



<https://dutchjohn.org>

## Regular Town Council Meeting

### Minutes

Wednesday, December 10, 2025 at 7:00 pm

**Meeting Location: Dutch John Community Center 530 South Blvd.**

### Public Access

Meeting access is available electronically. See <https://dutchjohn.gov/pages/calendar> for more details.

#### 1. Call to Order / Pledge of Allegiance

##### Minutes:

- Meeting was called to order at 7pm.

#### 2. Roll Call

##### Minutes:

- Council Members: Butch Johns, Harriet Dickerson, Al Pulham, Sandy Kunkel, Amy McDonald
- Town Members: Rachel Albritton, Allen Parker
- Public: Lori Haslem (Gov Office), Curt Smith (Online), August Granath (Online), Marcus Keller (Online)

#### 3. Consent Agenda

##### Minutes:

##### Motion

- Sandy motioned to approve the consent agenda and allow Amy to disburse the donation as seen fit. Al second. All in favor. No opposed.

- a. Minutes of meeting: November 12, 2025
- b. Business Licenses: Charlie Card, Daniel Bolton
- c. Expenditures: Voucher List
- d. Correspondence:

#### 4. Committee / Staff Reports

- a. Mayor's Report

##### Minutes:

- A meeting with the County Commissioners to discuss joint operations on the airport has been postponed to the 17th. Attendees will include the commissioners, an engineer, and the airport manager from Vernal.

**b. Volunteer Fire Department**

**Minutes:**

- Discussion about requesting the fire department to use their new chainsaw to trim tree limbs and bushes near the post office to improve visibility for drivers pulling out.

**c. Planning and Zoning**

**Minutes:**

- A public hearing is scheduled for next Wednesday at 6:30 PM to discuss proposed changes to the definition of an "improved lot" and related exceptions. There was a discussion about a new "buck and pole" fence being constructed around the Ranch 8 property.

**d. Building and Grounds**

**Minutes:**

- Discussion regarding putting up the speed monitoring sign for the season.

**e. Cemetery**

**f. Freedom Festival: July 4, 2026**

**Minutes:**

- The committee is waiting on a final donation to close out this year's financials.

**g. America 250 Utah Celebration**

**Minutes:**

- Banners for the "America 250" celebration have been ordered and are expected to be available next week.

**5. Public Comment**

**Minutes:**

- Amy McDonald made an announcement regarding the elementary school's Christmas play next Tuesday at 6:30 PM.

**6. Old Business**

**7. New Business**

**a. Recognition of Service for Al Pulham**

**Minutes:**

- Councilman Al Pullman was officially recognized for his service on the Town Council from 2020 to 2025 with a plaque.

## **b. Economic Blueprint Draft - Discussion and Possible Action**

### **Minutes:**

- August Granath (Technical outreach manager (online) provided a presentation on an economic blueprint assessment that focused on Daggett County and Dutch John. Handouts of the powerpoint presentation were provided.
- The report includes a time-in-point evaluation, a SWOT analysis (Strengths, Weaknesses, Opportunities, Threats), and proposed goals and strategies.
- Questions were raised about the accuracy of the raw job numbers in the data snapshot, noting the likely seasonal nature and independent contractor status of some workers in the area.
- Weaknesses/Threats Discussion: Concerns were raised regarding the seasonal economy, workforce/housing constraints, lack of commercial amenities (e.g., a full-service grocery store), geographic isolation, and community resistance to growth.
- Infrastructure (Water/Sewer): A point of clarification was made that while Daggett County owns and operates the water and sewer treatment facilities in Dutch John, the services are funded by Dutch John residents, not the whole county.

## **c. Public Infrastructure Development Bond Presentation, Sun Drop**

### **Minutes:**

- Kurt Smith (Sundrop) introduced Marcus Keller (Cruise and Associates) who provided an overview of Public Infrastructure Districts (PID) as a financing tool to support the infrastructure needed for the Sundrop development, which aims to bring affordable housing, economic growth, and tourism to Dutch John.
- PID Mechanism:
  - The PID is a financing tool for developers to pay for "horizontal" public infrastructure (e.g., roads, utilities).
  - It allows the PID to issue tax-exempt bonds (estimated interest rate 6-8%).
  - The developed infrastructure is eventually deeded back to the town or relevant government entity (e.g., Daggett County for water/sewer).
- Financial Obligation:
  - The PID is a separate government entity, and the Town of Dutch John has no legal or credit obligation to pay back the PID's bonds.
  - The bonds are repaid by an additional property tax levied only on properties within the PID boundaries (an estimated 7 mills, or 0.7%, was discussed as a possibility). This ensures the new development pays for its own impact.
  - The town still collects its regular property tax on the new development's taxable value.

- Risk and Dissolution:
  - The PID is created with 100% consent from the landowners/developers. In the event of development slowdown, bondholders cannot seek recourse from the town; they can only extend the tax levy period up to a maximum of 40 years to collect the debt.
  - The PID dissolves once the bonds are paid off.
- Council Concerns/Questions:
  - A major concern was the Town's ability to maintain and manage the additional infrastructure (like roads) once it is turned over to them after the PID's work is complete.
  - Confirmation was made that the PID must build infrastructure to the standards of the local government codes (e.g., County water/sewer standards) and adhere to Planning and Zoning requirements.
- Next Steps:
  - Marcus Keller will work with the town attorney to prepare draft documents for the PID's creation for a future Town Council meeting, likely after the holidays. The related Development Agreement between the town and Joe Max Holding (SunDrop) was formally tabled until January 14th.

**d. Development Agreement between Town of Dutch John and JOMAC Holdings - Discussion and Possible Action**

**Minutes:**

- This discussion was tabled for a future date.

**e. MOU with the Uintah County Library - Discussion and Possible Action**

**Minutes:**

**Motion**

- Harriet made a motion to accept the MOU as presented. Al second. All in favor. No opposed.

**f. Sunrise TPA Grant Letter - Discussion and Possible Action**

**Minutes:**

- The grant will fund an in-depth transportation master plan, including a study of current roads, projected growth, and road recommendations. This plan will be incorporated into the town's General Plan and will be used when working with developers.
- The application had to be submitted to UDOT the following afternoon.
- The total grant request is for \$89,080.
- The Council approved committing a 10% local matching fund, totaling \$8,908, to increase the town's chance of receiving the grant.

**Motion**

- Sandy made a motion to accept the grant letter and start the process.

Amy second. All in favor. No opposed.

- Butch was authorized to sign the grant application letter.

**g. Resolution to Adopt the Proposed Amended Budget - Discussion and Possible Action**

**Minutes:**

**Motion**

- Harriet made a motion to accept the budget resolution as presented. Al second.

**Vote**

- Butch Johns - yes
- Amy McDonald - yes
- Sandy Kunkel - yes
- Al Pulham - yes
- Harriet Dickerson - yes

**h. Public Works Plat - Discussion Only**

**Minutes:**

- The purpose of subdivision is to limit the town's liability by isolating potential environmental issues (suspected hazmat/asbestos from old dump/fuel, particularly on Lot 3) before the town takes ownership. The new plat would allow the town to transfer title of the clean portions and potentially return the contaminated lot.
- The Council reviewed the preliminary plat for the property near the cemetery, which has been subdivided into 5 lots.
- The formal subdivision application will be submitted to Planning & Zoning, followed by RDA approval and title transfer.

**i. Side-by-Side Bids - Discussion and Possible Action**

**Minutes:**

- Amy introduced a potential opportunity for funding through an outdoor recreation grant. The grant cycle is expected to open in early January.
- There was a debate regarding the type of vehicle to purchase. Butch argued for the more expensive, commercial-grade models for durability, higher horsepower and weight ratings, and a longer lifespan, especially since the vehicle would be used continuously for heavy work and by multiple people. Al and Sandy raised concerns that the high cost was excessive for a town vehicle, questioning the need for such a powerful motor and noting that cheaper recreational models (around \$10,000 to \$15,000) were available.
- Further discussion and action has been tabled until more information about the potential grant opportunity is known.

**8. Local Building Authority of Town of Dutch John**

**Minutes:****Motion**

- Harriet made a motion to adjourn the regular town council meeting and enter into the local building authority meeting. Amy seconded.

**Vote**

- Butch Johns - yes
- Amy McDonald - yes
- Sandy Kunkel - yes
- Al Pulham - yes
- Harriet Dickerson - yes

**Call to Order** - The Local Building Authority discussion opened at 9:28pm

**a. Adopt Tentative Budget for FY 2026 - Discussion and Possible Action****Minutes:**

- Proposed that \$10,000 be transferred from the Towns general fund

**Motion**

- Amy made a motion to accept the tentative budget. Harriet seconded. All in favor. No opposed.

**b. Schedule Public Hearing for the Budget FY 2026 - Discussion and Possible Action****Minutes:**

- Public Hearing set for January 14, 2026 at 6:30pm

**LBA Adjournment**

- Sandy motioned to adjourn the meeting for local building authority at 9:37pm.

**9. Closed Session, if necessary\* Pursuant to 52-4-20****10. Adjournment****Minutes:**

- Regular meeting was officially adjourned at 9:38pm.

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Contact: Amy McDonald (amcdonald@dutchjohn.org 801-243-1463) | Minutes published on 01/15/2026, adopted on 01/14/2026



Deputy Clerk