



GRAND COUNTY COMMISSION REGULAR MEETING

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

WATCH ON YOUTUBE - search for: "GRAND COUNTY UTAH GOVERNMENT"

MINUTES 7 October 2025

The Grand County Commission met in a regular meeting on October 7th, 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 Vice-Chair Melodie McCandless and Commissioners Brian Martinez, Jacques Hadler, Mary McGann, and Mike McCurdy. Also attending in-person were Commission Administrator Mark Tyner, Associate Commission Administrator Quinn Hall, Clerk/Auditor Gabriel Woytek and County Attorney Stephen Stocks. Commission Chair Bill Winfield was in attendance virtually, so Vice-Chair McCandless chaired the meeting. Commissioner Trisha Hedin was absent.

At 4:01 p.m. Vice-Chair McCandless called the regular meeting to order

Pledge of Allegiance

Vice-Chair McCandless announced that action item numbers four, five, six, and thirteen would be postponed for consideration at the following Commission meeting.

Citizens to be Heard (none at this time)

Presentations

Recognizing Bill Jackson

Outgoing Roads Supervisor was recognized for his outstanding 36 years of service to the public.

Grand County Recreation Special Service District

Board Member Robert Hollahan gave a presentation describing the activities that receive funding support from the Recreation Special Service District. Hollahan requested continued support from Grand County in helping the district continue its support for local organizations.

Cloud Seeding Presentation

Jared Smith with Rain Maker Technology Corporation gave a presentation regarding his firm's proprietary cloud seeding technology that could be used to address drought conditions in the region, with the use of drone technology.

Grand County Clerk/Auditor Proposed Restructuring

Clerk/Auditor Woytek outlined a detailed proposal for splitting the Grand County Clerk/Auditors office, such that each respective role would become elected in 2026 and take their respective offices in 2027. The impacts and justification for the action was detailed in a document that was included in the agenda packet.

General Business - Action Items, Discussion and Consideration of:

1. Commission Member Disclosures and Future Considerations

Commissioners Martinez and Hadler disclosed that they were present at a meeting regarding cycling access in the National Parks.

2. Approval of Consent Agenda Items

- A. Approval of Meeting Minutes for September 16th, 2025**
- B. Ratification of Payment of Bills**
- C. Ratification of First Amendment to Parking Contract at The Airport**
- D. Ratification of Emergency Purchase of Backflow Assembly for OSTA Fire Suppression System Approval of Trail Mix Bylaws**
- E. Ratification of National Opioid Settlement Participation Contracts**
- F. Ratification of Local Consent Liquor License for the Utah Avalanche Center**
- G. Ratification of Local Consent Liquor License Grenadier Oktoberfest**
- H. Letter to Legislators Opposing Any Legislation that Would Allow Bigger, Heavier Trucks**
- I. Board Member Applicant Consideration for the Old Spanish Trail Arena Advisory Committee**
- J. Board Member Applicant Considerations for the Grand County Fair Board**
- K. Recommendation to the State of Utah for Two Appointments to the Grand County Water Conservancy District Board**
- L. Ratification of All American Wash Emergency Watershed Protection Construction Contract**
- M. Contract Approval Parental Defender 2025-2027**
- N. Contract Approval Conflict Parental Defender 2025-2027**
- O. Contract Approval Conflict Public Defender 2025-2027**
- P. Separation Agreement, General Release, And Waiver**

Motion by Commissioner McCurdy to approve the Consent Agenda as read by the Chair

Motion Seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 6-0

3. Streetlight LED conversion project agreement with Rocky Mountain Power (Cody McKinney, Roads Department)

Presentation

Over the last several years, older high-pressure sodium bulbs have begun to reach the end of their lifespan. Most of the bulbs must be scheduled to be replaced by the power company at \$250 to \$300 per hour. The new LED conversions hold a 10-year warranty period and a lifespan of over 40,000 hours. Clerk/Auditor explained that this action was approved as a sole source purchase and would be funded out of the Roads Capital Project Fund (35).

Motion by Commissioner McCurdy to approve the LED streetlight replacement quote and authorize the Roads Department to proceed with the project with Rocky Mountain Power

Motion Seconded by Commissioner Hadler

Discussion

Commissioner Martinez sought confirmation that the LED streetlights required no particularly specialized maintenance or repair, and Commissioner McCurdy confirmed that energy savings resulting from the new technology would start to provide a return on investment in three years.

Motion passes 6-0

4. Ordinance Major Utility Overlay of parcel 02-0021-0113 (City of Moab) - In legal review as of 10/2 and may be moved to the 10/21 meeting (County Engineer Sean Yates)

(Item postponed for a later date)

5. Ordinance Rezone parcel 02-035-0007 from Rural Residential to Small Lot Residential (Novak) - in legal review as of 10/2 and may be moved to the 10/21 agenda (County Engineer Sean Yates)

(Item postponed for a later date)

6. Grandview Business Park Subdivision Final Plat Approval (County Engineer Sean Yates)

(Item postponed for a later date)

7. Acceptance of FAA Airport Improvement Program Project Grant 3-49-0020-049-2025

Presentation

This is in reference to AIP 49, which is the expansion of the aircraft parking ramp on the west side of current airport parking. This grant is the second large discretionary grant from the FAA in as many years. The project will create additional large aircraft parking spaces with concrete jet stands, and alleviate congestion when taxiing. In addition, this grant will restore and replace the existing pavement in the busiest section of the airport. The pavement in front of the Redtail hangar is failing and will be replaced as part of this project.

Motion by Commissioner McCurdy to accept the FAA Airport Improvement Program Project Grant 3-49-0020-049-2025, including a 9,075,000 grant with a 5% local match of up to \$453,750.

Motion seconded by Commissioner Martinez

Discussion

Commissioner Hadler pointed out that this approved expenditure brought recent Airport capital improvement approvals to roughly 1.2 million dollars.

Motion passes 5-0, Hadler abstains

8. Award the contract for Grand County External Audit Services for the 2025 Audit

Presentation

Winfield described the process of review and recommendation by the Audit committee between two bid finalists. The Audit committee voted to forward a recommendation of Richie and May. Commissioner Hadler described why he thought Larson was the highest quality bid received, due to the existing working relationship and familiarity with Grand County, and questioned the vague and low bid offered by Richie & May in covering component unit audits. Hadler also stated that travel costs associated with Richie & May could bring very high costs not included in the bid. Chair Winfield stated that Richie & May's experience auditing governmental units was extensive, and that challenges that Grand County has had with the State Auditor's Office warrants a change to a new external audit firm. Commissioner Martinez explained the need for the selected auditing firm to include component units in order to receive financial statements in a timely manner, and defended the need to seek fresh eyes.

Motion by Commissioner McCurdy to award the contract for Grand County External Audit Services for the 2025 Audit to Richie May

Motion seconded by Commissioner Martinez

Discussion

Clerk/Auditor Woytek stated that he would seek to establish a good working relationship with any firm selected, declining to offer his own recommendation given conflicts of interest.

Motion passes 4-2, Hadler and McGann opposed

Vice-Chair McCandless moved item 15 up, without objection

15. 2026 Insurance Benefits Renewal (Commissioner Martinez)

Presentation

Barger described the process for going out to bid for employee benefit services. Medical, Dental, and Vision plans were placed out to bid on the insurance market. The current decision point, as described in the packet, involves a choice for medical benefits between retaining Cigna, at an 8.77% increase, or switching to PEHP, at a 3.8% decrease. Dental and Vision benefit rates remain unchanged, and Cigna will be retained for those coverages.

Motion to postpone by Commissioner Winfield, in order to allow for further presentation on the topic at the next meeting

Motion to postpone seconded by Commissioner McGann

Discussion

Motion passes 6-0

6:00 p.m. Citizens to be Heard

Jim Barton, resident of the Blu Vista Casitas Subdivision, stated that he spoke previously in opposition to the Novak Subdivision due to the anticipated traffic impacts. Barton stated that now he has seen plans for what the proposed subdivision will actually be, which is much less impactful than he had been led to believe, and therefore he now feels that the proposed development is within reason and stands in support of its design.

Brenda Novak, spoke in response to neighbor frustration regarding the development that she is currently proposing, stating that the highest and best use was well designed and well thought out housing, and that her development does not maximize the highest allowable density given the rezone being sought.

Patty Robinson, neighbor to the proposed Novak rezone, expressed opposition to proposed rezone.

Michelle Barton explained that she was previously opposed to the proposed Novak rezone due to misinformation, and now stood in support of the proposed rezone and subsequent development given accurate details regarding its proposed design.

James Barton spoke in support of the proposed Novak rezone, citing the need for more housing inventory, and stating that the development's design includes new road egress that will pose manageable traffic challenges to the neighborhood.

9. Allocate \$250,000 for special event matching promotional grants 2026 (Commissioner Martinez)

Presentation

Commissioner Martinez explained that at the September 9th Moab Tourism Advisory Board (MTAB) meeting, the board unanimously recommended allocating \$250,000 to be used to attract and retain special events through a matching marketing funds program for 2026.

The grant's priorities are:

1. Year-round events (off peak travel)
2. Growing existing and new events
3. Supporting existing events

By providing matching marketing grants, we incentivize event organizers to bring their events here and amplify their advertising reach. This grant cycle is proposed for an 18-month window, with awards in the first quarter of 2026, providing organizers with the certainty they need to plan major events well in advance. Upon approval, Madden and Camp Stories will begin advertising the grant opportunity to secure applications from high-quality events for the upcoming year.

Motion by Commissioner Winfield to approve \$250,000 for Special Events matching marketing grants for 2026 and direct Madden and Camp Stories to begin advertising this grant opportunity.

Motion seconded by Commissioner McCurdy

Discussion

Commissioner McCurdy stressed that grant reporting requirements must be strictly lined out and complied with.

Motion passes 6-0

10. Acceptance of 2024 TRT/TRCCA Expenditure Report (Clerk/Auditor Woytek)

Presentation

Per Utah State Code 17-31-5.5, Grand County is required to submit with its financial statements a report that includes a breakdown of expenditures for revenue generated by TRT and TRCCA taxes. Submission of this report to the State Auditor's Office was completed by the deadline of October 1, and has also been shared with the Moab Tourism Advisory Board.

The report as shown uses a form provided by the State Auditor's Office, which was created in consultation with the Utah Office of Tourism. A final draft of this report was shared with the State Auditor's Office for review prior to submission. On or before December 1, the Office of the Legislative Fiscal Analyst will analyze the report and determine that the County has expended the revenue in accordance with statute, and will provide a summary of that analysis to the Revenue and Taxation Subcommittee, the Political Subdivisions Interim Committee, and the State Auditor.

Motion by Commissioner Hadler to accept the 2024 Grand County TRT/TRCCA Expenditure Report as presented

Motion seconded by Commissioner Winfield

Discussion

Commissioner Martinez asked whether there was a new representative compiling these reports at the State Auditor's Office.

Motion passes 6-0

11. Appoint representatives to the Bicycle Access Improvement in National Parks group (Commissioner Martinez)

Presentation

Appoint commission representatives to be involved in a collaborative planning process exploring how bicycle access to and through Arches and the Island in the Sky District of Canyonlands could be improved.

Motion by Commissioner Winfield to appoint Commissioner Martinez and Commissioner Hadler to the Bicycle Access Improvement in National Parks group

Motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0

12. Appoint a liaison to the Thompson Springs SSD - reassignment request (Commissioner Hadler)

Presentation

Commissioner Hadler believes that the board would be better served by a liaison who is knowledgeable of GWSSA and other water issues as the district is considering a partnership with GWSSA.

Motion by Commissioner Hadler to appoint Commissioner Winfield to the Thompson Special Service District as Commission Liaison.

Motion seconded by Commissioner McGann

Discussion

General discussion was made about Commissioner Hadler's worthy efforts in shoring up this board during his time as liaison and Commissioner Winfield's qualifications in serving the Thompson Springs community.

Motion passes 5-0, McGann absent

13. Contract approval Public Defender 2025-2027

(Item postponed for a later date)

14. Facilitating Trail Ambassador Exit from Grand County (Commissioner McCandless)

Presentation

Multiple meetings have been held in order to discuss facilitation of this transition. Newly formed non-profit is requesting some seed money from the County in order to get its independent operation up off the ground.

Motion by Commissioner Winfield to approve the request to assist the Moab Trail Ambassador Program to a non-profit structure separate from Grand County, with an associated financial contribution from Grand County not to exceed \$16,500

Motion seconded by Commissioner Hadler

Discussion

Chair Winfield stated that legal fees associated with establishing a non-profit organization should not be very high, and that the proposed retainer should be monitored so that the cost remains reasonable.

Motion passes 6-0

Discussion Items

Conditional Use Permit (CUP) Policy and Enforcement Discussion

Attorney Stocks discussed a process for monitoring and tracking CUPs after they are approved, and the establishment of a policy which would guide this process, including guidance for the actions of the Code Enforcement Officer.

Vice-Chair McCandless adjourned the meeting at 7:00 p.m.

Bill Winfield
Chair, Grand County Commission

Gabriel Woytek
Grand County Clerk/Auditor