

Association of Local Governments Board Meeting

SERDA Board Room

252 S Fairgrounds Rd Price, UT 84501

May 22 2025

<b>MEMBERS PRESENT</b> Mayor Michael Kourianos Commissioner Bill Winfield Mayor Danny VanWagoner Commissioner Tony Martines Mayor Joette Langianese Mayor Bayley Hedglin Commissioner Keven Jensen Commissioner Sylvia Stubbs For Commissioner Lori Maughan	<b>STAFF</b> Jade Powell Kim Wells Paula Ingram Geri Gamber Julie Rosier Chris Allred Korrin Olson Christine Watkins	<b>GUESTS</b> Larry Ellertson Ron Dunn Edward Bennett Merlin Rushton Joel Brown
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**1. INFORMATION: Congressional Staff, State & Federal Officials,  
Guest Information / Presentations - Chair**

Joel Brown from Senator Lee's office, nothing to report just want to let you know if there is anything you need from up in our office let us know.

Larry Ellertson from Senator Curtis's office, nothing to report. If you need anything from us please let us know.

**Roll call vote was taken to establish a quorum.**

**2.MOTION: SEUALG Consent Agenda - Chair**

- SEUALG Board Meeting Minutes from March 27, 2025.
- Ratify Email Vote Approving Terracon as Brownfield Contractor
- Approval of July 2025 - June 2026 Board Meeting Calendar
- Chapter B- Holiday Revisions
- JTF Grant Application (Energy Diversification Support)
- Resource Rural Grant Application (Grant Writing Support)
- Area Agency on Aging Four-Year Plan

**Commissioner Bill Winfield called for a motion to approve the Consent Agenda. A motion to approve was made by Commissioner Keven Jensen and was seconded by**

### **3. DISCUSSION / MOTION:** Items Pulled From Consent Agenda - Chair

- b. Ratify Email Vote Approving Terracon as Brownfield Contractor

### **4. INFORMATION / MOTION:** Agency Financials - Kim Wells

- a. 2026 Fiscal Budgets

Fiscal year ends June 30. Contracts extended for FY25: winter response (Oct-Apr), housing supplemental funds, EITC, weatherization. Weatherization contracts overlap; FY24 invoicing ongoing, FY25 funding starts May-June. Reimbursements for FY25 due July 8; last check run June 25; hard stop on expenditures around June 20. FY26 budget planning challenged by uncertain funding; revenue estimates are aggressive. Community service block grants reduced slightly; transit planning expenses expected to increase. Building project expenses removed; budget reduced from over \$14M last year to \$9,381,000 this year. \$500,000 for land acquisition not included in the current budget.

- b. Checking Accounts for BTAC/SEEN and RLF

AOG previously processed all VTAC SENE and RLF expenses and revenue, causing balance sheet confusion. Plan to establish separate checking accounts for SENE and RLF, isolated from AOG. Online banking requested real-time transparency and easier monitoring.

- c. New accounting Software- Peloris

Polaris software scheduled for the end of July, with training in August if needed. Polaris automates journal entries, increases program manager control and accountability over budgets. CYMA software is rarely used; auditors and staff find it difficult to work with. Polaris expected to save time, reduce confusion, and streamline fiscal office tasks.

**Commissioner Bill Winfield called for a motion to approve the Financials. Motion to approve was made by Mayor Danny VanWagoner and was seconded by Commissioner Keven Jensen. Vote unanimous and motion carried.**

### **5. UPDATE:** Grand County Program Income - Kim Wells

Grand County program income held in a separate Wells Fargo account until December 2022 board approval for transfer. Funds transferred to Grand County with state-mandated spending instructions. Funds must benefit seniors in nutrition programs (meals, access, screenings, supportive services); cannot be used for salaries/fringe. AOG absorbed costs; invoice for reimbursement included with check to Grand County. 52-cent interest check post-closure applied to program income spent.

### **6. MOTION:** Office Rental Space at Bruce B. Adams Building - Geri Gamber

Motion approved to rent office space at Bruce B. Adams Building. Key fobs to be moved for security; access limited to certain areas. No opposing votes; motion passed unanimously. The agency aims to rent additional space to increase income. Lease drafted by attorneys to protect agency liability. Current rent from Huntsman at Home: \$583/month; annual income: over \$6,000. Rental income to fund employee events and potentially office manager positions. The agency uses a 15% de minimis indirect cost rate for fiscal office funding. Anticipation of budget cuts; rental income seen as proactive measure.

**Commissioner Bill Winfield called for a motion to approve the Office Rental Space. Motion to approve was made by Commissioner Keven Jensen and was seconded by Mayor Danny VanWagoner. Vote unanimous and motion carried.**

**7. MOTION:** Weatherization Policies and Procedures- Chris Allred

a. Contractor Agreement and Bid Documents.

Weatherization policies and procedures updated for annual monitoring compliance. Job descriptions detailed for employee responsibility clarity. Contractor application and agreement updated for state alignment. Cost control section added: contractors must bid on labor, travel, and material costs for HVAC, plumbing, and electrical work. **Commissioner Bill Winfield called for a motion to approve the Weatherization Policies and Procedures. Motion to approve was made by Mayor Danny VanWagoner and was seconded by Commissioner Keven Jensen . Vote unanimous and motion carried.**

**8. MOTION:** PY26 CIB Lists - Todd Thorne

CIB lists compiled and included in board packets; all counties approved lists before May 1 submission date.

**Commissioner Bill Winfield called for a motion to approve the PY26 CIB Lists. Motion to approve was made by Commissioner Keven Jensen and was seconded by Commissioner Sylvia Stubbs. Vote unanimous and motion carried.**

**9. MOTION:** CIB Application Review(s) - Todd Thorne

- a. Canyonland Health Care Special Service District- Planning Grant
- b. Wellington City - City Hall Renovations

Canyonlands Healthcare Special Service District applied for a \$50,000 planning grant (one-to-one match) for the MAPS project (Moab Aging Partnership for Seniors Campus). The project is in its final planning phase; the grant aims to complete the senior housing campus. Todd reviewed the application; no concerns noted. Wellington City planned a city hall renovation, but application not received; item removed from agenda.

**Commissioner Bill Winfield called for a motion to approve the CIB Application Review. Motion to approve was made by Commissioner Keven Jensen and was seconded by Mayor Danny VanWagoner. Vote unanimous and motion carried.**

**10. DISCUSSION / MOTION:** Legislative Appropriation of \$500,000 for Land Acquisition- Geri Gamber

Discussed legislative appropriation of \$500,000 for land acquisition. CDBG program funding for land acquisition was removed by the state; notification took almost two years. Future land acquisition planned in Huntington and San Juan County, contingent on program continuation. \$500,000 to operate as a revolving loan fund; no administrative costs deducted. Funds to be repaid when participants secure USDA mortgages; proceeds return to the fund. Unused funds to be held in a PTIF (Public Treasurers' Investment Fund).

**Commissioner Bill Winfield called for a motion to approve the Legislative Appropriation. Motion to approve was made by Mayor Danny VanWagoner and was seconded by Commissioner Keven Jensen . Vote unanimous and motion carried.**

**11. DISCUSSION / MOTION:** CIB Throughput Infrastructure Fund - Geri Gamber

CIB Throughput Infrastructure Fund discussed; recent bill by Senator Stevenson redirected interest to a 100% loan for a mine in Juab County. Original fund set-aside for deepwater port: just under \$54 million; \$11 million in interest given to a company as a loan. The statute requires deepwater port as primary use; inland port activities are also eligible. Most counties support investment in one port, except Emery County; new commissioners lack information. Current grant/loan split: 85% grant / 15% loan; proposal to change to 80%/20% under consideration. CIB board and county officials need to meet to decide fund direction; elected officials have decision authority, not AOG. Counties interested: Carmen (deepwater port), St. Pete and Sevier (inland port designations). Lack of communication and official meetings; many stakeholders feel uninformed. CIB retreat planned to discuss fund allocation; no official invitations sent to some elected officials.


**15. MOTION: CIB Throughput Infrastructure Fund Approval - Geri Gamber**

-Department of Commerce and the Department of State and the Department of Energy, and they convened a meeting on August 21 with, the Utah Mining Association, the Wyoming Mining Association, and a bunch of coal producers in the West, to talk about the possibility of exporting coal out of the Port Of Guaymas and what the administration could do to help make that happen.

-Through the UTRGA, Geri and Jade asked us to help complete the CIB application so that it can be submitted. In that time, Carbon County has actually engaged a group that includes a previous employee of Savage Services. His name is Armando Tirado. Before working for Savage, he started his career out of college with Union Pacific. He's worked at every major facility that UP has in The United States, his advice as kind of an advisor on this effort was to do a 2 phase approach and, not just limit ourselves to looking at a port in Mexico, but looking at the potential of any deepwater port connectivity, including Gulf Of Mexico. We already have that coal flowing to the Gulf Of Mexico, but we already have Utah, oil flowing to the Gulf Of Mexico from Carbon County. The thought process on the application is to do a preliminary investigation and market analysis with coal leading out, but also thinking about other aggregated commodities that could be pushed out of Utah to deep water. Then that will allow us to characterize how to spend the larger chunk of money that's available. That's how the application is structured, I think it's safe to say that the application as it was given to us is a bit problematic. It doesn't seem really thought out, but we've addressed the questions as best we could based on the structure they gave.

**16. MOTION: Adjournment**

Commissioner Bill Winfield called for a motion to Adjourn. The meeting was adjourned at 2:17pm.

Chair Signature 

Date 5/22/2025