



BOARD OF COMMISSIONERS MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
August 18, 2026, at 11:00 AM

MINUTES

The public will be able to view the meeting on San Juan County's Facebook live and Youtube channel

AUDIO: <https://www.utah.gov/pmn/files/1476949.mp3>

VIDEO: <https://www.youtube.com/watch?v=gEgElJbS6LM>

CALL TO ORDER

Time Stamp 0:00:01 (audio) & 0:00:49 (video)

Commission Chair Lori Maughan called the meeting to order at 11:00 am.

ROLL CALL

Time Stamp 0:00:11 (audio) & 0:00:59 (video)

Commission Chair, Lori Maughan, called for attendance for today's meeting.

PRESENT

Lori Maughan, Chair
Jamie Harvey, Vice-Chair
Silvia Stubbs, Commissioner

STAFF

Lyman W. Duncan, Clerk/Auditor
Jens Nielson, Deputy County Attorney
Mitch Maughan, County Attorney
Nate Pitts, Deputy Assessor
Sam Long, Facilities Director
Tranner Sharpe, Human Resources

PUBLIC

Jake Palma, BLM Monticello Field Manager
Jacob Legler, Blanding resident
Brian Stubbs, Blanding resident
Marlana Pitts, Monticello resident
Michael Miller, virtual participant

INVOCATION

Time Stamp 0:00:21 (audio) & 0:01:09 (video)

Jacob Legler, resident of Blanding, offered the opening invocation.

PLEDGE OF ALLEGIANCE

Time Stamp 0:01:19 (audio) & 0:02:07 (video)

Lyman W. Duncan, resident of Monticello, led the audience in the Pledge of Allegiance.

CONFLICT OF INTEREST DISCLOSURE

Time Stamp 0:01:46 (audio) & 0:03:34 (video)

Commission Chair Maughan asked each commissioner if they had any conflicts of interest with today's agenda. Each of the three commissioners affirmed they did not have any conflicts of interest.

PUBLIC COMMENT

Public comments will be accepted through the following Zoom Meet link

<https://us02web.zoom.us/j/88279631170> Meeting ID: 882 7963 1170 One tap mobile +13462487799,,88279631170# US (Houston)

There will be a three-minute time limit for each person wishing to comment. If you exceed that three-minute time limit the meeting controller will mute your line.

As indicated in our Commission Policies and Procedures, the following applies:

The purpose of the San Juan County Commission meeting is to conduct county business in a public setting, as provided by law. We truly value and welcome public comment, as it gives citizens an important opportunity to share ideas, concerns, and suggestions that help strengthen our county.

To ensure everyone has a fair opportunity to speak, comments are limited to three minutes and should focus on county programs and operations. Objective criticism is welcome; however, complaints about specific county personnel or private individuals will not be permitted.

Please understand that public comment is not a debate or question-and-answer session, and an immediate response from the Commission should not be expected.

If you would like more information or further discussion, a member of our staff will be happy to assist you in setting up a follow-up meeting. We appreciate your participation and your willingness to be involved in your county government.

Time Stamp 0:02:02 (audio) & 0:02:50 (video)

Commission Chair Maughan, read the attached statement to the public before opening the public Comment portion of the Commission Meeting. She asked if anyone wanted to participate:

Jake Palma, BLM Monticello Field Manager, spoke about the recent executive action taken by President Donald H. Trump in reducing the size of Bears Ears National monument. He said the new management plan will be developed over the next year.

CONSENT AGENDA (Routine Matters) Lori Maughan, San Juan County Commission Chair

The Consent Agenda is a means of expediting the consideration of routine matters. If a Commissioner requests that items be removed from the consent agenda, those items are placed at the beginning of the regular agenda as a new business action item. Other than requests to remove items, a motion to approve the items on the consent agenda is not debatable.

Time Stamp 0:04:54 (audio) & 0:05:42 (video)

Commission Chair Lori Maughan, presented the Consent Agenda to the Commission to approve.

Motion made by Commissioner Stubbs, Seconded by Commissioner Vice-Chair Harvey.

Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

1. Approval of \$26,179 in Small Purchases; \$21,150 on Marketing and Programs for Visitors Services, and \$5,029 on a Dishwasher for the Monticello Senior Center
2. Approval of July 21, 2026, Commission Meeting Minutes
3. Approval of the August 4, 2026, Commission Meeting Minutes
4. Approval of the Check Registers for August 8th through August 14th, 2026

BOARD OF EQUALIZATION

5. Consideration and Approval to Deny Three Late Applications from 2025 Board of Equalization Hearing. Lyman Duncan, Clerk/Auditor

Time Stamp 0:05:55 (audio) & 0:06:43 (video)

Motion to Enter Public Hearing:

Motion made by Commissioner Vice-Chair Harvey, Seconded by Commissioner Stubbs.

Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

Lyman W. Duncan, Clerk/Auditor, presented the three (3) 2026 Board of Equalization Late Applications for the Board to Deny Acceptance, initiating a 30-Day Appeal Process to the Utah State Tax Commission for the Board to review and approve.

To Deny all Three (3) Board of Equalization Late Applications: R Kubik, M Simmons, & d Chapman.

Motion made by Commissioner Vice-Chair Harvey, Seconded by Commissioner Stubbs.

Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

Motion to Exit Public Hearing:

Motion made by Commissioner Stubbs, Seconded by Commission Vice-Chair Harvey.
Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

PUBLIC HEARINGS

6. NOTICE OF PUBLIC HEARING Pursuant to UCA §17-63-402 and under UCA §63G-30-102, notice is hereby given by the Board of San Juan County Commissioners, Monticello, Utah, that a public hearing will be held on Tuesday, August 18, 2026, beginning at 11:00 am in the Commission Chambers (Room 200) of the San Juan County Administrative Building, 117 S Main Street, Monticello, Utah, to consider additional 2026 budget appropriation requests. Budget increases will be funded by new revenues and/or monies unspent in the prior year. All interested people are invited to attend.

Time Stamp 0:08:12 (audio) & 0:09:00 (video)

Motion to Enter Public Hearing:

Motion made by Commissioner Vice-Chair Harvey, Seconded by Commissioner Stubbs.
Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

Lyman W. Duncan, Clerk/Auditor, presented the 2026 Mid-Year Budget Adjustments for the Commission to review and approve. Several questions were asked about different departments and their expenses.

To Exit Public Hearing:

Motion made by Commissioner Vice-Chair Harvey, Seconded by Commissioner Stubbs.
Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

BUSINESS/ACTION

7. Consideration and Approval of the 2026 Mid-Year Budget & Adjustments. Lyman Duncan, Clerk/Auditor

Time Stamp 0:26:10 (audio) & 0:26:58 (video)

To Approve the 2026 Mid-Year Budget with adjustments:

Motion made by Commissioner Vice-Chair Harvey, Seconded by Commissioner Stubbs.
Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

8. Consideration and Approval of the 2026 Quarterly Financial Statements Revenue Summary Balance Sheet. Lyman Duncan, Clerk/Auditor

Time Stamp 0:26:37 (audio) & 0:27:25 (video)

Lyman W. Duncan, Clerk/Auditor, presented the 2nd Quarter Financials for the Commission to review and approve.

Motion made by Commissioner Stubbs, Seconded by Commissioner Vice-Chair Harvey.

Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

9. Consideration and Approval of a Right of Way Easement between Rocky Mountain Power and San Juan County. Sam Long, Facilities Director

Time Stamp 0:34:07 (audio) & 0:34:55 (video)

Sam Long, Facilities Director, presented the Right of Way Easement between Rocky Mountain Power and San Juan County for the Commission to review and approve. The project will commence in 82 weeks or 18 months.

Motion made by Commissioner Vice-Chair Harvey, Seconded by Commissioner Stubbs.

Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

10. Consideration and Approval of a Letter of Support for the Sagebrush Flats Apartments, Blanding, Utah. Lori Maughan, Commission Chair

Time Stamp 0:42:10 (audio) & 0:42:58 (video)

Commission Chair Maughan presented the Letter of Support for the Sagebrush Flats Apartment Complex in Blanding. The contractor/developer is seeking a 90% grant, 10% loan with the State of Utah. The City of Blanding has given their support for the project.

Motion made by Commissioner Stubbs, Seconded by Commissioner Vice-Chair Harvey.

Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

11. CONSIDERATION AND APPROVAL OF A RESOLUTION OF THE SAN JUAN COUNTY COMMISSION APPROVING THE FILING OF CROSS-APPEALS TO 2026 APPEALS FILED BY TAXPAYERS SUBJECT TO CENTRAL ASSESSMENT. San Juan County Legal

Time Stamp 0:44:48 (audio) & 0:45:36 (video)

Mitch Maughan, County Attorney, presented the Resolution approving the Filing of the Cross-Appeals to 2026 Appeals Filed by Taxpayers Subject to Central Assessment for the Commission to review and approve. Mid-America Pipeline LLC and Dohaveit LLC are appealing to the value of the State Tax Commission's Central Assessment. San Juan County will have the ability to cross-appeal as needed.

Motion made by Commissioner Stubbs, Seconded by Commissioner Vice-Chair Harvey.

Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

12. CONSIDERATION AND APPROVAL OF A RESOLUTION OF THE SAN JUAN COUNTY COMMISSION INITIATING THE ANNEXATION OF CERTAIN UNINCORPORATED TERRITORY IN SAN JUAN COUNTY, UTAH, INTO THE MOAB VALLEY FIRE PROTECTION DISTRICT PURSUANT TO UTAH CODE § 17B-1-403(3)(a). San Juan County Legal

Time Stamp 0:48:16 (audio) & 0:49:04 (video)

Mitch Maughan, County Attorney, presented the Consideration and Approval of a Resolution of the San Juan County Commission Initiating the Annexation of Certain Unincorporated Territory in San Juan County, Utah, into the Moab Valley Fire Protection District Pursuant to Utah CODE § 17B-1-403(3)(a).

Motion made by Commissioner Vice-Chair Harvey, Seconded by Commissioner Stubbs.
Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

13. CONSIDERATION AND APPROVAL OF A RESOLUTION OF THE SAN JUAN COUNTY BOARD OF COMMISSIONERS APPOINTING AN INTERIM SAN JUAN COUNTY ASSESSOR PURSUANT TO UTAH CODE § 20A-1-508. San Juan County Legal

Time Stamp 0:58:53 (audio) & 0:59:41 (video)

Mitch Maughan, County Attorney, presented the Resolution appointing an Interim San Juan County Assessor Pursuant to Utah Code 20A-1-508 for the Commission to review and approve. The Republican Party nominated Nate Pitts to fill the remaining portion of this year as the Interim County Assessor. All registered parties were contacted by the Clerk/Auditor and have until Friday at 5:00 pm on August 28 to present names for the November 3, 2026, General Election. Commission Chair Maughan stated that Nate has been nominated to represent the Republican Party as their candidate for the General Election.

Motion made by Commissioner Vice-Chair Harvey, Seconded by Commissioner Stubbs.
Voting Yea: Commission Chair Maughan, Commissioner Vice-Chair Harvey, Commissioner Stubbs

COMMISSION REPORTS

Time Stamp 1:09:25 (audio) & 1:10:13 (video)

Commission Vice-Chair Harvey spoke of the upcoming Judicial District Court. The Aneth Court is going to exchange data and cases with the District Court. The goal is to reduce recidivism and develop the candidate into a better resident and citizen. He has also been visiting local chapters and introducing Robert Neiman, Children's Justice Center Director, and the resources available to the area residents. The Children's Justice Center's fundraiser for the Monticello residents is to be held on September 2, 2026, at 6:30 pm. at the ballpark. The State of Utah is applying to the DOE for a \$44,000,000 grant, with \$4,000,000 earmarked for the eight (8) Utah tribes.

Commissioner Stubbs announced a United Way program called "Soles for Souls," this coming Saturday at Clarke's Market in Blanding. She participated in a tour with the Utah Department of Mining and several legislators to Energy Fuels. She watched the employees process uranium and felt that it was very helpful for the tour participants to understand Energy Fuels and what they do inside their plant. The plant employs many native Americans and has been a good employer and public citizen for them. The Larry H. Miller grant (administered by the county) provided local artists with an opportunity to produce artwork (murals) on the outside of several Blanding buildings. She felt the project was very successful and well received by the community.

Commission Chair Maughan also attended the legislator tour with Commissioner Stubbs to Energy Fuels and felt it was well covered in today's meeting. She expressed disappointment with the State of Utah regarding the Class Action Opioid settlement, the funds were intended for the county, but the state wants to keep the principal and pay the interest to the counties. The La Sal water project meeting is tomorrow in La Sal.

ADJOURNMENT

Time Stamp 1:35:48 (audio) & 1:36:36 (video)

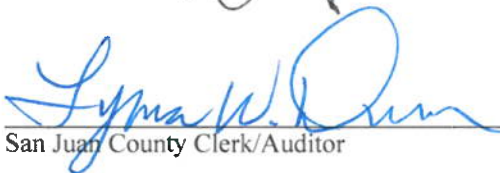
Motion to Adjourn:

The Board of San Juan County Commissioners can call a closed meeting at any time during the Regular Session, if necessary, for reasons permitted under UCA 52-4-205

All agenda items shall be considered as having potential Commission action components and may be completed by an electronic method **In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice**

APPROVED: 
San Juan County Board of County Commissioners

DATE: 9/1/26

ATTEST: 
San Juan County Clerk/Auditor

DATE: 9/1/26