

DAGGETT County MUNICIPAL BUILDING AUTHORITY
Tuesday, December 23, 2025 AT 9:15 A.M.
Daggett County Courthouse (95 North 1st West; Manila, UT 84046)
Public Access Is Available Through Electronic Means At
meet.google.com/ewi-tjqt-axg

9:15 A.M. STANDING BUSINESS

- A. Welcome And Introduction Of Those Attending Electronically By Name
- B. Review of Minutes
- C. Issues Updates – Discussion Only
 - a. Water Treatment Plant Project
 - b. New Clinic Building Project
 - c. Legislation Discussion
- D. Citizen Comments - 5 minutes
- E. MBA Cash Summary Report & MBA Accounts Receivable Report
- F. MBA Open Invoice Register & Reimbursement Register
- G. MBA Disbursement Listing
- H. MBA Purchase Requests
- I. MBA Correspondence – Discussion Only
- J. MBA Calendar Review

POLICY AND LEGISLATION

- 1. Discussion And Consideration Of Change Orders And Construction Change Directives For The Daggett County Health Business And Community Center (DCHBCC)
- 2. Discussion And Consideration Of Resolution 25-22: A Resolution Adopting 2026 MBA Budget
- 3. Discussion And Consideration Of Resolution 25-25: A Resolution Amending 2025 MBA Budget

Closed Session For Discussion Of Items Permitted By §52-4-205 Of State Code**

Draft Minutes of the Meeting of the Daggett County Municipal Building Authority held on **Tuesday, December 16, 2025** in the Commission Chambers in the Daggett County Courthouse at 95 North 1st West in Manila, Utah and through electronic means. Board Members Matt Tippetts, Randy Asay and Jack Lytle attended in person. Auditor Keri Pallesen Attorney Kent Snider attended virtually. Clerk Larinda Isaacson was excused. Deputy Clerk Nicole White attended in person. The meeting was called to order at 9:14 am by Board Member Tippetts.

Present In Person: Peggy White, Jordynn Hewitt, Bryan Gibson, Cordell McCracken, Jesse Platt, Leonard Isaacson, Representative Lynn, Aaron Averett & Jerry Slauch Sunrise Engineering

Present Online or by Phone: Kurtis, Senator Ron Winterton

Approve MBA Minutes: The MBA minutes from Tuesday, December 9, 2025 were made available by the Clerk's Office for review by the Board Members. Board Member Lytle motioned to approve the minutes for December 9, 2025. Board Member Asay seconded the motion. The Board Members voted as follows on the motion.

	Yes	No	Abstained	Absent
Board Member Tippetts:	X			
Board Member Lytle:			X	
Board Member Asay:	X			

The motion carried.

Issue Updates

Water Treatment Plant: Board Member Lytle stated things are moving along. There is going to be a meeting coming up in regards to when the building will be complete.

New Clinic: They are working on the fabric and then they will start siding the building.

Citizen Comments: No citizen comments at this time.

MBA Cash Summary and MBA Accounts Receivable Report: The MBA Cash Summary and MBA Accounts Receivable Report was provided by the Recorder/Treasurer's Office and reviewed by the Board Members. Board Member Lytle motioned to acknowledge receipt of the MBA Cash Summary Dated December 12, 2025 and MBA Accounts Receivable Report. Board Member Asay seconded the motion. The Board Members voted as follows on the motion:

	Yes	No	Abstained	Absent
Board Member Tippetts:	X			
Board Member Lytle:	X			
Board Member Asay:	X			

The motion carried.

MBA Open Invoice Register: The MBA Open Invoice Register was provided by the Auditor's Office and reviewed by the Board Members. Board Member Lytle motioned to approve the Open Invoice Register for the MBA dated December 12, 2025 in the amount of \$413,471.62. Board Member Asay seconded the motion. The Board Members voted as follows on the motion:

	Yes	No	Abstained	Absent
Board Member Tippetts:	X			
Board Member Lytle:	X			

Board Member Asay: X
The motion carried.

MBA Disbursement Summary and Purchase Request: There was no Disbursement Summary and Purchase Request at this time.

Correspondence / Calendar: Board Member Tippetts on site construction meeting at 10:00 am for the clinic. Company Christmas party tonight at the Flaming Gorge Resort at 6:00 pm. Commissioner Lytle has the upcoming water treatment plant meeting he will provide a time when confirmed.

Discussion and Consideration of Change Orders And Construction Change Directives For The Daggett County Health Business And Community Center (DCHBCC): Project Manager Jesse Platt presented Change Order #3 to the Board Members, providing a detailed handout. This matter had been thoroughly reviewed and confirmed as correct during a prior work meeting. Board Member Asay motioned to approve Change Order #3. Board Member Lytle seconded the motion. The Board Members voted as follows.

	Yes	No	Abstained	Absent
Board Member Tippetts:	X			
Board Member Lytle:	X			
Board Member Asay:	X			

The motion carried.

Discussion And Consideration Of Change Orders For The Dutch John Water Treatment Plant: Change Order # 1 was presented by Bryan Meier. This was for Patriot Construction for exterior painting in the amount of \$16,720.00. Board Member Lytle motioned to approve Change Order #1 for the Dutch John Water Treatment Plant in the amount of \$16,720.00. Board Member Asay seconded the motion. The Board Members voted as follows on the motion:

	Yes	No	Abstained	Absent
Board Member Tippetts:	X			
Board Member Lytle:	X			
Board Member Asay:	X			

The motion carried.

Change Order #3 for Patriot Construction for Lightning Protection in the amount of \$20,946.93. Board Member Lytle motioned to approve Change Order #3 for the Dutch John Water Treatment Plant in the amount of \$20,946.93. Board Member Asay seconded the motion. The Board Members voted as follows on the motion:

	Yes	No	Abstained	Absent
Board Member Tippetts:	X			
Board Member Lytle:	X			
Board Member Asay:	X			

The motion carried.

Change Order #2 for Patriot Construction for Backflow Preventor in the amount of \$16,630.34. Sunrise Engineering informed us that this change order is not yet ready, and will be fully addressed at a later date. This one will be tabled for the time being.

Change Order #4 for Patriot Construction Electrical Changes in the amount of \$13,743.40. Sunrise Engineering informed us that this change order is not yet ready, and will be fully addressed at a later date. This one will be tabled for the time being.

There was no need for a closed session.

With nothing further to consider, Board Member Tippetts adjourned the meeting by acclamation at 9:37 am.

DRAFT

County of Daggett
Cash Summary
All Bank Accounts as of 12/19/2025

Bank Account	Account No.	Account Name	Amount
Zions Checking	10.1122	Zions Checking - General	\$363,729.26
Zions Checking	11.1122	Cash - checking - Zions Fd 11	\$1,415,556.66
Zions Checking	12.1122	Cash - checking - Zions Fd 12	\$145,782.48
Zions Checking	13.1122	Cash - checking - Zions Fd 13	\$345,109.95
Zions Checking	15.1122	Zions Checking - General	\$6,302.46
Zions Checking	17.1122	Cash - Checking - Zions Fd 17	\$13,581.25
Zions Checking	18.1122	Cash - Checking - Zions Fd 18	\$30,849.22
Zions Checking	19.1122	Zions Checking - General	\$267,332.10
Zions Checking	20.1122	Cash-Checks-Zions fd 20	\$3,667.26
Zions Checking	22.1122	Cash - checking Zions Fd 22	\$547,426.80
Zions Checking	23.1122	Cash - checking - Zions Fd 23	\$667,837.50
Zions Checking	24.1122	Cash - checking - Zions Fd 24	\$4,549.50
Zions Checking	25.1122	Cash - checking - Zions Fd 25	\$702,794.39
Zions Checking	27.1122	Cash - checking - Zions Fd 27	\$3,745.51
Zions Checking	28.1122	Cash - checking - Zions Fd 28	\$577,595.22
Zions Checking	30.1122	Cash - Checking - Zions Fd 30	\$18,647.95
Zions Checking	32.1122	Cash - checking Zions FD 32	\$10,611.02
Zions Checking	33.1122	Cash - checking - Zions Fd	(\$174,891.42)
Zions Checking	34.1122	Cash-Checking-Zions Fd 34	\$849,777.95
Zions Checking	35.1122	Zions Checking	(\$137,513.59)
Zions Checking	37.1122	Zions Checking - Combined	\$24,787.35
Zions Checking	40.1122	Cash - checking - Zions Fd 40	\$183,534.96
Zions Checking	45.1122	Cash - Checking - Zions Fd 45	(\$965,152.57)
Zions Checking	47.1122	Zions Checking - General	\$19,791.16
Zions Checking	49.1122	Checking - Zions Fd 49	\$58,472.72
Zions Checking	50.1122	Cash-Checking-Zions Fd 50	\$70,019.55
Zions Checking	72.1122	Cash - checking - Zions Fd 72	\$13,724.66
Zions Checking	74.1122	Cash - checking - Zions Fd 74	\$35,058.11
Zions Checking	75.1122	Cash - checking - Zions Fd 75	\$43,932.83
Zions Checking	76.1122	Cash - checking - Zions Fd 76	\$32,274.53
Zions Checking	77.1122	Cash - checking - Zions Fd 77	\$4,312.97
Zions Checking	78.1122	Cash - checking - Zions Fd 78	\$10,643.39
Zions Checking	80.1122	Cash - checking - Zions Fd 80	\$35,497.99
Zions Checking	81.1122	Zions Checking - General	\$3.20
			\$5,229,392.32
PTIF 2259 General Accounts	10.1151	PTIF 2259 General	\$28,335.14
PTIF 2259 General Accounts	11.1151	PTIF 2259 General	\$255,562.97
PTIF 2259 General Accounts	12.1151	PTIF 2259 General	\$47,991.00
PTIF 2259 General Accounts	13.1151	PTIF 2259	\$103,949.81
PTIF 2259 General Accounts	33.1123	PTIF 2259 General	\$154,955.34
PTIF 2259 General Accounts	50.1151	PTIF 2259 General	\$170.00
			\$590,964.26
PTIF 2552 General Fund	10.1161	PTIF 2552 General Fund	\$5,748.69
PTIF 2552 General Fund	28.1161	PTIF 2552 Home Sales	\$21,066.06
			\$26,814.75
PTIF 2772 Farm & Ranch Protection	10.1162	PTIF 2772 General Fund	\$20,589.20
PTIF 2772 Farm & Ranch Protection	47.1162	PTIF 2772 General Fund	\$18.21
			\$20,607.41
PTIF 2834 General Fund	10.1153	PTIF 2834 General Fund	\$192.40
PTIF 3465 General Fund	10.1163	PTIF 3465 General Fund	\$23,551.22
PTIF 3932 General Fund	10.1154	PTIF 3932 General Fund	\$12,380.23
PTIF 5583 Daggett County RDA Fund	25.1151	PTIF 5583 Daggett County RDA	\$1,392,584.02
PTIF 5610 Daggett County Redevelopment #1	25.1158	PTIF 5610 Daggett County RDA	\$861,200.19
PTIF 8676 Water Revenue Bond	28.1168	PTIF 8676 Water Revenue Bond	\$59,572.63
PTIF 8699 WT Bond Reserve Account	28.1169	PTIF 8699 WT Bond Reserve Account	\$18,781.32
PTIF 8700 WT 2015 Replacement Account	28.1170	PTIF 8700 WT 2015 Replacement Account	\$86,472.31
Zions Tax Collection 026134668	81.1130	Zions Checking - Tax Collection	\$974,342.20
PTIF 3200 Motor Vehicle	81.1131	PTIF 3200 Motor Vehicle	\$7,684.47
UNDEPOSITED PAYMENTS	10.1175	Cash clearing	\$6,237.94
UNDEPOSITED PAYMENTS	12.1175	Cash clearing	\$0.02
UNDEPOSITED PAYMENTS	25.1175	Cash Clearing	\$856.33

**County of Daggett
Cash Summary
All Bank Accounts as of 12/19/2025**

Bank Account	Account No.	Account Name	Amount
UNDEPOSITED PAYMENTS	28.1175	Cash clearing	\$5,075.17
UNDEPOSITED PAYMENTS	32.1175	Cash clearing	\$1,100.00
UNDEPOSITED PAYMENTS	33.1175	Cash clearing	(\$1,733.34)
UNDEPOSITED PAYMENTS	35.1175	Cash Clearing	\$879.00
UNDEPOSITED PAYMENTS	40.1175	Cash Clearing	\$0.01
UNDEPOSITED PAYMENTS	72.1175	Cash clearing	\$880.20
UNDEPOSITED PAYMENTS	74.1175	Cash clearing	\$5,000.03
UNDEPOSITED PAYMENTS	81.1175	Cash clearing	\$21,119.87
			\$39,415.23
General Ledger Cash Total:			\$9,343,954.96

**County of Daggett
Cash Summary
All Bank Accounts as of 12/19/2025**

Description	Amount
Zions Checking	\$5,229,392.32
PTIF 2259 General Accounts	\$590,964.26
PTIF 2552 General Fund	\$26,814.75
PTIF 2772 Farm & Ranch Protection	\$20,607.41
PTIF 2834 General Fund	\$192.40
PTIF 3465 General Fund	\$23,551.22
PTIF 3932 General Fund	\$12,380.23
PTIF 5583 Daggett County RDA Fund	\$1,392,584.02
PTIF 5610 Daggett County Redevelopment #1	\$861,200.19
PTIF 8676 Water Revenue Bond	\$59,572.63
PTIF 8699 WT Bond Reserve Account	\$18,781.32
PTIF 8700 WT 2015 Replacement Account	\$86,472.31
Zions Tax Collection 026134668	\$974,342.20
PTIF 3200 Motor Vehicle	\$7,684.47
UNDEPOSITED PAYMENTS	\$39,415.23
General Ledger Cash Total:	\$9,343,954.96

Accounts Receivable Report for Commission

Who:	Fund:	What:	How Much:	Received:	Notes:
UDOT	50	Advertising Invoice for SR-43 Trail	\$1,320.00		Submitted 08/06/2025
State of Utah	35	Shooting Range Grant Reimbursement	\$115,630.37		Submitted 11/07/2025
State of Utah	45	DJ Water Improvement	\$229,591.42		Sent to Engineer 12/19/2025

Municipal Building Authority of Daggett County

Open Invoice Register - 12/18/2025

Invoice No.	Vendor	General		Amount	Account No.	Account Name.	Description
		Ledger Date	Due Date				
INV00896061	USABlueBook	12/1/25	12/1/25	\$ 13,989.18			
				\$ 13,989.18	454100.740	MBA Capital outlay	PO 904 - Spectrophotometer and supplies
INV00897733	USABlueBook	12/2/25	12/2/25	\$ 389.45			
				\$ 389.45	454100.740	MBA Capital outlay	Filter Funnel Assemble; Glass 47mm; 30 mL Capacity
INV00901097	USABlueBook	12/4/25	12/4/25	\$ 280.43			
				\$ 280.43	454100.740	MBA Capital outlay	Ball check Valve 1/2 Asahi SOC/THRD; True Union PVC/Viton"
Vendor Total:				\$ 14,659.06			
Total				\$ 14,659.06			

GL Account Summary

\$ 14,659.06	454100.740	MBA Capital outlay
\$ 14,659.06		Total

Municipal Building Authority of Daggett County

Disbursement Summary

Zions Checking - 12/12/2025 to 12/18/2025

Payee Name	Reference No.	Payment Date	Payment Amount	Void Date	Void Amount	Source
Jones & DeMille Engineering, Inc.	ACH 12/16/25	12/16/2025	\$ 52,258.04			Purchasing
Mountainland Supply	100783	12/16/2025	\$ 150.00			Purchasing
Patriot Construction, LLC	100785	12/16/2025	\$ 360,674.13			Purchasing
Total			\$ 413,082.17		\$ -	

DAGGETT COUNTY MUNICIPAL BUILDING AUTHORITY

RESOLUTION NO.: 24-03MBA

**A RESOLUTION ADOPTING THE DAGGETT COUNTY MUNICIPAL BUILDING AUTHORITY BUDGET FOR THE YEAR
2026**

WHEREAS, the Daggett County Municipal Building Authority is required to adopt an operating budget each year; and

WHEREAS, a public hearing to formally consider adopting the budget by the Daggett County Municipal Building Authority Board of Directors was noticed and held on December 16, 2025 and all interested persons were heard, for or against the budget; and

WHEREAS, the Municipal Building Authority Board of Directors hereby finds this action in the best interest of the public's health, safety and general welfare.

**NOW, THEREFORE, BE IT RESOLVED BY THE DAGGETT COUNTY MUNICIPAL BUILDING AUTHORITY,
STATE OF UTAH AS FOLLOWS:**

Section 1. That the details of this budget are more specifically outlined in the document attached and established as the approved 2026 Budget.

Section 2. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 3. Effective Date. This Resolution shall become effective immediately upon its signature.

**PASSED AND ADOPTED BY THE DAGGETT COUNTY MUNICIPAL BUILDING AUTHORITY, STATE OF UTAH
ON THIS 23rd DAY OF DECEMBER, 2025.**

ATTEST:

MUNICIPAL BUILDING AUTHORITY

County Clerk

Chairman

County of Daggett
Worksheet - Budgets
45 Municipal Building Authority - 01/01/2026 to 01/01/2026
8.33% of the fiscal year has expired

	3 Years Prior Actual	2 Years Prior Actual	Prior Year Actual	Prior Year Budget	Current Year Actual	Original Budget	Revised Budget
Change in Net Position							
Revenue:							
Intergovernmental							
3372.20 CIB Grant/Loan - DJ Water Improv	-	-	521,934.65	2,052,460.00	-	1,528,525.00	1,530,525.00
3372.30 CIB Grant/Loan - Clinic	-	-	2,643,701.31	7,495,948.00	-	6,620,868.00	4,589,299.00
3373 ARPA Water Grant	177,111.63	970,931.07	198,755.20	477,991.00	-	279,236.00	279,236.00
3374 Other Grants	-	-	300,000.00	-	-	-	-
Total Intergovernmental	177,111.63	970,931.07	3,664,391.16	10,026,399.00	-	8,428,629.00	6,399,060.00
Contributions and transfers in							
3810.028 Transfer from Water & Sewer Fund 28	5,232.01	-	-	-	-	-	11,540.00
3810.034 Transfer from Rural Hospital Tax Fund 34	-	-	-	10,000.00	-	5,000.00	55,000.00
Total Contributions and transfers in	5,232.01	-	-	10,000.00	-	5,000.00	66,540.00
Total Revenue:	182,343.64	970,931.07	3,664,391.16	10,036,399.00	-	8,433,629.00	6,465,600.00
Expenditures:							
General government							
Buildings & grounds							
4100.210 MBA Subscriptions & Memberships	-	-	25.00	-	-	-	-
4100.250 MBA Clinic Equipment Supplies and Maintenance	-	-	136,113.70	-	-	-	-
4100.510 MBA insurance	-	-	1,363.00	-	-	-	-
4100.610 MBA Clinic Miscellaneous Supplies	-	-	369.79	-	-	-	-
4100.613 MBA Clinic Equipment	-	-	196,494.71	-	-	-	-
4100.740 MBA Capital outlay	182,343.64	1,233,878.57	4,197,401.09	9,773,451.00	-	8,433,629.00	6,465,600.00
Total Buildings & grounds	182,343.64	1,233,878.57	4,531,767.29	9,773,451.00	-	8,433,629.00	6,465,600.00
Total General government	182,343.64	1,233,878.57	4,531,767.29	9,773,451.00	-	8,433,629.00	6,465,600.00
Transfers out							
4890 Increase in fund balance	-	-	-	262,948.00	-	-	-
Total Transfers out	-	-	-	262,948.00	-	-	-
Total Expenditures:	182,343.64	1,233,878.57	4,531,767.29	10,036,399.00	-	8,433,629.00	6,465,600.00
Total Change in Net Position	-	(262,947.50)	(867,376.13)	-	-	-	-

MUNICIPAL BUILDING AUTHORITY OF DAGGETT COUNTY

RESOLUTION NO. 25-25

**A RESOLUTION OPENING AND AMENDING THE MUNICIPAL BUILDING AUTHORITY OF DAGGETT COUNTY
BUDGET FOR THE YEAR 2025**

WHEREAS, it is the desire of the Municipal Building Authority of Daggett County Board of Directors to reopen the Calendar Year 2025 Budget; and at a public hearing held on December 16th, 2025, and

WHEREAS, a public hearing to formally consider amending the budget by the Municipal Building Authority of Daggett County Board of Directors was noticed and held on December 16th, 2025 and all interested persons were heard, for or against the budget; and

WHEREAS, the Redevelopment Agency Board of Directors hereby finds this action in the best interest of the public's health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL BUILDING AUTHORITY OF DAGGETT COUNTY, STATE OF UTAH AS FOLLOWS:

Section 1. That the details of this budget are more specifically outlined in the document entitled "Municipal Building Authority of Daggett County Annual 2025 Budget" as incorporated herein, and established as the amended 2025 Budget.

Section 3. Severability. If any section, part, or provision of this Resolution is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of this Resolution shall be severable.

Section 4. Effective Date. This Resolution shall become effective immediately upon its signature.

PASSED AND ADOPTED BY THE MUNICIPAL BUILDING AUTHORITY OF DAGGETT COUNTY, STATE OF UTAH
ON THIS 23rd DAY OF DECEMBER, 2025.

ATTEST:

MUNICIPAL BUILDING AUTHORITY OF DAGGETT COUNTY

County Clerk

Chairman

Municipal Building Authority of Daggett County Annual 2025 Budget
45 Municipal Building Authority - 01/01/2025 to 12/31/2025
100.00% of the fiscal year has expired

	2022 Actual	2023 Actual	2024 Actual	2024 Budget	2025 Actual	2025 Original Budget	2025 Revised Budget
Change in Net Position							
Revenue:							
Intergovernmental							
3372.20 CIB Grant/Loan - DJ Water Improv	-	-	-	-	521,934.65	2,052,460.00	2,052,460.00
3372.30 CIB Grant/Loan - Clinic	-	-	-	450,000.00	2,643,701.31	7,233,000.00	7,495,948.00
3373 ARPA Water Grant	-	177,111.63	970,931.07	1,680,000.00	198,755.20	477,991.00	477,991.00
3374 Other Grants	-	-	-	-	300,000.00	-	-
Total Intergovernmental	-	177,111.63	970,931.07	2,130,000.00	3,664,391.16	9,763,451.00	10,026,399.00
Contributions and transfers in							
3810.028 Transfer from Water & Sewer Fund 28	-	5,232.01	-	10,000.00	-	-	-
3810.034 Transfer from Rural Hospital Tax Fund 34	-	-	-	-	-	-	10,000.00
Total Contributions and transfers in	-	5,232.01	-	10,000.00	-	-	10,000.00
Total Revenue:	-	182,343.64	970,931.07	2,140,000.00	3,664,391.16	9,763,451.00	10,036,399.00
Expenditures:							
General government							
Buildings & grounds							
4100.210 MBA Subscriptions & Memberships	-	-	-	-	25.00	-	-
4100.250 MBA Clinic Equipment Supplies and Maintenance	-	-	-	-	136,113.70	-	-
4100.510 MBA insurance	-	-	-	-	1,363.00	-	-
4100.610 MBA Clinic Miscellaneous Supplies	-	-	-	-	369.79	-	-
4100.613 MBA Clinic Equipment	-	-	-	-	196,494.71	-	-
4100.740 MBA Capital outlay	-	182,343.64	1,233,878.57	2,140,000.00	4,197,401.09	9,763,451.00	9,773,451.00
Total Buildings & grounds	-	182,343.64	1,233,878.57	2,140,000.00	4,531,767.29	9,763,451.00	9,773,451.00
Total General government	-	182,343.64	1,233,878.57	2,140,000.00	4,531,767.29	9,763,451.00	9,773,451.00
Transfers out							
4890 Increase in fund balance	-	-	-	-	-	-	262,948.00
Total Transfers out	-	-	-	-	-	-	262,948.00
Total Expenditures:	-	182,343.64	1,233,878.57	2,140,000.00	4,531,767.29	9,763,451.00	10,036,399.00
Total Change in Net Position	-	-	(262,947.50)	-	(867,376.13)	-	-