



GRAND COUNTY COMMISSION REGULAR MEETING

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

WATCH ON YOUTUBE - search for: "GRAND COUNTY UTAH GOVERNMENT"

MINUTES 16 June 2026

The Grand County Commission met in a regular meeting on June 16th, 2026. 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 Melodies McCandless, Commission Vice-Chair Bill Winfield, who served as Chair for this meeting, and Commissioners Mary McGann, Brian Martinez and Mike McCurdy. Also attending in-person were Commission Administrator Mark Tyner, Associate Commission Administrator Quinn Hall and County Attorney Stephen Stocks. Clerk/Auditor Gabriel Woytek was in attendance virtually. Commissioners Trish Hedin and Jacques Hadler were absent.

3:00 Workshops: (1) OPMA Overview and Policies (topic postponed) and (2) Policies and Procedures of the Governing Body

Topics and potential revisions discussed included Commission general reports and whether they should be required or recommended, Commission liaison reappointments and if substitutes should maintain voting power, roll call voting on matters of expenditure of funds, establishment of adopted annual objectives of the Commission for driving policy decisions, governance training, establishment of subcommittees and associated best practices, joint meetings and workshops, reversion to one section of citizens to be heard, agenda and agenda summary deadlines, policies surrounding the consent agenda, best practice surrounding vote abstention and participation in deliberation, general policy surrounding discussion and deliberation,

Chair McCandless called the Regular Meeting to order at 4:03 p.m.

Pledge of Allegiance

Citizens to be Heard

Bill Winfield gave a tribute to Andy Lewis, a local resident who died in a BASE jumping accident.

Cory Boyd gave a statement regarding the differences between surface and groundwater, added that there is value in property owners maintaining turf, that groundwater resources aren't as depleted as much as is thought, and that there is a need for much larger water storage.

Kevin Clyde, board member with the Grand Water Conservancy District, expressed gratitude to the Commission for their work in navigating multiple complex issues in the County, especially those related to water.

Public Hearing

3. Sims Rezone

At 4:13 p.m. Chair McCandless opened the Public Hearing, to be left open until 5:00 pm on Wednesday, June 24

Presentation

Planning and Zoning Director Andrew Jackson explained that the proposal would change the zoning of a 1-acre property along Highway 191 from a mix of Highway Commercial and General Business to entirely Highway Commercial. The change eliminates split zoning on the parcel, creates consistent development standards, and aligns with the county's General Plan and surrounding highway oriented commercial uses. Staff recommends approval.

Department Reports

Personnel Services Department (Director Tess Barger)

Barger gave an overview of her department's activities, including navigating the current ongoing hiring freeze, staffing levels and associated vacancies, employee handbook revisions, consideration of mid-year adoption of a cost-of-living-adjustment (COLA), employee benefits analysis, compensation survey,

General Business - Action Items, Discussion and Consideration of:

4. Commission member disclosures and future considerations

Commissioner McCurdy disclosed that his wife is an employee at the Grand County Sheriff's Office.

As a future consideration, Vice-Chair Winfield the need for a workshop to consider the possibility of copper recycling at Crescent Junction through mechanisms such as a Community Reinvestment Agency (CRA), via collaboration with Utah Association of Counties and the Utah Inland Port Association, and making use of the existing railroad infrastructure. Winfield also reference an important upcoming Data Center education meeting on June 24th. Commissioner Martinez referenced the Credit Card Policy drafted by the Consulting Accountant to be brought up for review and approval, and a discussion surrounding property tax considerations and potential future data centers.

5. Approval of Consent Agenda Items

- A. Approval of Meeting Minutes for June 2nd, 2026**
- B. Ratification of Payment of Bills**
- C. Ratification of Right of Entry (ROE) for Lionsback LLC for 4th of July Fireworks**
- D. ICA With Vortex Fireworks for July 4th Fireworks Show**
- E. Ratification of the Local Consent for Moab Brewers for the 2026 Grand County Fair**
- F. Ratification of a Letter of Support for the Moab Museum's State Co-Op Marketing Grant Application**
- G. Ratification of a Letter of Support for The Friends of The Moab Folk Festival's State Co-Op Marketing Grant Application**
- H. Ratification of a Letter of Support for The Moab Music Festival Co-Op Marketing Grant Application**
- I. Grant Approval from the Division of Outdoor Recreation (UORG) to the Old Spanish Trail Arena for the Archery Range Project**

- J. Approval Of Revised Library Board Bylaws**
- K. SWSSD1 Request for Letter Supporting the District's Glass Recycling Grant Application**
- L. Independent Contract Agreements for the 2026 Grand County Fair for Snob Productions**
- M. Independent Contract Agreements for the 2026 Grand County Fair for A Pair Dice Carriages**

Motion by Commissioner Winfield to approve the Consent Agenda, as read by the Chair

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 5-0

6. Four Corners Community Behavioral Health, Inc. FY27 Area Plan (FCBH Executive Director Melissa Huntington)

Presentation

The FCCBH Board of Trustees is reviewing for approval of this Area Plan for the upcoming Board Meeting on Tuesday, which outlines all the services FCCBH will provide for Grand, Carbon and Emery counties for FY2027. By interlocal agreement, all 3 county councils/commissions need to sign this plan.

Motion by Commissioner McCurdy to approve the FY2027 Area Plan for Four Corners Community Behavioral Health, Inc. and authorize all Commission members to sign all associated documents

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 5-0

7. Emergency purchase of maintenance department riding mower (Facilities Supervisor Shawn Fugit)

Presentation

Fugit explained that the current riding mower has failed and is no longer worth repairing. Last year, \$200 were spent on repairs to keep it operational, hoping it would last through this mowing season. Unfortunately, that has not been the case.

In an effort to support budget reduction measures, the facilities department did not request funding for a replacement mower during the annual budgeting process. Had a replacement been requested at that time, Fugit would have recommended budgeting \$4,500 for a zero-turn mower.

The current mower was purchased in 2013 and has reached the point where additional repairs are not a cost-effective use of county funds. Given its age and condition, Fugit stated that replacement is the most practical and fiscally responsible option.

The existing mower is a Husqvarna LTH2038, a 38-inch riding lawn tractor equipped with a 20 HP Briggs & Stratton Intek engine, hydrostatic transmission, and Air Induction mowing technology. The model was produced between 2010 and 2014 and originally retailed for approximately \$2,000 to \$2,200.

Approval requested for the emergency purchase of a new riding mower to ensure that the facilities department can continue maintaining county properties and grounds in an efficient manner.

Motion by Commissioner McCurdy to approve the purchase of the Mustang Z46 Zero Turn Lawn Tractor from the local vendor, with a quoted estimated fiscal impact of \$3,899.98

Motion seconded by Commissioner Martinez

Discussion (none at this time)

Motion passes 5-0, via roll call vote

8. Approval of MIC bathroom remodel (Commissioner Martinez)

Presentation

The MIC bathrooms need desperately to be remodeled. The design is attached, and the project will be completed through a State Contractor - Desert Development. Heavy visitor volume requires immediate infrastructure updates to the facilities. Project to be budgeted out of the Capital Projects Fund.

Motion by Commissioner Winfield to approve up to \$200,000 for the full remodel of the MIC bathrooms from the Capital Projects fund, to be completed by a State Contractor, as well as costs associated with ADA compliant temporary restrooms needed during construction

Motion seconded by Commissioner McGann

Discussion (none at this time)

Motion passes 5-0, via roll call vote

9. Resolution Vista Antigua Amended Final Plat (Planning and Zoning Director Andrew Jackson)

Presentation

This item asks the County Commission to approve an amended final plat that merges three side-by-side lots in the Vista Antigua subdivision — Lots 32, 33, and 34 — into one larger lot, called Lot 33A, totaling about 1.60 acres (69,715 square feet). Combining the lots erases the interior property lines but keeps the existing utility and drainage easements in place. No new lots, roads, or buildings come from this request, and the area's zoning does not change. Staff recommends approval, subject to the County Engineer's signature and a notarized Owner's Acknowledgment.

Vista Antigua Holdings LLC (Keegan Gordon, owner) owns Lots 32, 33, and 34 of Vista Antigua P.U.D. Phase 1, on Chapman Lane in Moab. The subdivision was approved by the Grand County Council on December 4, 2018, and comprises 34 single-family lots on 49.94 acres, zoned Rural Residential (RR) under a Planned Unit Development overlay, with private roads, drainage facilities, and common area maintained by the Vista Antigua HOA. The applicant now asks to combine the three contiguous lots into one. The amended plat was prepared by Red Desert Land Surveying.

Motion by Commissioner Martinez to approve the resolution approving the amended final plat for Vista Antigua P.U.D. Phase 1, Lots 32, 33 & 34, and to authorize the Commission Chair to execute the plat, subject to the County Engineer's signature and a notarized Owner's Acknowledgment, after reviewing the staff report, the amended final plat, and any public comment — and finding that the plat combining Lots 32, 33, and 34 into Lot 33A is consistent with the Vista Antigua P.U.D. and the Grand County Land Use Code

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 5-0

10. Resolution to respect our neighbors' rights and the rule of law - July 4th fireworks (Commissioner McGann)

Presentation

Commissioner McGann read the resolution into the record. A representative of the Moab Valley Fire Protection District, Clark, spoke to the current critical fire danger in Grand County, which is in the 95th percentile and well above the 10-year average, and also described preparations being taken by the fire department for 4th of July celebrations. Commissioner Winfield asked if the Forest Service was also on high alert at the moment, given potential dangers to those lands.

Motion by Commissioner Winfield to approve the resolution to respect our neighbors' rights and the rule of law regarding the use of fireworks on and around the 4th of July celebrations.

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 5-0

11. Resolution adopting a Letters of Support Policy (Administrator Tyner)

Presentation

Tyner describe the draft policy which establishes a consistent framework for reviewing and responding to requests for letters of support submitted to the Grand County Commission. The purpose of this policy is to ensure that letters of support issued by the County advance the public interest, align with County goals and objectives, and do not create unintended obligations for Grand County

Motion by Commissioner McCurdy to approve the resolution adopting the county letters of support policy

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 5-0

12. 2026-2027 Opioid Settlement Funding Allocation (Clerk/Auditor Woytek)

Presentation

As part of the State of Utah and Grand County's involvement in the One Utah National Opioid Settlement, funds are disbursed to Grand County for the purpose of addressing community needs related to opioid use disorders.

Existing partnering organizations as well as any organizations that had expressed interest were invited to submit proposals for the use of the settlement funds. By the June 8th, 2026 deadline for such requests, requests for renewal from all existing recipients were received: Utah Support Advocates for Recovery Awareness (USARA), the Wellness Collective, Moab Regional Recovery Center (MRRC). One request was received from an organization that has not previously received allocations of Opioid settlement funding, the Southeast Utah Health Department (SEUHD). SEUHD submitted a request and was considered for the 2023/2024 funding cycle, but not ultimately included in the allocation due to a lack of already existing harm reduction services that they proposed to offer in the community.

Representatives from the Moab Regional Recovery Center gave a presentation regarding the range of services that they provide to the community related to addiction treatment and support.

Breann Davis of the Wellness Collective spoke regarding her organization's programming and partnership, which serves the community with vital and dynamic recovery resources.

Lanette Denton of USARA spoke regarding her organization's programming and the measurable positive outcomes that it achieves with individuals in the community who utilize that programming.

Motion by Commissioner Martinez to approve the allocation of opioid settlement funds, with the following allocation percentages (60-20-20), and associated funding agreement for each recipient entity upon completion of review by the County Attorney

Motion Seconded by Commissioner Winfield

Discussion

Martinez and Winfield extended their deepest gratitude for the work done by the partnering organizations. Stocks expressed gratitude for support through court and criminal justice system. McCandless references SEUHD, existing resources, different demographic, also an important partner, but mostly in emery and carbon.

Motion passes 5-0

13. Approval of 2026 Certified Tax Rates (Clerk/Auditor Woytek)

Presentation

The rate setting process begins with the budgeting process. Entities estimate how much property tax revenue they need for the coming year. The County Assessor and State Tax Commission provide valuation information to the County Auditor, including changes in value resulting from reappraisal, factoring and legislative adjustments.

Working closely with the Tax Commission, the certified tax rates are calculated and provided to taxing entities with valuation and certified tax rate information. The Certified Tax Rate provides taxing entities with the same amount of property tax revenue it received in the previous year plus any revenue generated by additional growth in its tax base.

Motion by Commissioner McCurdy to approve the final 2026 Grand County Certified Tax Rates, as presented on form PT-693, for Grand County Operations and Library Operations

Motion seconded by Commissioner Winfield

Discussion

The Commission highlighted the fact that property tax rates have decreased for 6 straight years, as shown in the agenda summary.

Motion passes 5-0

14. Moab Office of Tourism Staffing Presentation and Additional Staffing Requests (Moab Office of Tourism Director Mick Soleta)

Presentation

Background from MOT: The Moab Office of Tourism is dedicated to driving visitation to support the local economy. The office is funded by the portion of hotel tax (TRT) that can only be used for establishing and promoting tourism, recreation, film, or conventions. This year, the remaining 56% of the collected TRT tax is going to mitigation.

No job duties permanently assigned to existing staff will be delegated to this position. Rather, this position will absorb the additional unassigned job duties that have been picked up by other staff members over the past year. The addition of this Administrative Assistant will support the office's improved efficiency and capacity

Commissioner Winfield expressed appreciation and gratitude for the work done by this office, and follow by stressing that he would always advocate for small government and that any new positions in the organization must bring new benefits for constituents. Martinez added that he is looking not only for growth but a redesign of the office to match the current tourism marketing environment.

Motion by Commissioner McGann to approve the proposed full-time Administrative Assistant position within the Moab Office of Tourism, effective immediately

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 5-0

15. Moab Office of Tourism Special Events Marketing Grant - Round 2 Funding (June 2026– July 2027) (Moab Office of Tourism Director Mick Soleta)

Presentation

The Moab Office of Tourism and the Moab Tourism Advisory Board oversee a Special Events Marketing Grant; grant funds are available for local event advertising costs. The second round of applications, for events from June 2026 – July 2027, were due on May 31. A review committee composed of members of the MTAB scored each application and made funding recommendations, which the board voted on during its June 9 meeting. Funding for applications 1-12 Are recommended in full; funding for applications 13-16 are

recommended to reflect only allowable expenses (hiring a photographer, for example, is not an allowable expense).

Motion by Commissioner McCurdy to approve Special Event Marketing Grant awards for events taking place July 2026 - June 2027 in the amount of \$89,451

Motion seconded by Commissioner Hadler

Discussion (none at this time)

Motion passes 5-0

16. GCSO Position Backfill Requests (Personnel Services Director Tess Barger)

Presentation

A Patrol Deputy position is soon to be vacated. The GCSO has presented several requests before the County Commission for backfill of public safety positions, including Dispatcher, Patrol Deputy, and Task Force Commander. Without this patrol position, the department would be short-staffed and other deputies would be required to work overtime hours.

Pending the approval of the Patrol Deputy backfill, an internal candidate may be selected from the applicant roster for this vacancy (see applicable Grand County Employee Handbook policy regarding applicant rosters and public safety employee recruitment) and subsequently result in a Dispatcher position vacancy. The Dispatcher position request is due to the same factors — without this position, the department would be short-staffed and other dispatchers would be required to work overtime hours.

Motion by Commissioner McCurdy to approve the backfill of the Grand County Sheriff's Office Patrol Deputy and Dispatcher positions, effective immediately.

Motion seconded by Commissioner Hadler

Discussion (none at this time)

Motion passes 4-0, McCurdy abstaining

General Reports

General Commission Reports and Future Considerations

Commissioners offered their reports, as summarized in the agenda packet.

Chair McCandless adjourned the meeting at 5:56 p.m.

Melodie J. McCandless

Melodie McCandless
Chair, Grand County Commission

ATTEST:

Gabriel Woytek
Grand County Clerk/Auditor