

Minutes of the regular meeting of the Daggett County Commission/Redevelopment Agency Board Tuesday, February 9, 2016. Commissioners Karen Perry, Jack Lytle, and Clyde Slaugh were present. Niel Lund-County Attorney, and Sue Olorenshaw, County Clerk was also present. The meeting was called to order at 9:03 a.m. by Commissioner Slaugh.

Also present were: Chris Clark-Uintah Engineering, Chad Reed, Tim Robinson, Kathy Golightly, Brian Raymond, Lesa Asay-Assessor, Keri Pallesen-Auditor/Recorder, Travis Dupaix, and Dave McDonald.

Old Business: Commissioner Slaugh addressed Chad Reed-Daggett School District regarding the District's request for equipment. Commissioner Slaugh stated that at this time, it appears that Dutch John wants the items, and the County needs to figure out a way to facilitate the transfer. Chad Reed addressed the Commission stating that he was present on behalf of Superintendent Northcott regarding school district properties. The snow plowing equipment would make snow removal easier and quicker for district personnel. Mr. Reed indicated that there are areas that the school needs to keep open as a safety issue. Commissioner Slaugh stated that the County Attorney had hoped to have an MOU ready by next week to deal with the disposal of property. Mr. Reed stated that the District appreciates any coordination with the County and would also be willing to help with plowing in Dutch John if needed. Commissioner Slaugh stated that he will keep the school district updated. Commissioner Lytle stated that there were good meetings with the SCIC regarding broadband issues concerning Daggett and San Juan counties, with an opportunity for funding through CIB. Mr. Lytle stated the County may want to look at the RFP for service providers from UEN. Mr. Lytle also stated that there were concerns from local providers, however there is a need to upgrade as technology advances and there is the opportunity for a public/private partnership. Commissioner Lytle also stated that UEN wants to come out to talk to the County IT Director-Kym Slagowski regarding the addition of the jail, clinic and courthouse to their existing system. Commissioner Lytle also addressed legislative issues dealing with the funding for state inmates and indicated that he will forward the information to Sheriff Jorgenson. Commissioner Lytle also indicated that the legislature wants to make changes regarding the make-up of the TRT Board. Brian Raymond addressed the Commission regarding opposition from the tourism industry. Mr. Lytle addressed public lands issues, and indicated that the State is entering the suit regarding the sage grouse. Commissioner Perry stated that she has been watching issues relating to justice court issues.

Kathy Golightly was present with public comment. Mrs. Golightly stated she is concerned about the electricity in the park pavilion. Mrs. Golightly stated that during the Burbot Bash, they kept tripping breakers and she would like to see the Commission have the electricity issues checked out. Commissioner Perry stated that she will have Joe Jacobs look into the power issues, and stated that if he is unable to fix the problem, the County will contact a licensed contractor. Mrs. Golightly also stated that she would like to invite the Commissioners to the next Daggett Daze meeting on March 7th at 4:00 p.m. in the Jury room.

The minutes of the regular commission meeting held on February 2, 2016 were presented for review and approval. Motion by Jack Lytle to approve the minutes as written. Seconded by Karen Perry, all in favor.

The invoice register was presented by the Auditor's Office for review and approval. The Commissioners questioned the invoice for the clinic. Mrs. Pallesen stated that she had forwarded the Commission a copy of her request for more information on this invoice and has received no answer to her request. Mrs. Pallesen stated that this invoice was for April through December and the County had already paid January through March previously. Mrs. Pallesen stated that rural hospital tax monies are used to help the clinic remain whole. The amount of the invoice is the difference between revenues and expenditures and the amount due is the loss from operating the clinic. Mrs. Pallesen stated that this amount is available however; it was not budgeted for. Mrs. Pallesen indicated that the clinic had not sent a bill until she brought it to their attention that the County had not been billed for the remainder of the year. Commissioner Slaugh suggested the County wait to pay until they come and visit with the Commission regarding the amount of the invoice. Commissioner Perry indicated that the Clinic has stated in the past that if the County is not willing to pay, they will close the clinic. After further discussion, motion by Karen Perry to approve the Open Invoice Register in the amount of \$132,174.65 but withhold the payment to UBMC for the time being. Seconded by Jack Lytle, all in favor.

Correspondence: Commissioner Lytle stated that he spoke with Kathy Pullen who indicated that the letter regarding cooperating agencies has been mailed however; the County has not received it yet. Mr. Lytle also stated that there will be a WebEx meeting with PLPCO today at 10:00 a.m. Commissioner Lytle stated that he will try to contact Redge Johnson and will forward the email regarding this to the other Commissioners.

Mrs. Pallesen addressed the Commission regarding scheduling a budget hearing. Commissioner Lytle stated that it makes sense to have the dam security in its own fund. Commissioner Perry indicated that she likes the idea of a separate fleet fund for fleet vehicles. Commissioner Lytle addressed the Dutch John funds and stated that the County will have to wait to see if both employees go to the town. The Commissioners stated that it is unknown at this time what will happen with Jesse Slaugh and Dough Sands. Fund 25 the RDA fund will need to be discussed due to issues with the RV lots. Brian Raymond stated that there will be a need to open the economic development fund as well due to the fact that the mineral lease monies are significantly lower than what was approved in the budget. Commissioner Perry addressed the CEM budget. Travis Dupaix addressed the Commission. Commissioner Perry addressed the trails budget and indicated that they still need to address signage, and there are no funds at this time. Mrs. Pallesen stated that James Olsen had also made a request to address the B Road fund and SRS monies available to purchase equipment. Mr. Olsen indicated that this has been done in the past; however it was not done this year. Commissioner Lytle stated that the Commission was also looking at SRS monies to pay for services from Bob Weidner. Commissioner Slaugh stated that he does not have a problem using SRS money for Mr. Weidner. Mrs. Pallesen indicated that there are SRS monies that have not been spent. Commissioner Lytle addressed the current budget shortfall of approximately \$175,000.

The following business licenses were presented for review and approval: Doug Burton, Cedar Springs Marina, Creative Fishing, Flaming Gorge Country Quilts, Flaming Gorge Fishing Co., Goslin Mtn Fishing Co., Home Chef Market Place, Jones Paint & Glass, Moon Lake Electric Assoc., Pallesen Construction, Sandtown Storage, Searle

Gas/Sav On Propane, Stew's Odd Jobs, Triangle "G" Fishing Service, "gutz", Paula's Woodworking, Union Telephone, Wakeless Harbor, Wild West Munchies, and Willow Springs Outfitters. Motion by Karen Perry to approve business licenses presented. Seconded by Jack Lytle, all in favor. Mrs. Perry indicated that she would like to send a note to business owners regarding the possibility of starting a farmers market and inviting them to participate.

Commissioner Slaugh addressed his meeting with Chad Woolley and Dutch John Officials regarding an MOU. Mr. Slaugh indicated that it was a good meeting however the draft is not ready and asked to have this item put back on the agenda for next week. Mr. Lund stated that they hoped to have a draft ready for next week.

The next item on the agenda is the bid award for the Dutch John water tank project. Commissioner Lytle asked about the emails from Chris Clark regarding Gerber and Patriot. Mr. Clark addressed the Commissioner regarding the bids. Mr. Clark indicated that he had requested additional information from both companies and discussed the responses to his request. Commissioner Perry stated that according to the emails, both companies came back with good references. Mr. Clark indicated that Patriot is fairly new at public projects however they did have preauthorization for their surety bonding, and did provide an insurance certificate. Mr. Clark stated concerns that Patriot only has 5 full-time employees and Gerber has 120. Both Patriot and Gerber have current projects under way and based on references, both companies do quality work. Mr. Clark stated that he has no doubt that Gerber will be able to complete the project on schedule. Mr. Clark also stated that while he has no concerns with Patriot's ability to do the project, he is worried about the timeline for project and their ability to complete the project on schedule. Dave McDonald addressed the timeline and stated that the filtration bed needs to be done before irrigating season begins, the other time sensitive issue would be the pouring of concrete for the tank which would be best if it was done prior to the heat of summer due to the setting of the concrete. Commissioner Lytle addressed the difference in the bid amounts and asked Mr. Clark where he thought the difference was. Mr. Clark noted that mobilization costs were less. Commissioner Slaugh asked when they could start. Mr. Clark addressed the Commission and stated that as long as the Commissioners know going in to the project that Patriot may not be able to meet the timeline, then other than that Patriot is fully capable and meets all of the requirements. Mr. McDonald asked Mr. Clark if he thought they would be able to get the filtration portion of the project done prior to irrigation season. Mr. McDonald commented on Gerber Construction and issues he has heard about with them, Mr. Clark addressed Mr. McDonald's concerns and stated that Gerber comes highly recommended. Commissioner Perry stated she has concerns with the impact on the Dutch John residents if the project is not completed on time. Mr. Lund indicated that he has also discussed the Commission's concerns with Mr. Woolley. Mr. Lund stated that the County needs to go with the lowest responsible bid however; they do have justification if they have concerns regarding the ability of the contractor. Mr. McDonald addressed the Commission. Mr. Clark stated that it is the contractor's responsibility to make sure they meet the bid requirements and once the contractor has been notified of the bid award, they have 90 days to complete the project. Commissioner Slaugh stated that he was concerned that Patriot may not be qualified for this type of project, and may not be able to complete within timeline. Discussion regarding the liquidated damages clause of \$500.00 per day. After further discussion, motion by Jack

Lytle to accept the low bid and award the bid for the water tank project to Patriot Construction. Motion was seconded by Karen Perry and all were in favor. Mrs. Olorenshaw addressed Mr. Clark about informing the bond attorney, Eric Hunter of the award. Mr. Clark indicated that he would contact Mr. Hunter.

The next item on the agenda was the surplus of the 2014 Ford Explorer and the 2014 Ford F-150. Both were leased Commission vehicles and have already been turned in to Ken Garff. Motion by Karen Perry to surplus both vehicles. Seconded by Jack Lytle, all in favor.

Brian Raymond addressed the Commission regarding the community assessment survey from UBAOG. Mr. Raymond stated that he wanted to give the Commissioners the opportunity to comment on what he has prepared so far. Commissioner Perry stated that she thought Mr. Raymond had done an excellent job representing the needs of the County. Mr. Raymond addressed the need for housing for seniors. Further discussion regarding the list. Mr. Raymond addressed affordable housing and rental issues within the County along with the challenges of dealing with seasonal employment. Commissioner Lytle stated that he feels there is still a high need for affordable housing units to purchase. Motion by Karen Perry to approve the assessment survey with the change to affordable housing needs as discussed. Seconded by Jack Lytle, all in favor.

Motion by Karen Perry to go in and out of the RDA portion of the meeting at 10:30 a.m. Seconded by Jack Lytle, all in favor.

Commissioner Perry addressed the ownership of the RV lots in Dutch John. Based on the discussion with Chad Woolley it appears that the lots can not be moved out of the RDA. Commissioner Lytle addressed administrative fees. Mrs. Pallesen stated that it has been discussed previously however; they have not been charging any fees. Mr. Raymond addressed the Commission and stated that it was a common practice to charge an administrative fee. Mr. Lund addressed the Commission. Commissioner Perry stated that they need to discuss this further. After further discussion, motion by Karen Perry to leave the ownership of the RV lots in the RDA and to have the rental income continue to go in to the RDA. Seconded by Jack Lytle, all in favor.

Motion by Jack Lytle to recess at 10:35 a.m. and return at 11:00 a.m. for the natural gas feasibility presentation. Commissioner Lytle addressed the Six County Coalition and possible funding for a natural gas feasibility study. Motion to recess was seconded by Karen Perry, all were in favor.

The meeting reconvened at 11:05 a.m. Mike McCandless from Epic Engineering was present to discuss a natural gas feasibility study. Mr. McCandless addressed the history of how natural gas has been extended to other areas, and indicated that the majority of costs are born by the users. Authorization has been given by the legislature for Questar to add the costs to customer's bills in the form of a surcharge. Quotes to run natural gas to Green River from Questar range anywhere from \$19 million to \$38 million and quotes from private companies are about \$12 million. Mr. McCandless indicated that Questar's estimated costs are higher because they are charging the cost of installing plus overhead costs. Mr. McCandless also indicated that this is a good time to pursue due to the lower costs for fuel, and materials, etc. Costs for potential customers to consider also include conversion costs for switching from electric and propane to natural gas. Recommendations include the development of a municipally owned gas system. Costs for the feasibility study could be paid with a combination of CIB and EDC funds as well

as technical assistance grants. Mr. McCandless would prepare a concept proposal that could be submitted to funding agencies and estimates that it would cost \$40,000.00-\$45,000.00 to prepare the proposal. Commissioner Lytle stated that the SCIC may be able to help. Mr. Raymond addressed the Commission. Mr. McCandless state that it would take approximately 60 days to complete the study. Mr. McCandless addressed the possibility of a virtual pipeline. Commissioner Lytle asked what areas they would be looking to serve. Discussion regarding the Hwy 43 corridor, Washam, and Manila areas and extending to the jail. This would need to be a joint effort with the Town of Manila. Commissioner Perry stated that she thought the businesses would appreciate this and it could help with economic development. Mr. Lund stated that according to policy, costs for professional services under \$50,000.00 would not have to be bid however; he would not discourage doing an RFP. Further discussion regarding a feasibility study. Commissioner Perry stated that she likes the idea and would like to see if the Town of Manila, School District, and USFS, would be interested in pursuing. Discussion regarding points of connection, rights of ways, and easements. Commissioner Perry suggested setting up a preliminary discussion for February 23rd and stated that she would send an email to each of the entities discussed. With nothing further, the meeting adjourned at 12:15 p.m.

/s/ Sue Olorenshaw

/s/ Clyde Slaugh

/s/ Jack Lytle

/s/ Karen Perry