



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 16 December 2025

The Grand County Commission met in a regular meeting on December 16th, 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, 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. Commissioner Trish Hedin was absent and Commission Mary McGann was present virtually.

3:00 p.m. Budget Workshop

Finance Director Chantel Lindsay, of the Clerk/Auditor's Office, led the following discussion:

Discussion: Reviewed updated 2026 budget numbers; removed \$400,000 fixed guideways tax revenue line; moved Land Use Update expense into capital projects; included EMS reimbursement revenue \$180,000, affordable housing bond proceeds \$200,000, proposed MOU with city for dispatch

Decisions: Consensus reached to adopt provisional outside-agency funding at 75% pending mid-year revenue review; keep voluntary labor-reduction line (\$16k/mo estimate) in budget; maintain hiring freeze and require vacancy review/approval process.

Future Considerations: Revisit outside-agency payments, COLA, and vacancies in July (or mid-year) based on revenue; prepare and send notifications/letters to outside agencies about 75% funding and mid-year reassessment; staff to finalize numbers and publish updated budget material for public access prior to vote.

Chair Winfield Called the Regular Meeting to Order at 4:00 p.m.

Pledge of Allegiance

Citizens to be Heard

Lynn Jackson advocated for strategic thinking as it relates to the consideration of new tax revenue streams and facility needs at the County, and urged the Commissioners to consider a unified law enforcement organization as a cost saving measure.

Pete Gross spoke regarding the negative health consequences of noise pollution.

Allison Mathis expressed frustration at what she feels is a lack of communication and transparency regarding the County Commission's plan to influence management of the area's National Parks.

Presentations

(Novak rezone presentation moved to January meeting)

Agency Reports

Chamber Of Commerce - Grand Business Summit Update

Chamber of Commerce Director Cora Phillips presented Business Summit plans for January 15, 2026 (keynotes, panels, breakouts) and sponsorships. Commissioners encouraged to attend; chamber to finalize sponsor list and publish event details

General Business - Action Items, Discussion and Consideration of:

4. Commission Member Disclosures and Future Considerations (none at this time)

Commissioner Martinez recognized staff for their contributions to a successful holiday bridge lighting event. Commissioner McCurdy disclosed that his wife is an employee at the Grand County Sheriff's Office and Commissioner McGann disclosed that her son is an employee at the Sand Flats Recreation Area.

5. Approval of Consent Agenda Items

- A. Approval Of Meeting Minutes (postponed)**
- B. Ratification of Payment of Bills**
- C. Ratification of a Letter of Support for SERDA to Secure Funding through the Brownfields Coalition**
- D. 2025 Fraud Risk Assessment**
- E. Appointment to the Thompson Springs Special Service District Board**
- F. Appoint Applicant to Transportation Special Service District Board**
- G. Transfer Of Back from Beyond Podcast to Steward Moab - Pending Legal Review**
- H. Letter Of Support for Utahraptor SP - Dark Skies**
- I. CDBG Scope of Work Amendment Request Arroyo Crossing**
- J. Contract - Public Defender**

Motion by Commissioner Hadler to approve the Consent Agenda as read by the Chair, excepting item A

Motion Seconded by Commissioner McCandless

Discussion (none at this time)

Motion passes 6-0

6. Fixed Guideway Tax (Utah 59-12-2216) (Financial Advisor Marcus Keller and Sheriff Jamison Wiggins)

Presentation

Extensive debate was held about adopting this tourist-focused sales tax for public safety facilities and operations vs. taking a proposal to voters; pros (dedicated funding, leverage for bonding, shifts burden to visitors) and cons (new tax on residents, desire for voter approval, legislative uncertainty).

Commission discussed creating a subcommittee to study the public safety building, funding options, and related processes; substitute motion to immediately adopt tax failed. Subcommittee (include city representation) to develop plan, outreach, and potential ballot strategy; schedule subcommittee and ensure coordination with sheriff, city, and staff; prepare materials for public engagement and legislative monitoring.

Motion by Commissioner McCandless to create a public safety building subcommittee, not adopting the resolution at this time.

Motion Seconded by Commissioner McCurdy

Substitute motion by Commissioner McGann to adopt the resolution authorizing imposition of a 0.3% local option sales tax under Utah Code Annotated 59-12-2216

Substitute motion seconded by Commissioner Hadler

Substitute motion failed 2-3, Martinez, McCandless and Winfield opposed, McCurdy abstaining

Original motion passes 4-1, McGann opposed, Hadler abstaining

7. Ordinance Adopting 2026 Fee Schedule (Commission Administration)

Presentation

Commission Administration explained this annual review of county fees; fees must be reasonable and publicly posted

Motion by Commissioner Hadler to adopt the 2026 fee schedule as presented

Motion Seconded by Martinez

Discussion (none at this time)

Motion passes 6-0

8. Adoption of 2026 Budget, 2025 Budget Amendment, and 2026 Grand County Pay Plan

Presentation

Staff presented updated numbers and final draw from general fund reserves; discussion of outside-agency contributions, voluntary reductions, hiring freeze, and internal/external audit costs.

Motion by Commissioner Martinez to adopt the 2025 amended budget, 2026 budget, and 2026 Grand County pay plan as presented.

Motion Seconded by Commissioner McCurdy

Discussion

Follow up action to take place: publish and post final budget documents (with corrected files for public access); staff to implement budgeting decisions and prepare mid-year review/amendment timeline (July); send out official notices to outside agencies re: 75% funding and intent to reassess mid-year.

Motion passes 6-0

9. Bus Driver Policy Grand Center (Commission Administration)

Presentation

Policy formalizes procedures for Grand Center bus driver position following recruitment challenges and to align with county practices; county attorney reviewed policy.

Motion by Commissioner McCandless to approve the resolution adopting the Grand Center Bus Driver policy

Motion Seconded by Commissioner Martinez

Discussion (none at this time)

Motion passes 6-0

10. Grand County Snow Removal Ordinance

Presentation

Ordinance defines winter maintenance responsibilities and clarifies which roads the county will or will not plow; aligns with other rural Utah counties; does not alter existing intercounty agreements (e.g., San Juan County arrangements).

Motion by Commissioner Hadler to adopt the Grand County Snow Removal Ordinance as presented

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 6-0

11. Affordable Housing Funding (Chair Winfield)

Presentation

This Promissory Note is for the loan to The Cooperative 1581, an affordable housing project providing 144 income-restricted rental homes for Grand County's essential workforce. As presented in the November 17th Commission Meeting, the project is funded through federal Low-Income Housing Tax Credits (LIHTC), state credits, private investment, and local participation. The County's loan participation completes the capital stack to close the project and begin construction in January 2026.

This specific type of gap funding is a common and proven approach to affordable housing projects, leveraged by Utah and peer gateway counties. It aligns with the LIHTC program requirements, which limit developer profit and mandate long-term affordability. The County will draft a formal affordable housing funding policy consistent with these standards. This loan meets one of the County's most urgent, documented housing needs, as shown by existing waiting lists for income-restricted units at these affordability levels. Delaying action risks delivering housing that is already fully entitled, financed, and ready

to break ground. Approving this promissory note allows the County to protect near-term housing inventory while building a comprehensive, long-term affordable housing framework.

Documents require additional legal review (version 2). Commissioner requested attorney review before bringing item back. County attorney to review documents (v2) and staff to return item to January meeting with recommendations.

(no action taken at this time)

Commissioners offered their general reports, as presented in the agenda packet

6:00 p.m. Public Hearings

2. Public Hearing - Bates Rezone

Presentation

Planning and Zoning Director Andrew Jackson described the proposed rezone to a compact development consistent with the General Plan. Planning Commission forwarded a favorable recommendation by split vote.

Chair Winfield opened the public hearing, to remain open until 5 p.m. on Wednesday, December 31st

(no public comment received at this time)

3. Public Hearing – La Viña Rezone

Presentation

Planning and Zoning Director Andrew Jackson described the proposed rezone. No recommendation forwarded by the Planning Commission.

Chair Winfield opened the public hearing, to remain open until 5 p.m. on Wednesday, December 31st

Petina Pfnister expressed concerns regarding drainage issues that might be caused by future development at the site and density of this development.

Chair Winfield adjourned the meeting at 6:18 p.m.

Bill Winfield

Bill Winfield
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

Details

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dvanhorn@grandcountyutah.gov **sent** a signature request to:

- Gabriel Woytek (gwoytek@grandcountyutah.gov)
- Bill Winfield (bwinfield@grandcountyutah.gov)

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01:24:11 UTC



SIGNED

Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)

2026/01/07
16:15:16 UTC



SIGNED

Signed by Bill Winfield (bwinfield@grandcountyutah.gov)

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