



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 21 October 2025

The Grand County Commission met in a regular meeting on October 21st, 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 Brian Martinez, Jacques Hadler, Mary McGann, Trisha Hedin 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.

3:00 p.m. Workshop: 2026 Employee Benefits Selection

Personnel Services Director Tess Barger gave an overview of options for employee benefits for 2026 and beyond, with the main decision point being between renewal with Cigna or a new contract with PEHP, which would come with reduced cost in the short term. Lengthy discussion was had regarding the benefits and drawbacks of each option, including employee satisfaction, quality of service and cost considerations.

At 4:02 p.m. Chair Winfield called the regular meeting to order

Pledge of Allegiance

Citizens to be Heard

Michael Wolf offered comment regarding the Labyrinth Rims travel plan, stating that the current plan was put in place after a lengthy process, and the letter proposed in Item 17 does not respect the same type of process.

Chris Wilson, chair of the Economic Opportunity Advisory Board, stated that proposed changes to this board amount to a loss of the support of a diverse group of board members that can provide a lot of support to economic development in the area.

George Schultz, president of Red Rock Four Wheelers, stated that public lands and access to them hold great promise, and are a symbol of freedom, and that closures are an erasure of time and history. Schultz offered support for the plan revisions proposed in Item 17.

Charlene Bower spoke in support of the draft letter proposed in Item 17, expressing that motorized routes on public lands should be reopened.

Cora Phillips, Director of the Moab Chamber of Commerce, described the Chamber's efforts to strengthen the local economy through support of off-road recreation with a program being considered in Action Item 15.

Mary O'Brien suggested removing paragraphs 4 and 5 from the draft letter proposed in Action Item 17, and suggested a number of other edits based on what she feels are inaccuracies.

Alison Mathis stated that as a off-road enthusiast herself, that her access has not been decreased by the most recent road closures, and that the draft letter proposed in Action Item 17 is unnecessary.

Pete Gross spoke in opposition to the County's investment in cloud seeding technology, and spoke in opposition to the draft letter proposed in Action Item 17.

Rich Klein, president of an event held in Washington County, spoke in support of the Moab Chamber OHV initiative being considered in Action Item 15, and generally for the expansion of off-road motorized uses in the area.

Angie Book spoke in support of the Commission's approval of a renewal of medical benefits with Cigna.

Bob O'Brien spoke in opposition to the draft letter proposed in Action Item 17.

Jeff Swanson spoke in support of the Arches Timed-Entry system, which he states has enhanced he and his family's experience as a tourist in the area.

Jon Kovash spoke in opposition to the draft letter proposed in Action Item 17.

Sam Cunningham spoke in support of the protection of agricultural uses and rural character in Spanish Valley.

Dave Hellman, local off-road vehicle business owner, spoke in support of the draft letter proposed in Item 17, and spoke in opposition to the County's investment in cloud seeding technology.

Wes Usri spoke in support of the draft letter proposed in Item 17.

Simone Griffin, representative of the Blue Ribbon Coalition, spoke in support of the draft letter proposed in Item 17.

Presentations (none scheduled)

General Business - Action Items, Discussion and Consideration of:

2. 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.

3. Approval of Consent Agenda Items

- A. Approval Of Meeting Minutes from October 7, 2025**
- B. Ratification of Payment of Bills**
- C. Ratification Of Emergency Purchase of The County Phone System**
- D. Indemnification Release for Alta Ski Lifts**
- E. Approval Of Quote with APCO International for Intellicomm DispatchSoftware**

- F. Release Of the One-Year Maintenance Bond for The Arrawarra Subdivision**
- G. GCSO Court Security Chief - Job Description Revision**
- H. Ratification Of Grant Application from The Utah Commission on Criminal & Juvenile Justice**
- I. 2026 County Fire Warden Agreement**

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 7-0

4. Moab Office of Tourism - travel show attendance/expense approval (Alison Harford, Moab Office of Tourism)

Presentation

Harford explained that the overall cost for attendance to the "ITB" show is \$10,075 (Budget line International Travel Shows) and the cost for "TravMedia IMM" is \$19,310 (Budget line is Advertising Earned Media). This is the first time Grand County would be the latter; registration is so high because of a missed deadline for lower registration (the MTAB wasn't able to get this on their agenda until the October meeting).

Motion by Commissioner McCurdy to approve the request for travel show expenses for the ITB and TravMedia IMM

Motion Seconded by Commissioner Hadler

Discussion (none at this time)

Motion passes 7-0

5. 2026 Employee Health Insurance Selection (Tess Barger, Personnel Services Director)

Presentation

Barger explained that her office recommends maintaining the current Cigna dental/vision and voluntary/supplemental insurance plans, which have a renewal rate of 0% for the next two years. Cigna has been the medical insurance carrier for Grand County for numerous years. Staff feedback generally ranges from neutral to positive on Cigna. After going out to bid and assessing all bids received, if the Commission opts to change insurance carriers based on budgetary constraints, the Personnel Services department recommends the selection of PEHP (Quote 3).

Motion by Commissioner McCandless to approve renewal with Cigna for medical benefits, at a renewal rate of 4.78%, resulting in a cost increase of \$143,969

Motion Seconded by Commissioner Hadler

Discussion

Discussion ensued amongst the Commission about the potential for future higher renewal rates after selecting a new provider which might be less expensive in the short term, the importance of consistency and predictability in the provision of benefits for retaining high quality employees, and the challenges faced by staff when benefits providers are changed. Commissioners Hedin and Martinez referenced the urgency in pursuing available cost cutting measures.

Motion passes 6-1, Martinez opposed

6. 2026 High Impact Special Events Ready for Review (Chief Deputy Clerk/Auditor Jenibeth Jones)

Presentation

Events under consideration:

April 2026

Cruise Moab, Motorized Trail Riding event, 4/12-4/19, 600 anticipated daily attendance
Redrok Rally, Motorized Trail Riding event, 4/23-4/25, 700 anticipated daily attendance
CO2UT Gravel Race, Cycling event, 4/24-4/26, 440 anticipated daily attendance

May 2026

Moab Bike Fest, Cycling event, 4/30-5/4, 600 anticipated daily attendance
C10 Red Rock Retreat, Car Show – charity benefit, 5/14-5/17, 100 anticipated daily attendance

September 2026

Skinny Tire Fall Festival, Cycling event, 9/18-9/22, 230 anticipated daily attendance

Motion by Commissioner McCurdy to approve the intent to apply applications for Cruise Moab, Redrok Rally, CO2UT Gravel Race, Moab Bike Fest, C10 Red Rock Retreat and Skinny Tire Fall Festival, as presented.

Motion Seconded by Commissioner Martinez

Discussion

Commissioners Hedin, McGann and Hadler expressed concern regarding potential conflicts between the Red Rok Rally and the Car Show, despite support for both events, which would take place on the same weekend. Commissioner Martinez stressed that the overlap deserved to be trialed and changed after 2026 if it indeed proves to be unmanageable.

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

7. Consideration of denial of tax relief applications through 10-9-2025 (Treasurer Kauffman)

Presentation

Each year, in accordance with State Law, Grand County accepts applications for property tax abatement from veterans with a service-related disability, persons who are legally blind and low-income individuals who are over age 64, a surviving spouse, disabled or experiencing extreme hardship. All of these programs have criteria that applicants must meet in order to be eligible.

Each year some applications are denied and the State Tax Commission (USTC) has advised that the County

Commission (BOE) should officially deny applications rather than the office that accepts them. As of 10-9-2025, Grand County has received 4 signed complete applications that do not meet the eligibility requirements. State law protects the privacy of information submitted in a tax relief application, so the applications have not been provided in the public packet but have been sent to the Commissioners individually. The applications have been assigned a number so they can be discussed without disclosing any identifying information.

The USTC Tax Relief Standards of Practice are attached which cover all the eligibility criteria. All the applications were over the income limit set by the County in 2022. That limit is 120% of the State limit.

Motion by Commissioner McCandless to approve the denial of tax relief applications numbered 1 through 4 for 2025, as presented

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 6-1, Hadler absent

8. Consideration of the 2025 Property Tax Abatements and Cancellations through 10-9-2025 (Treasurer Kauffman)

Presentation

Each year, in accordance with State Law, Grand County accepts applications for property tax relief from veterans with a service-related disability, persons who are legally blind and low-income individuals who are over age 64, a surviving spouse, disabled or experiencing extreme hardship. County approval is mandatory for most of these reductions and the State reimburses a portion of them.

Every year, some taxes are canceled or adjusted by the Commission for a variety of reasons. Some taxes are incorrectly assessed, others may not be cost-effective to collect and courts may order reductions due to appeals of valuation.

So far this year, there has been a small decrease in total tax relief compared to all of 2024. This is likely due to the fact that many residences saw their taxes go down slightly. Noncommercial parcels outside of Moab City, Castle Valley and Spanish Valley were reassessed in 2025, so values increased primarily on non-residential properties.

The fiscal impact listed above is spread across all taxing entities, generally in proportion to their share of overall property tax. Additionally, tax abatements and exemptions are factored into the property tax rate through the collection rate. Therefore, taxing entities will experience little actual loss of revenue from tax relief, but all other taxpayers will see a small increase in what they pay.

Motion by Commissioner McCurdy to approve the 2025 property tax relief and cancellations through 10-9-2025 as presented

Motion seconded by Commissioner Hadler

Discussion (none at this time)

Motion passes 7-0

9. Award 2026 Commercial Property Appraisal Contract (Assessor Swasey)

Presentation

This was a result of the RFQ advertised on the Grand County website and also on the Bonfire website. This RFQ was put out to bid for the 2026 Commercial property appraisal reviews, audits and new growth. The county received two bids. The first from The Appraiser's Inc of Provo, Utah and the second from BBG Real Estate Services of Detroit, MI

After a committee review of the bids and the scope of work it was determined that the bid should be awarded to The Appraiser's Inc of Provo, Utah. (bids included in agenda packet).

Motion by Commissioner Hedin to accept the bid from The Appraisers Inc. for \$69,762.00

Motion seconded by Commissioner McGann

Discussion

Commissioners referenced ongoing issues with the low bidder being recommended, and stressed that a thorough bid process be undertaken every year for these services.

Motion passes 5-2, Winfield and McCurdy opposed

10. An Ordinance to establish the separate offices of the Grand County Auditor and the Grand County Clerk (Clerk/Auditor Woytek)

Presentation

Woytek gave an overview of the proposed action, which was presented in detail as a discussion item in the previous meeting. Commissioners expressed concern with establishing a new elected office which would be filled by 'popularity contest.'

Motion by Commissioner Hadler to establish the separate offices of the Grand County Auditor and the Grand County Clerk

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion fails 3-4, McCurdy, McCandless, Winfield, Martinez opposed

6:00 p.m. Citizens to be Heard

Lynn Jackson stated that the proposed infrastructure overlay is for a parcel with a RMPP recreation and public purposes designation and can't be used for anything but public purpose, and spoke in support of the draft letter proposed in Item 17.

Thomas Firestack spoke in support of the draft letter proposed in Item 17.

Pam Hackley spoke in opposition to the draft letter proposed in Action Item 17, and in opposition to the County's potential investment in cloud seeding technology.

Lori MacFarland, of High Point Hummer and ATV, spoke in support of the draft letter proposed in Item 17.

11. Ordinance Major Utility Overlay of parcel 02-0021-0113 (City of Moab) (County Engineer Sean Yates)

Presentation

Findings & Conclusion: City of Moab planning and engineering staff appear to have done their due diligence in selecting the best location, for the City of Moab, of the water tank, as indicated in the accompanying documents.

As such, the proposed Zone Amendment is to apply the Major Utility Overlay (“MUO”) to approximately 3 acres located at 2651 S. Spanish Valley Drive, Moab, Utah, Parcel No. 02-0021-0113, for construction of a 2.5 MG municipal water storage tank and associated facilities.

Motion by Commissioner McGann to approve the Ordinance approving the Major Utility Overlay of Parcel 02-0021-0113. If approved, the condition for a development agreement is required under the GC LUC. Since this project directly abuts a residential zone, the County Commission may, under 4.10.3, increase standards, including setbacks, buffers, height, scale and massing, landscaping, and fencing.

Motion seconded by Commissioner Martinez

Discussion

Commissioner Hedin highlighted that the Planning Commission forwarded an unfavorable recommendation due to incompatibility with the Future Land Use map.

Substitute motion by Commissioner McCandless to approve the Ordinance as stated in the previous motion, highlight that the motion is supported by the adoption of findings of fact A-K as presented in the agenda item documents.

Substitute motion seconded by Commissioner Martinez

Substitute motion passes 5-2, McGann and Hedin opposed

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

Presentation

This action combines two parcels, and then subdivides into 4 lots, allowing the current tenants to take ownership of real property. Chair Winfield stated that he had previous business relationships with the developer that he no longer retains and thus there is no present conflict of interest.

Motion by Commissioner Martinez to approve the Grand View Business Park final plat

Motion seconded by Commissioner McCandless

Discussion (none at this time)

Motion passes 7-0

13. Resolution amending the Economic Opportunity Advisory Board bylaws (Commissioner McCandless)

Presentation

The amendment to the bylaws of the Economic Opportunity Advisory Board (EOAB) returns the scope of the board to the duty of a County Economic Opportunity Advisory Board (CEO Board) as defined in state statute 63N-4-803. It eliminates the review of zoning regulations and County General Plan language. This change will eliminate conflicts with the statutory authority of the Planning Commission. The draft resolution has been added to the packet. The proposed bylaws will be added when received by Comm Admin.

Motion by Commissioner McGann to postpone action until opportunity is given for the affected board to discuss.

Motion to postpone seconded by Commissioner Hedin

Discussion

Discussion ensued regarding the proposed changes being significant without adequate notice or support from the affected board. Commissioner McCandless clarified that this action was designed to provide clear direction from this board on what the Commission would like them to do.

Motion to postpone passes 5-2, McCurdy and Winfield opposed

14. Resolution amending the bylaws of the Thompson Springs Special Service District (Commissioner Hadler)

Presentation

Commissioner Hadler described the proposed action. Attorney Stocks stated that the bylaws should not name specific board members, lest the bylaws be updated every time board composition changes.

Motion by Commissioner Hadler to approve the Resolution amending the bylaws of the Thompson Springs Special Service District, with removal of reference to specifically named board composition in section three

Motion seconded by Commissioner Martinez

Discussion (none at this time)

Motion passes 7-0

15. Resolution Moab Chamber OHV Initiative

Presentation

The Moab Chamber of Commerce seeks the County's support to apply for the Utah DNR Outdoor Recreation OHVR Grant. The group aims to identify, name, sign, and market routes for Side X Sides using existing roads in travel management plans on public land. Please refer to the attached letter entitled "Moab UTV Initiative" attached to this agenda for a more detailed description of the proposed project.

Motion by Commissioner Hedin to approve the resolution to support the Moab OHV initiative to identify, sign, and market beginner, intermediate, and advanced OHV routes in Grand County, Utah, and to provide

county staff assistance to track GIS data on proposed routes for the volunteer Moab Chamber of Commerce OHV Advisory Committee

Motion seconded by Commissioner McGann

Discussion

Commissioner Martinez stressed that this does and should not conflict with other OHV support efforts currently underway, and that an entity called Public Lands Solutions should not be involved in the effort.

Motion passes 7-0

16. Cloudseeding contribution (Commissioner Martinez)

Presentation

Utah has been cloud seeding since the early 1950s to help augment the state's water supply. The Cloud Seeding Act of 1973 gave authority to the Utah Division of Water Resources to oversee state cloud seeding projects. The Utah Legislature continues to support operational cloud seeding activities and pushes for innovation in the field.

The State of Utah has provided \$350,000 of funding for Rainmaker drone teams this winter with a \$50,000 match for the La Sal and Abajo Mountains. Grand County is looking to partner with San Juan County, the City of Moab, and Grand County Water Conservancy to meet the match.

Motion by Commissioner McCurdy to allocate \$10,000 from the 2026 budget to apply toward the required match for cloud seeding in the La Sal and Abajo mountains this winter

Motion seconded by Commissioner McCandless

Discussion

Lengthy discussion ensued regarding the merits of this proposed investment of taxpayer funds. Commissioner Hedin stressed that water service providers who sell water should bear the brunt of this expense.

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

17. Letter to BLM regarding Labyrinth Rim and Gemini Bridges reassessment (Commissioner Martinez)

Presentation

Bureau of Land Management officials are reassessing the motorized vehicle route designations within the Labyrinth/Gemini Bridges Travel Management Area. In particular, BLM is reassessing whether certain routes currently designated as closed or limited to off highway vehicles should be redesignated as open to OHV use. The process has and will be informed by the agency, cooperators, and the public — including a comment period ending October 24, 2025.

In the Labyrinth/Gemini Bridges Travel Management Plan, completed in 2023, the BLM designated about 700 miles of routes as open to off highway vehicle travel. The BLM also designated about 100 miles of routes as available for limited OHV use, and about 300 miles of routes as closed to OHVs. An interactive map of the area is available online and includes the routes that BLM has preliminarily identified for re-designation.

Motion by Commissioner McCurdy to approve the letter to the Bureau of Land Management regarding Labyrinth/Gemini Bridges Travel Management Area

Motion seconded by Commissioner McCandless

Discussion

Lengthy discussion ensued regarding the proposed letter and whether it was valuable to reassess the existing Travel Management Plan.

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

Discussion Items

Discussion Of the Creation of a County Policy Regarding the Process of Applying Administrative Fees to County Departments

The Clerk/Auditor's office proposed an update to the calculation used to assess administrative fees for administrative overhead provided by General Fund Departments to non-General Fund Departments. Commissioners agreed to discuss and negotiate a final approach that would be included in the 2026 budget.

Electeds presented their prepared reports, as show in the packet.

Chair Winfield adjourned the meeting at 8:06 p.m.

Bill Winfield

Bill Winfield
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

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