



BOARD OF COMMISSIONERS MEETING

117 South Main Street, Monticello, Utah 84535. Commission Chambers
September 02, 2025 at 11:00 AM

MINUTES

The public will be able to view the meeting on San Juan County's Facebook live and Youtube channel

AUDIO: <https://www.utah.gov/pmn/files/1334805.MP3>

VIDEO: <https://www.youtube.com/watch?v=cT7HrOdjhM>

CALL TO ORDER

Time Stamp 0:00:22 (audio) & 0:03:44 (video)

Commission Chair Silvia Stubbs called the meeting to order at 11:04 a.m.

ROLL CALL

Time Stamp 0:00:29 (audio) & 0:03:51 (video)

Commission Chair Stubbs called for attendance:

PRESENT

Commission Chair Silvia Stubbs

Commission Vice-Chair Lori Maughan

Commissioner Jamie Harvey

STAFF

Mack McDonald, County Administrative Officer (CAO)

Lyman W. Duncan, Clerk/Auditor

Jens Nielson, Deputy County Attorney

INVOCATION

Time Stamp 0:00:46 (audio) & 0:04:08 (video)

Jens Nielson, Deputy County Attorney, offered the opening prayer.

PLEDGE OF ALLEGIANCE

Time Stamp 0:02:00 (audio) & 0:05:22 (video)

Lyman W. Duncan, resident of Monticello, led the audience in the Pledge of Allegiance.

CONFLICT OF INTEREST DISCLOSURE

Time Stamp 0:02:36 (audio) & 0:05:58 (video)

Commission Chair Stubbs asked each commissioner if they had any conflicts with today's agenda. Each affirmed they did not have any conflicts.

PUBLIC COMMENT

Public comments will be accepted through the following Zoom Meet link

<https://us02web.zoom.us/j/88279631170> Meeting ID: 882 7963 1170 One tap mobile
+13462487799,,88279631170# US (Houston)

There will be a three-minute time limit for each person wishing to comment. If you exceed that three-minute time limit the meeting controller will mute your line.

Time Stamp 0:02:54 (audio) & 0:06:16 (video)

Mack McDonald opened the meeting for public comment. First, he checked the sign-in sheet and then checked online for any individuals who wished to express any comments.

Marjorie Haun Storeland, resident of Old La Sal. She spoke of the 2025 Ordinance and 'ran it through AI.' The ordinance was revealed to be more like West Jordan, which is much different from San Juan County. She said her home was near the fires in La Sal and is concerned about hostility from others against property owners desiring to rebuild their business.

Daniel Wright, lives in Spanish Valley, and has concerns about the proposed zoning and how it relates to the general plan. He is concerned about the zoning rule which he feels is against single wide and double wide trailers. He wants to keep costs low for people to have available housing within the county.

CONSENT AGENDA (Routine Matters) Mack McDonald, San Juan County Administrator

The Consent Agenda is a means of expediting the consideration of routine matters. If a Commissioner requests that items be removed from the consent agenda, those items are placed at the beginning of the regular agenda as a new business action item. Other than requests to remove items, a motion to approve the items on the consent agenda is not debatable.

Time Stamp 0:11:37 (audio) & 0:14:59 (video)

Mack presented the consent agenda for the commission to review and approve.

Motion to approve items 1-8, excluding #6 for discussion.

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

Tammy Gallegos, Emergency Services Director, answered questions regarding the agreement for Carbon, Emory, Grand, and San Juan County to provide mutual aid to each other in crisis or emergency situations.

Motion to approve #6:

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

1. Approval of \$152,725.28 in Small Purchases; \$27,350 on International Opt-ins for Visitor Services, \$13,740 on Display Lights for the Sheriff's Department, \$1,670.28 on Vanner Inverter for the Road Department, and \$109,965 on Tools for Emergency Services
2. Approval of August 5, 2025, Commission Meeting Minutes
3. Approval of the August 19, 2025, Commission Work Session Meeting Minutes
4. Approval of August 19, 2025, Commission Meeting Minutes
5. Approval of August 15 to August 29, 2025, Check Register
6. Approval of the 2025 Emergency Mutual Aid Interlocal Cooperation Agreement
7. Approval of the 2025 Lease Agreement Between San Juan County and the Town of Bluff
8. Ratification of the Memorandum of Understanding for the Mid-American Pipeline 2018-2025 Centrally Assessed Valuations

RECOGNITIONS, PRESENTATIONS, AND INFORMATIONAL ITEMS

9. Update on the Status of the General Plan. Mack McDonald, Chief Administrative Officer

Time Stamp 0:24:20 (audio) & 0:27:42 (video)

Mack gave an update on the general plan. Last week, he met with the Department of Water Quality and Use. He was instructed by the commission to meet with the San Juan Water Conservancy District and to develop short and long-term planning for water usage considerations. Mack asked the question does the county have adequate aquifer water for home usage, or does it need to pull water from the Colorado River?

Commissioner Harvey asked why we are looking at water usage instead of land use for zoning & zoning? Mack responded that both areas need to be looked at during the discussion for the general plan. The state requires public noticing and public participation in these meetings for the general plan to be advanced. Commissioner Maughan asked for a timeline for these meetings, and if any original documents existed.

Jens gave additional insight into the planning and zoning activities and how the general plan will impact the county for the next several years. Commissioner Harvey "recommended we align ourselves with the Planning & Zoning Commission as we push forward with this discussion." Mack agreed to schedule the planning & zoning commission for the next commission work session meeting.

BUSINESS/ACTION

10. Presentation and Approval of the 2024 Fiscal Year Audit Report by Larson and Company, PC. Jon Haderlie, CPA, Partner

Time Stamp 0:53:30 (audio) & 0:56:52 (video)

Jon Haderlie, CPA & Partner for Larson & Co. presented the 2024 Audit for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan. Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

11. Consideration and Approval of the Contract with Lexipol, LLC. for Policy Services. Sheriff Lehi Lacy

Time Stamp 1:20:57 (audio) & 1:24:19 (video)

Sheriff Lacy presented the contract with Lexipol for the commission to review and approve. He wants to add the Jail policies section to the existing contract.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan. Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

12. CONSIDERATION AND APPROVAL OF A RESOULUTION OF THE SAN JUAN COUNTY BOARD OF COMMISSIONERS APPROVING THE RECLASSIFICATION OF ELIGIBLE EMERGENCY MEDICAL SERVICES EMPLOYEES INTO THE APPROPRIATE UTAH RETIREMENT SYSTEMS (URS) RETIREMENT LANE. Tranner Sharpe, Human Resources

Time Stamp 1:25:47 (audio) & 1:29:09 (video)

Tranner Sharpe, Human Resources Director, presented the EMS employee reclassification into the Fire Fighters class for URS contributions for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan. Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

13. Consideration and Overview of the 2026 Rural County Grant Budget with State of Utah. Talia Hansen, Economic Development Manager

Time Stamp 1:29:56 (audio & 1:33:18 (video)

Mack and Talia Hansen, Economic Development Manager, presented the Rural Grant Budget with the State of Utah for the commission to review and approve.

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

14. Consideration and Approval of a Letter of Intent Between AirBuild and San Juan County. Talia Hansen, Economic Development Manager

Time Stamp 1:36:46 (audio) & 1:40:08 (video)

Talia presented the letter of intent with for the commission to review and approve.

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

15. CONSIDERATION AND APPROVAL OF A RESOLUTION OF THE CITY COUNCIL OF MONTICELLO PLACING THE PAR TAX REVIEW ON THE 2025 BALLOT. Lyman Duncan, County Clerk/Auditor

Time Stamp 1:38:06 (audio) & 1:41:28 (video)

Kaden Kulow, City of Monticello Manager, presented the ZAP tax for the commission to review and approve. He asks the county not to apply for the tax and to give a resolution of approval to the city of Monticello.

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

16. CONSIDERATION AND APPROVAL OF AN ORDINANCE GRANTING TO QUESTAR GAS COMPANY, DBA ENBRIDGE GAS UTAH A FRANCHISE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A GAS DISTRIBUTION SYSTEM IN SAN JUAN COUNTY, STATE OF UTAH. Mack McDonald, Chief Administration

Time Stamp 1:43:06 (audio) & 1:46:28 (video)

Mack presented the franchise agreement with Enbridge Gas for the commission to review and approve.

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

17. Consideration and Approval of the 2025 Predator Control Management Contract with the State of Utah Department of Agriculture and Food, Mack McDonald, Chief Administrative Officer

Time Stamp 1:44:59 (audio) & 1:48:21 (video)

Mack presented the 2025 Predator Control contract with the State of Utah for the commission to review and approve.

Motion made by Commission Vice-Chair Maughan, Seconded by Commissioner Harvey.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

18. Consideration and Approval of the Agreement to Participate in the New National Opioids Secondary Manufacturers Settlement Against Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus. Mack McDonald, Chief Administrative Officer

Time Stamp 1:47:02 (audio) & 1:50:24 (video)

Mack presented the Agreement to Participate in the New National Opioids Settlement agreement with a variety of opioid manufacturers for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

19. Consideration and Approval to Participate in the New National Opioids Settlement Against Purdue (and certain of its affiliates) and the Sackler family. Mack McDonald, Chief Administrative Officer

Time Stamp 1:49:37 (audio) & 1:52:59 (video)

Mack presented the agreement for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

20. Consideration and Approval of the Contract with Kilgore Companies, LLC dba LeGrand Johnson for the Taxilane and Rehabilitation to the Airport Access Road Project. Mack McDonald, Chief Administrative Officer

Time Stamp 1:50:14 (audio) & 1:53:36 (video)

Mack presented the contract with Kilgore Companies for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

21. Consideration and Approval of the Interlocal Agreement between Monticello City and San Juan County for Building Inspection Services. Mack McDonald, Chief Administrative Officer

Time Stamp 1:50:55 (audio) & 1:59:17 (video)

Kaden Kulow, City Manager for Monticello, presented the building inspection services contract with the city for the commission to review and approve.

Motion to approve with certain word changes:

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

PUBLIC HEARINGS

None

COMMISSION REPORTS

Time Stamp 1:54:49 (audio) & 1:58:11 (video)

Commissioner Harvey spoke about attending a meeting with Utah Dept of Transportation (UDOT) and the Navajo Dept of Transportation (NDOT) regarding the Montezuma Creek roundabout and who would assume the street light maintenance. Cameras are to be installed on the lights for weather updates. The community wants to receive help in lighting the sidewalk from the roundabout to the high school and from the roundabout to the front of the elementary school.

He asked Mack for help with the road maintenance contract with the NDOT. He knows of a school district route that might need to be added to the SJC road contract. He is concerned about the old Phillips camp road and its need for ongoing road maintenance. Commissioner Harvey said they opened a new bridge over McElmo Creek on the road leading the backway to Cortez. While building the bridge, the State of Colorado put in an earthen dam which has cut off the creek water from flowing into Utah. He wants Mack and Jens to investigate and see if their action is lawful.

He also spoke about the Zero Suicide Coalition, because unfortunately, another tragic incident occurred in August. The Medical Examiner's Office has a program collecting vital information and a program providing support to family members and others who are affected by the incident. He feels these incidents are affecting the Dine' People and Culture disproportionality.

Commissioner Maughan met with UDOT and felt the meeting was very productive. She has met with Senator Cullimore regarding the Property Tax Abatement program. She has been away for personal reasons.

Commissioner Stubbs attended the Dept of Water meeting, the downwinders meeting, and the Energy Fuels meetings. There are on-going discussions with the Oljato Chapterhouse for water. She has been involved in submitting a grant to SERDA. She is concerned about the computers at the Montezuma Creek library; but they may not have arrived.

Commissioner Stubb stated her daughter (Jessica) gave a wonderful presentation regarding suicide awareness in her LDS ward this past weekend. She felt the presentation might be beneficial for others to hear.

ADJOURNMENT

Time Stamp 2:25:49 (audio) & 2:29:11 (video)

Motion to Adjourn:

Motion made by Commissioner Harvey, Seconded by Commission Vice-Chair Maughan.
Voting Yea: Commissioner Harvey, Commissioner Chair Stubbs, Commission Vice-Chair Maughan

The Board of San Juan County Commissioners can call a closed meeting at any time during the Regular Session, if necessary, for reasons permitted under UCA 52-4-205

All agenda items shall be considered as having potential Commission action components and may be completed by an electronic method **In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice**

APPROVED: Sidney Stubb
San Juan County Board of County Commissioners

DATE: 10/21/25

ATTEST: Lynn W. Dunn
San Juan County Clerk/Auditor

DATE: 10/22/25