GRAND COUNTY COMMISSION
REGULAR MEETING

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

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MINUTES
6 October 2026

The Grand County Commission met in a budget workshop and regular meeting on October 6th, 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 budget workshop were Commission Chair Melodie McCandless, Commission Vice-Chair Bill Winfield, and Commissioners Jacques Hadler, Mike McCurdy, Brian Martinez and Trisha Hedin. Commissioner Mary McGann attended the budget workshop and regular meeting virtually and was absent following the closed session. Commissioner McCurdy joined the regular meeting shortly after it was called to order. Also attending were County Attorney Stephen Stocks, Commission Administrator Mark Tyner, Clerk/Auditor Gabriel Woytek and Finance Director Chantel Lindsay.

2:00 p.m. 2027 Budget Workshop (Clerk/Auditor Gabriel Woytek)

September 2026 Sales and Use Tax Revenue Update

Woytek presented year-to-date sales and use tax collections of $14.16 million against the amended projection of $13.9 million. General Fund-qualifying revenues came in at $6.87 million against a projection of $6.68 million, approximately $193,000 over projection, largely attributable to strong sales tax months. Woytek noted that 2026 results were driven primarily by unusually strong collections in February and May.

2027 Tax Revenue Projection Methodology

Woytek explained that the draft projects Transient Room Tax (TRT) flat at the estimated 2026 year-end total, while all other tax types are projected using a linear trend line based on full-year totals for 2023 through 2026. Scenarios of a 5% increase and a 5% decrease in TRT were also presented for reference. Projections will be updated as October and November revenues are received.

Commissioner Martinez stated that by his calculations TRT is up 18% and total sales tax 11% over the first nine months of the year and advocated for a 5% TRT increase, stating that revenue growth is needed to support annual salary increases without raising property taxes. Commissioner Hedin supported a flat projection, stating that any revenue above projection could be used to backfill reserves and stormwater mitigation funding. Commissioner Winfield stated that the recent increase in tourism revenue resulted from direction given by the current Commission. Woytek noted that a 5% TRT increase would add approximately $250,000 to the General Fund. Commissioner Martinez suggested waiting to set projections until the County hears back on the Outdoor Recreation Mitigation Grant (approximately $900,000), expected within roughly two weeks of its October 1 submission.

A straw poll was taken on a 5% increase in the TRT projection, which indicate approval for that to be entered into the tentative budget.

Draft 2027 General Fund Budget

Woytek presented an early draft General Fund budget that includes 100% of department budget requests. Revenues are projected at $21.599 million, a 1.47% increase over expected 2026 year-end, and expenses are projected to increase 3.37%, resulting in a draw from reserves of just over $1 million. Salary and benefits increase by $1.17 million (6.77%), while department operating expenses decreased. The draft does not yet include dispatch services revenue or contributions to outside entities. Woytek stated that the County can no longer rely on historical under-spending of the budget.

Chair McCandless reviewed outside entity requests not included in the draft, totaling approximately $386,000 excluding the shuttle ($500,000), including the Museum ($114,525), Trail Ambassadors ($120,760), Castle Valley Fire Protection District ($50,000), Humane Society ($15,000), Seekhaven ($15,000) and the Multicultural Center ($10,000). These entities will present at a future workshop. McCandless noted that health insurance at status quo would increase approximately $300,000.

Commissioner Hedin and Commissioner McGann discussed the role of the Budget Advisory Board in trimming department budgets; Woytek and Commissioner Winfield stated that citizen and staff members of the board should not be placed in that role. Human Resources staff clarified that positions vacant throughout 2026, including an associate planner, engineering technician and IT technician, are budgeted for 2027. Commissioner Martinez suggested that Commission priorities such as stormwater mitigation (previously funded at approximately $400,000 per year) be placed in the draft budget now.

Fund Balances

Woytek reviewed estimated fund balances. The General Fund opening balance of $9.9 million is estimated to end 2026 at $5.2 million after a proposed $4 million transfer to Capital Projects (Fund 34) and the 2026 reserve draw. The GFOA recommends a minimum reserve of two months of operating expenditures, approximately $3.5 million. Other items noted included approximately $1 million in the Health Insurance Fund potentially available for employee benefits, excess 911 Emergency Fund balance, the Stormwater Fund declining to approximately $395,000, a TRCCA reserve proposed to support the General Fund, a TRT Promotion balance near its statutory limit, approximately $980,000 in impact fees requiring identified projects, excess library debt tax to remain designated for library capital needs, and a growing Healthcare Sales Tax Fund balance.

Long-Range Capital Improvement Plan

Woytek reviewed approximately $10 million in identified County capital needs through 2029, including Administration's recommended $250,000 in 2027 projects and an estimated $1.1 million local match for the Spanish Valley Drive multi-use path.

Follow-Up Items

Budget spreadsheets will be shared with Commissioners as Excel exports, with weekly updates provided on Fridays. Human Resources will provide a list of vacant budgeted positions. Identification of impact fee projects will be placed on a future agenda. Staff will confirm whether Healthcare Sales Tax funds may be used for Castle Valley Fire Protection District capital needs, and will follow up with Dispatch and the Sheriff regarding the 911 Emergency Fund balance.

Chair McCandless recessed the workshop at 3:41 p.m. until 4:00 p.m.

Chair McCandless called the regular meeting to order at 4:00 p.m.

Pledge of Allegiance

Presentations

Spanish Valley Traffic Impact Study

Dan Stenta of Horrocks Engineering presented the draft Spanish Valley traffic impact study, commissioned by former staff, and requested Commission questions before the report is finalized. Traffic counts were taken at six intersections on August 12. Using a 2.4% annual growth rate to 2040 and added density in the study area, including the previously approved Cloud Rock development, all intersections continue to operate at an acceptable level of service, with Spanish Valley Drive/Moffett Lane reaching level of service D (34.8 seconds of delay). No mitigations were recommended.

Commissioner Hedin asked how the density of three units per acre was derived; Stenta explained it reflects the typical yield of small-lot residential zoning. Commissioner Winfield asked whether public comments had been received by the consultants and whether the study area should be broadened, including a possible future connection from Bean Lane to US-191. Dan explained that the connection was identified in a 2008 study but removed in the 2020 Master Transportation Plan, and would be a logical requirement of any future development of the trust lands property. Commissioner McCurdy requested that the study be presented to the Transportation Special Service District. County Engineer Sean Yates noted the redundancy benefits of such a connection. Comments on the study may be sent to Commission Administrator Tyner.

Affordable Housing Loan Application – GIV Development

Amanda Dillon and Ivan Carroll of GIV Development and Developed by Women presented the Amasa/Arroyo Apartments, a 70-unit, 9% low-income housing tax credit scattered-site project serving households at 25–50% AMI with a 50-year affordability period, located on Kane Creek Boulevard and at Arroyo Crossing in partnership with the Moab Area Community Land Trust. The project includes set-aside units for formerly unsheltered individuals, survivors of domestic violence and people with disabilities, and is expected to break ground in November 2026 with completion in late 2027. The developer has requested a $200,000 loan from Grand County, leveraging $21.7 million in state and federal tax credits.

Commissioner Martinez asked about the AMI distribution and ground-level units for seniors; approximately 30% of units will be on the ground floor. Commissioner Winfield expressed support but stated County funds should not pay Moab City impact fees; the developer is requesting a fee waiver from the City. Chair McCandless explained that changes to the housing loan fund are under legal review and expected at the next meeting. Commissioner McCurdy requested that any County impact fee waiver request be brought forward promptly.

Public Hearings

2. Public Hearing: Hearing to amend Article 8 of the Grand County Land Use Code

Chair McCandless announced that this item would not be heard, as the Commission plans to address the Land Use Code in its totality.

General Business - Action Items, Discussion and Consideration of:

3. Commission member disclosures and future considerations

Commissioner McCurdy disclosed that his wife is an employee at the Grand County Sheriff's Office and requested that use of impact fees be added to a future agenda. Commissioner McGann, joining later in the meeting, disclosed that her son works for Sand Flats Recreation Area.

4. Approval of Consent Agenda Items

A. Approval of meeting minutes for August 27 and September 15, 2026, and ratification of corrected minutes from August 15, 2026
B. Ratification of Payment of Bills
C. Ratification of letter of support for the Southeastern Utah Health Department grant application preventing senior homelessness
D. Approval of coordination contracts with SERDA for senior services
E. No cost extension of USU water modeling study until December 31, 2026
F. Moab Office of Tourism travel media (IMM) approval
G. Print Moab Office of Tourism Travel Planners with local printer
H. Letter of support for the Southeastern Regional Development Agency for the Rural Communities Opportunity Grant application
I. Grand County Sheriff's Office Dispatcher position backfill request

Motion by Commissioner Winfield to approve the Consent Agenda, with Item E moved to later in the meeting for discussion

Motion seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

5. Award of Bid for Paved Path Maintenance Project (Roads Supervisor Cody McKinney)

Presentation
McKinney explained that eight bids were received for crack repair, crack seal and seal coat of the Moab Canyon paved path. A selection committee met on September 20, 2026 and, based on bid completeness, experience with similar projects and vendor feedback, recommended Paradigm Asphalt.

Motion by Commissioner Martinez to award the crack and seal coat project for the Moab Canyon paved path and nearby areas to Paradigm Asphalt for a not to exceed amount of $205,017

Motion seconded by Commissioner McCurdy

Discussion
Commissioner McCurdy asked that the Commission revisit its local contractor preference policy and requested to be informed of any contract overages or change orders. County Attorney Stocks explained that substantive contract changes require an amendment approved by the Commission. Commissioners asked about the wide range of bids and whether references are checked; McKinney explained that comparable projects were requested from bidders and that mobilization, equipment and fuel costs vary widely.

Motion passes 7-0

Citizens to be Heard

Saina Carey apologized for her conduct at the previous meeting and provided an update on the Thompson Springs Café project, describing completed work and remaining items including septic, fire suppression and ADA access, and difficulty securing contractors. County Attorney Stocks advised that documents related to the project be directed to the Planning Department.

Dwight Johnston thanked the Commission for supporting events and tourism, suggested waiving fees rather than granting funds to cover them for affordable housing, and encouraged support for the Sportsman's Club's efforts to secure a shooting range.

Bob O'Brien reminded the Commission that the 180-day data center moratorium adopted July 7 expires in early January, asked the County Attorney to confirm whether it may be extended, and urged the Commission to prioritize data center land use code with public participation.

Mary O'Brien criticized Commissioners Winfield and Martinez for traveling to Washington, D.C. with the County's contract lobbyist after exceeding their travel budgets, and for lobbying for Arches Shuttle funding without consulting the Commission.

Allyson Mathis stated that public comment time limits must be applied equally to all speakers, objected to comments made by Commissioner Winfield, and described her field observations of low ridership and operational deficiencies on the Arches Shuttle.

6. Jones & DeMille Contract Amendment – Spanish Valley Drive Multi-Use Path Design Modifications (County Engineer Sean Yates)

Presentation
Yates explained that this fifth and final amendment to the 2022 contract, in the amount of $43,660, covers design modifications requested by property owners and completion of construction plans and right-of-way acquisition.

Motion by Commissioner McCurdy to consent to amend the contract to include design modifications for property owners' requirements

Motion seconded by Commissioner Winfield

Discussion
County Attorney Stocks confirmed that the amendment had been reviewed and approved by legal.

Motion passes 7-0

7. Recommendation of the OSTA Subcommittee Regarding the OSTA Advisory Committee (Chair McCandless)

Presentation
Chair McCandless explained that a subcommittee of Commissioners Hedin, McCandless and McCurdy found that the objectives of the Old Spanish Trail Arena Advisory Committee bylaws have been accomplished, with

oversight now provided by the Grand County Fair Board and the Recreation Special Service District, and recommended dissolving the committee. The Commission thanked current and past committee members for their service.

Motion by Hedin to approve the dissolution of the OSTA Advisory Committee and authorize the Chair to sign all necessary documents prepared by Administration and the County Attorney

Motion seconded by Commissioner Martinez

Discussion (none at this time)

Motion passes 6-1, McCurdy opposed

8. Culinary Water Use at OSTA for the Remainder of the Irrigation Season (OSTA Director Angie Book)

Presentation
Book requested approval to use culinary water for irrigation at OSTA through the end of the season, as irrigation water is expected to run out.

Motion by Commissioner McCurdy to approve the use of culinary water for the remainder of the irrigation season at Old Spanish Trail Arena, at a cost of $23,400 or less

Motion seconded by Commissioner Winfield

Discussion
Commissioner McCurdy noted ongoing soccer and an upcoming frisbee tournament. Book confirmed costs are expected to come in under the estimate and that quotes for well replacement are being sought. Chair McCandless reported that playground completion is delayed pending delivery of 24 tons of gravel.

Motion passes 7-0

9. 2027 Employee Health Insurance Plan Selection (Personnel Services Director Tess Barger)

Presentation
Barger explained that Option 1 continues the current plan structure and cost sharing, with the County covering 100% of high-deductible plans and approximately 90% of traditional plans. The County's level-funded plan has generated refunds in recent years, resulting in a balance of approximately $1 million in Fund 11 (Health Insurance). GBS Benefits reduced the renewal increase from 13.47% to 9.5%.

Motion by Commissioner McCurdy to approve Option 1 as the Grand County employee health insurance plan for 2027, including renewal of the current Cigna dental and vision plans and supplemental benefit options, with the $300,958 increase funded from Fund 11, pending review by the County's external auditors, and to return to the Commission if not allowable

Motion seconded by Commissioner Martinez

Discussion

Commissioner McCurdy disclosed that he receives County health insurance. Commissioner Martinez asked whether the remaining Fund 11 balance could offset General Fund costs; Commissioner Hadler and Chair McCandless suggested reserving it for future increases. Barger explained that competitive bids were not received from other providers and that the employee survey supported remaining with Cigna.

Motion passes 7-0

10. Approval of Slavin Management Consultants Search Agreement for Planning and Zoning Director (Personnel Services Director Tess Barger)

Presentation
Barger explained that the original agreement provides for a repeat search at no professional service fee if the placed candidate leaves within two years, with the County covering travel, office and advertising expenses estimated not to exceed $8,600.

Motion by Commissioner Winfield to approve the agreement

Motion seconded by Commissioner McCurdy

Discussion
Commissioner McCurdy expressed frustration with the guarantee but supported moving forward. Commissioner Hedin and Commissioner McGann opposed further expense; McGann requested options for what Slavin would provide at no cost. Commissioner Martinez urged that the search not be delayed. Barger confirmed the position has already been posted and that the recruiter is based in Phoenix, so travel to Moab is likely unnecessary.

Motion fails 3-4, McCandless, Hedin, Hadler and McGann opposed

11. Appointment of an Interim Zoning Administrator (County Attorney Stephen Stocks)

Presentation
Stocks explained that the Land Use Code requires a zoning administrator to make decisions in the absence of a Planning and Zoning Director.

Motion by Commissioner Winfield to appoint Commission Administrator Mark Tyner as Grand County Zoning Administrator

Motion seconded by Commissioner McCurdy

Discussion
Commissioner Martinez asked whether the Planning Commission could serve in this role; Stocks explained it could not under the current Land Use Code. Tyner will be supported by Horrocks and the County Attorney's Office.

Motion passes 7-0

12. MOU with Moab City Relating to the Moab to Arches Shuttle (Chair McCandless)

Presentation
Chair McCandless explained that the MOU, already signed by Moab City, allows use of the Emma Boulevard parking area and Lions Park for shuttle overflow parking through the end of the pilot season.

Motion by Commissioner Winfield to approve the memorandum of understanding with the City of Moab as presented

Motion seconded by Commissioner Martinez

Discussion
Commissioner Hedin stated she would not support any item related to the shuttle.

Motion fails 3-2, Hedin and McGann opposed, Hadler abstaining, McCurdy absent

13. Moab to Arches Shuttle Agreement Amendment to Include Shuttle Attendance (Commissioner Martinez)

Presentation
Chair McCandless explained that the amendment has been reviewed by National Park Service, County and operator legal counsel and brings the agreement into compliance with the Cooperative Management Agreement, with no fiscal impact.

Motion by Commissioner McCurdy to approve the amendment to the transportation services agreement as presented

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 4-3, McGann, Hedin and Hadler opposed

14. RCOG Application Project Selection (Economic Development Coordinator Melissa Jeffers)

Presentation
Jeffers proposed a Rural Communities Opportunity Grant application, due October 30, for a local business promotion program including shop-local rewards, gift certificate purchases from local businesses, digital advertising and spending tracking, at no cost to participating businesses and with the County match from existing budgets. Chair McCandless noted the Economic Opportunity Advisory Board vote resulted in a 3-3 tie due to a procedural issue.

Motion by Commissioner McCurdy to approve the fiscal year 2027 RCOG application for a local business promotion program

Motion seconded by Commissioner Winfield

Discussion

Commissioner McCurdy asked that staff avoid conflict with the Red Devil card program. Commissioner Hedin questioned whether advertising on shuttles is permitted on National Park Service property and recommended removing that component. Jeffers explained that in-shuttle advertising is a separable component contingent on Park Service approval. County Attorney Stocks reported that Park Service counsel requested additional time to review.

Motion passes 6-1, Hedin opposed

15. Ordinance Amending the 2026 Consolidated Fee Schedule (Commission Administration)

Presentation
Administration reviewed the changes heard at the previous meeting's public hearing, including administrative and personnel services fees for non-General Fund departments and special service districts, intergovernmental fees for agencies using the airport as a temporary operations base, and CPI-adjusted airport terminal fees.

Motion by Commissioner McCurdy to approve the ordinance amending the Grand County Consolidated Fee Schedule as presented

Motion seconded by Commissioner Martinez

Discussion (none at this time)

Motion passes 7-0

Consent Agenda Item E: No cost extension of USU water modeling study until December 31, 2026

Presentation
Commissioner Hedin explained that the County contributed $79,727 to the study in December 2024 and that the extension will allow the graduate student to finish the report and present to stakeholders.

Motion by Commissioner Winfield to approve Consent Agenda Item E

Motion seconded by Commissioner McCurdy

Discussion
Commissioner Winfield requested a draft of the report and an accounting of how funds have been spent. Commissioner Martinez noted that travel costs are referenced despite the no-cost designation; Hedin stated any unused funds should be returned.

Motion passes 7-0

Reconsideration of Item 12: MOU with Moab City Relating to the Moab to Arches Shuttle

Motion by Commissioner McCurdy to approve the memorandum of understanding with the City of Moab as presented

Motion seconded by Commissioner Martinez

Discussion (none at this time)

Motion passes 4-3, Hedin, McGann, and Hadler opposed

Closed Session

Motion by Commissioner Hadler to go into closed session to discuss pending or reasonably imminent litigation and to discuss the character and professional competence of an individual

Motion seconded by Commissioner Hedin

Discussion
Commissioner Hedin requested that Item 16 remain in an open public meeting. County Attorney Stocks advised caution in statements regarding closed session items.

Motion by Commissioner Martinez to go into closed session to discuss pending or reasonably imminent litigation

Motion seconded by Commissioner Winfield

Motion passes 5-2, Hadler and Hedin opposed

The Commission entered closed session at approximately 6:45 p.m.

The Commission reconvened from closed session at 7:55 p.m.

16. Resolution amending the Policies and Procedures of the Governing Body (Commissioner Hedin)

Presentation
Commissioner Hedin explained that the proposed amendment, drafted with assistance from the County Attorney and Administration, would limit travel by commissioners after they have lost an election, retired, or declined to run for re-election, consistent with policies adopted by other municipalities and governmental bodies. Hedin stated she was open to revising the terms of the draft.

Discussion
Commissioner McCurdy questioned limiting any commissioner's work, stating that commissioners are elected to serve through the end of their term. Commissioner Hedin stated that Commissioners Winfield and Martinez had exceeded their $7,500 amended travel budgets as of September 29 ($8,122 and $9,154 respectively), not including a recent trip to Washington, D.C. Chair McCandless expressed support for the intent of the policy but stated she would not vote for it in its current form and offered to continue working on it. Commissioner Martinez stated that the item should have been raised during the recent policies and procedures workshops, objected to the “direct benefit” and retirement-announcement provisions, and asked whether the draft had received legal review. Commissioner Winfield stated that commissioners answer to

their constituents, described work by himself and Commissioner Martinez in Washington, D.C. to advance the UMTRA land bill, and stated that he had notified the Chair and Administration of the trip and of the need to amend his travel budget.

No motion made; item tabled with no action taken

17. Creation of a Legal Review Subcommittee (Chair McCandless)

Presentation
Chair McCandless proposed creating a legal review subcommittee consisting of herself and Commissioners McCurdy and Hadler to review legal matters before the County.

Motion by Commissioner McCurdy to create a Legal Review Subcommittee consisting of Chair McCandless, Commissioner McCurdy and Commissioner Hadler

Motion seconded by Hadler

Discussion
It was stated for the record that Commissioner Hadler has a conflict regarding the Moab 13 matter and should not participate in it; this was disputed. County Attorney Stocks explained that conflicts are reviewed through the Attorney's Office and Human Resources under the County's rules for restricted and disclosable conflicts, and encouraged care in public statements on the topic. Subcommittee members stated they would recuse themselves from matters involving restricted or disclosable conflicts.

Motion passes 4-2, Winfield and Martinez opposed, McGann absent

18. Discussion to facilitate interlocal agreements for motorized field crew work in San Juan County (Commission Administration)

Presentation
Administration explained that GCATT is preparing an interlocal agreement with San Juan County and requested direction on how far into San Juan County Grand County's motorized trail coordinator should work. The state trail crew already holds agreements to work in San Juan County.

Discussion
Commissioner Martinez explained that the coordinator identifies and maps trail maintenance needs for the state trail crew, which works in San Juan County during the summer months when heat prevents work in Grand County, and that he will attend San Juan County's motorized trail committee meeting on October 27. Commissioner McCurdy supported work in areas commonly used by Grand County residents, including the La Sal and Abajo Mountains. Consensus was reached to set the boundary at approximately north of Blanding/White Mesa and to review the coordinator's work after one year. The interlocal agreement will return to the Commission for approval.

Discussion only; no action taken

General Commission Reports

Commissioner McCurdy stated that he will use additional travel budget to attend fair events with OSTA staff and will report back on the fair's expanded funding request.

Chair McCandless adjourned the meeting at 8:20 p.m.

Melodie J. McCandless

Melodie McCandless
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

Details

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SIGNED	**Signed** by Gabriel Woytek (gwoytek@grandcountyutah.gov)	2026/10/20 22:38:50 UTC
SIGNED	**Signed** by Melodie J. McCandless (mmccandless@grandcountyutah.gov)	2026/10/20 22:37:54 UTC
COMPLETED	This document has been signed by all signers and is **complete**	2026/10/20 22:38:50 UTC

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