she has also found out that the county will need to offer a plan for employees to go to Wyoming health care facilities as the county has Wyoming employees. Upon discussion it was determined that the Commission was in agreement with Mrs. Pallesen's opinion. Mrs. Pallesen questioned if the reimbursement amount was to stay the same and it was determined that the Commission were in agreement that the reimbursement amount was to stay the same. Mrs. Pallesen stated that they are looking at an Open Enrollment meeting on December 3, 2014 to explain what the two options are since the coverage is different than what the county has now. The times for that meeting were reviewed and Mrs. Pallesen will check with Mr. Hussey on scheduling the meetings for 2:00 P.M. and 6:00 P.M. so that all employees can attend. Motion by Mr. Steglich to approve the 2015 Health Insurance Plan as stated by Mrs. Pallesen. Seconded by Mr. Blanchard, all in favor with the determination that the meeting is not mandatory.

The matter of the contract for project coordinator for the Dowd Mountain Trail project was on the agenda for approval. Mr. Raymond stated that there is a question for the Commission about the governing law which Mr. Lund had recommended be included in the contract which should state that arbitration would be held in the 8<sup>th</sup> District Court in Manila. Mr. Raymond stated that he has made all the revisions as recommended excepting the governing law, but he has not heard back from Troy Duffin. Mr. Steglich questioned if it was too late to reduce the amount of the contract by \$3,000.00 so the county could purchase a new backdrop with a mountain biking picture for Mr. Raymond to use at shows. Mr. Blanchard suggested using TRT funds and it was determined that there was \$5,200.00 left at this time for Daggett Designation, TRT Fund and Mr. Raymond will check into the cost of the backdrop. Motion by Mr. Steglich to approve the Contract for Project Coordinator for the Dowd Mountain Trail Maintenance Project, Phase 1 – Trail Project #001 with the addition of the location for the arbitration. Seconded by Mr. Blanchard, all in favor.

Motion by Mr. Steglich to go into the RDA portion of the meeting (In & Out) and Closed Session at 10:20 A.M. for negotiations of real property. Seconded by Mr. Blanchard, all in favor. Those present for the closed session were Brian Raymond, Clyde Slaugh, Thompson Davis, David Orr, Commissioners Blanchard, Steglich and Perry and Clerk McKee.

The regular meeting reconvened at 10:05 A.M. with those present as listed as before including Jack Lytle. Motion by Mr. Blanchard to go into the Public Hearing scheduled by the County Commission for the purpose of obtaining public comments for a zone change from MU40 and Light Industrial to R-R-1 and a minor subdivision to be known as Pipe Creek Point located in the NW1/4 SW1/4. Section 11, T2N, R22E, SLB&M. Mrs. Perry read the notice for the public hearing and Mrs. McKee reported that there had not been any comments received by mail or email. Mrs. Perry questioned if there was anyone present to provide comments and Mrs. Lucas stated that she was in favor of the proposal. With no further questions or comments, motion by Mr. Steglich to go back into the regular session at 11:10 A.M. Seconded by Mr. Blanchard, all in favor.

Mr. Blanchard stated that he would like to motion to approve the recommendation from the Planning & Zoning Board for the rezone and subdivision as discussed at the

Public Hearing. Mr. Steglich stated that he did have concerns with the property sale due to proposed Dutch John Airport expansion. Mr. Steglich stated that they were looking to expand the runway and build larger aprons and that the county did not want to infringe on the Lucas property with height or setback restrictions. The county has hired a survey company to see what the expansion could look like but it would be mid December before the survey can be completed. He requested of Mrs. Lucas that they consider waiting until December to purchase the property or else the county would need to put something in the participation agreement that gave the Lucas's no recourse against the county. The matter was discussed and Mrs. Lucas stated that they wanted to move forward but she would like to talk to Matt first. Seconded by Mr. Steglich, all in favor.

Motion by Mr. Steglich to recess the meeting at 11:20 A.M. to allow them time to review the Open Invoice Report, for Mrs. McKee to set up for the 2014 General Election Canvass and for Mrs. Lucas to talk to Matt. Seconded by Mr. Blanchard, all in favor.

The meeting reconvened at 11:40 A.M with all present as previously mentioned including Winston Slaugh.

Mrs. McKee provided the 2014 General Election Canvass which was reviewed and discussed. Motion by Mr. Steglich to accept the 2014 Canvass of the General Election as presented by Mrs. McKee, County Clerk. Seconded by Mr. Blanchard, all in favor.

Amanda Lucas returned to the meeting and Matt Lucas was contacted by telephone. He questioned if Dutch John expands the airport what will happen at that time and would Dutch John buy the property back at fair market value if they applied immanent domain. The county's concerns and the Lucas's concerns were reviewed and discussed. Mr. Lucas thanked the Commission for their consideration and stated that the information may not change their minds but they were fine with waiting for a couple of weeks. He voiced his concern that their contract expired November 30<sup>th</sup> but the Commissioners stated that they would amend that date. He then questioned the change in the value in the property from the \$2,500.00 an acre to \$8,000.00 an acre and Mrs. Perry stated that Mrs. Asay, County Assessor, had been requested to do the appraisal and used the Ron Campbell property as one of the comparables. The Commission informed Mr. Lucas that they had approved their request for a zone change and subdivision and he stated that Mrs. Lucas did have the mylar map ready for signing and requested the Commissioner's signature. The matter will be continued until the December 16<sup>th</sup> meeting as Civco will have their work completed by December 15<sup>th</sup>.

The matter of the Open Invoice Report in the amount of \$58,634.71 as provided by the County Auditor's office was continued from earlier in the meeting. Mr. Blanchard questioned the invoice from the Salt Lake Community College for cadet meals in the amount of \$433.52 and Mrs. Perry replied that was for cadet food for the jail. Motion by Mr. Blanchard to approve the Open Invoice Report as submitted. Seconded by Mr. Steglich, all in favor.

With nothing further the meeting adjourned at 11:45 A.M.

/s/ Vicky McKee

/s/ Karen Perry

/s/ Jerry Steglich

/s/ Warren Blanchard Absent