

Minutes of the regular meeting of the Daggett County Commission/Redevelopment Agency Board held on **Wednesday, February 21, 2018** in the Commissioner Chambers at the Daggett County Courthouse. Commissioners Jack Lytle, Randy Asay and Clyde Slaugh were present. Attorney Neil Lund, Auditor/Recorder Keri Pallesen, Sheriff Erik Bailey and Clerk/Treasurer Brian Raymond were also present. The meeting was called to order at 9:15 a.m. by Commissioner Lytle.

Also present: Thompson Davis, David Orr, Tina Bennington, Matt Tippets, Darla Steglich, John Weaver, Brian Woody and Alyssa Blair of Union Telephone/Wireless.

Old Business: Thompson Davis wanted to keep the water rates moving forward and also find out about the possibility of leasing water. Commissioner Lytle said that we have not had time to input the information into the program and see what the data suggests. David Orr asked about consideration next week on the water rates and Commissioner Lytle said that he would like to see a public meeting and have some options available for the public to consider before we make a decision and we don't have any options available for consideration at the moment. The Dutch John Resort requested to see that data once the program is ready. Commissioner Lytle thought he had sent the email to the rest of the commission, but nobody could find it, so he resent it. Mr. Orr asked when the Commission would be turning the system over to the Town of Dutch John and it was not known. Commissioner Lytle asked when Dutch John would be paying their bill and Mr. Davis replied when there is a resolution to the issue and we get relief as the usage rate is way out of whack and we want some discussion on the argument and get a conclusion. Mr. Lytle said it would be looked at and we can have discussion outside a commission meeting to see what options are available.

Citizen Comments: Matt Tippets asked about the status of the request for \$225,000 in this legislative session and Commissioner Lytle said it was seventh and so he is cautiously optimistic that we will be granted some amount. Mr. Tippets said that he is very concerned with lack of resources to the Sheriff's department and his challenge is to find ways to fund the Sheriff's department with the resources they need to protect us. He is concerned about the towns and the schools with the current climate in the country. The reopening of the jail should be reconsidered as it would provide additional resources to the Sheriff's department even if it is not profitable. The potential of \$50,000 dollars of that going to the rodeo is a great event but is it the best use of our money when the Sheriff's Office is in such dire need? Commissioner Lytle and Slaugh also agreed that is part of their concern and the rodeo grounds project is not set as a definite use of any money received. The Sheriff said that POST classes are currently full until 2019 and so to hire somebody new would require hiring an existing officer, which has its own challenges at this time.

Approve Minutes: The minutes for February 6, 2018 commission meeting were presented by the Clerk/Treasurer's Office for review and approval. Commissioner Lytle had an amendment for the correspondence discussion as follows: "that they are trying to divide the western states into areas of similar ecological traits and break down the silos of individual departments, so they are all under the Department of the Interior." Commissioner Slaugh made the motion to approve the minutes of February 6, 2018 with the proposed change, and Commissioner Asay seconded the motion. All were in favor and the motion carried.

The Open Invoice Register was presented for review and approval: The open invoice register was sent this morning so it was reviewed by the commissioners and there were questions on a specific bill from the end of last week. There was discussion and it seems to be addressed. Commissioner Asay made the motion to approve the invoice register of February 20, 2018 in the

amount of \$32,336.09 and Commissioner Slaugh seconded the motion. There was no further discussion. All were in favor and the motion carried.

Correspondence: Commissioner Lytle said that he had already passed on the Water Rate Calculator to the rest of the Commission earlier in the meeting. He also said that the Dutch John had decided not to go after funding for the sewer projects due to a variety of issues. Things just weren't adding up and it was a last minute thing that would have left a lot of questions. Mr. Lytle said that he had two serious proposals for land up by the airport, so we should probably do some more research as to what the zoning in that area is now and then talk about it. Commissioner Slaugh said he would hate to lose an opportunity to sell some ground. There was an inclusion in the packet that there is a Forest Service range meeting on March 3 from 1-5 pm and it would be beneficial for someone to attend. Commissioner Lytle said he could not attend and Commissioner Slaugh said he would attend. There was also correspondence received stating that the 5 Fire Centers will be maintained instead of combining them into 3 centers. Commissioner Lytle said he had received a notice from the State that reports had not been turned in and Auditor/Recorder Keri Pallesen said that she had checked on that and it was a mistake.

Commission Calendar Review: Commissioner Lytle said the PRCA meeting was cancelled and they may try to reschedule for next week. Commissioners Slaugh and Asay attended the Chamber meeting, it was a good meeting but there was nothing too major to bring forward. County Attorney Niel Lund said that Mayor Rogers had said March 9th would work for him, but that he hadn't heard back from Rod Smith of the Bureau of Reclamation (BOR) yet. It is a Friday and also the monthly SCIC meeting and District Court day, which may be cancelled, so it would be good to meet even if Mr. Smith can't. Commissioner Lytle said he has NACO meetings on March 3-8th, but there will be no cost to the County. Commissioner Slaugh said he had meetings today in Vernal that he will not be able to attend.

Weekly Budget Review: The cash summary for February 20, 2018 was presented by the Clerk/Treasurer's Office for review. Auditor/Recorder Keri Pallesen said that we need to open the budget for the Fund 28 budget as the sewer is over and the water is close as we only budgeted for two months and we are nearing the end of that. If we could combine that and the sheriffs request for vehicles. The Sheriff explained that Deputy Rasmussen is retiring in August and he and the sheriff are the only ones that can do Field Training (FTO). The FTO takes three weeks to three months to complete depending on the person hired.

Policy and Legislation Items from the Posted Agenda:

Discussion And Consideration Of Manila Airport Project: Commissioner Lytle said that we left this on in the event we received an agreement from CIVCO, which we haven't yet, so further discussion was tabled.

Discussion And Consideration Of Economic Development Professional Position: Commissioner Asay said that he wanted to get the Job Description going and the Job Descriptions he had contained a Commission Assistant component and since this is just part time it would probably not work to do that. Commissioner Asay asked if we had received any volunteer position applications and Mr. Raymond explained that he couldn't find a job description for these volunteers and Mrs. Pallesen added that she could not find any either. Commissioner Lytle suggested looking at other counties job descriptions so we don't have to reinvent the wheel.

Discussion With Union Telephone/Wireless Regarding Proposed Broadband Service:

Brian Woody and Alyssa Blair attended and shared that Phase 1 of the project is to get fiber to Manila and that will benefit the entire County. They think it will be 100 MB download and 20 up, but that can be adjusted to be similar say 50 down and 50 up. They are planning to put in 250 miles of fiber this year including the 50 miles coming into Manila. Goal is to get it done during the construction season this year. A map was provided by Union showing the plan. The trip to Manila is a single agency situation and going to Dutch John is another story as there are multiple agencies involved. Union asked if the County could help facilitate the discussion with the BOR as they haven't been very responsive so far. They have had some discussion with Strata, but Strata has got things divided up internally different which makes it a little difficult to orchestrate things. Union said they were planning to put 3 - 1 ¼ " ducts (or conduit) in the trench at the same time even though they might not initially fill them. Commissioner Lytle talked about some of the things that are in progress and how it could be beneficial to both companies and the community to work together. Tying the strands together creates a ring and provides redundancy and ability to lease space to other carriers that may need additional service. Service to Brown's Park wasn't on the map provided, so there was discussion about eventually taking fiber to that area. As the fiber moves out it allows more things to go into fiber and boosts the ability for copper and wireless to open up additional bandwidth and capacity. Discussion about the rock in some areas leads to slow going even with a big rock saw, but when the rock is really fractured it slows down the process even more. Mr. Woody said one area that has been looked at too closely is the area south of Manila. Union is willing to work with Strata and any other company to cooperate and keep things progressing. Arial Ducts in areas that have harder rock or only have a few homes or businesses that won't allow fiber to pay off. The cooling costs for a Data Center are lower here than many other places and it is something the redundancy we are talking about would allow in our area. Commissioner Slaugh asked about Birch Creek and Union said that it's possible, but the distribution to the last mile is the most expensive. The Conduit and the fiber are the least expensive portion of the project and the labor is the most expensive part. Union is not looking at a 3-5 year payoff like some companies, but willing to get a 10-15 year payoff and its time to make this investment. Wireless may work best for areas that are off the fiber path and Union has been experimenting with this and watching other areas that are also working on it. There are some companies in Wyoming that are giving 50 MB service to homes by wireless. Union is looking to shorten their loop lengths to 4000' feet which would help the existing copper work better. Some capacity has been offloaded to Rock Springs which has helped other areas that are only served by microwave and as fiber reaches Manila that will allow more offloading and better services for other areas that are reliant on copper or microwave. Copies of the book "Phone Where The Buffalo Roamed" detailing Union's history were handed out to the Commission. Myvocom wireless was mentioned and they have wireless already being distributed to homes and he is always looking for more bandwidth. The Commissioners are always being pushed to get more benefits for residents and this could really help. Commissioner Asay offered the Jail for a sales center, but they have room at their facility that they already own. Mr. Woody said construction is scheduled for this year barring any challenges from the federal agencies and if needed they can jump the problem areas but they would prefer not to have to do that. Crossing the lake is the biggest concern at this time and may have to go north on Hwy 191 to I-80 corridor and create another ring. It'll take about 10 days to get here and about another month to get it all set up. The fiber is put together in a tent that is clean room environment and it's a pretty cool process according to Commissioner Asay. Mr. Woody said that after the fiber is spliced together it then has to be tested, which also takes time.

Discussion And Consideration Of Economic Development Professional Position:

Commissioner Asay said he wants to clarify what we want so that they can prod these companies along to enable development in our area. The Job Description was reviewed and the Targeted

Business Tax Credit that helped out Flaming Gorge Resort was mentioned. Commissioner Asay asked about the education requirement and it was noted it contains an “or” for education or experience. Mr. Raymond stated that he thought the BEAR program was worthwhile, as he spent time with businesses and learned what they were planning to do, he could then find state or other resources to help them accomplish what they would like to do. The state wants us to come up with ideas that will help us and they want us to be invested in seeing that it works. Commissioner Slaugh asked Commissioner Asay to review the previous Job description and add or delete information and bring it back before the commission. Commissioner Asay asked the other commissioners to give him feedback on the job description, which everyone seemed to think was a good idea.

Discussion And Consideration Of Criteria For Creating An RFP For The Disposition or

Sale Of The Jail Property: Commissioner Lytle asked the Sheriff for input on this topic before he had to leave. Mr. Lytle said he hoped that the Economic Development Board and Economic Development Director should be an important part of this discussion. The Sheriff thought that we could list and see what comes up and if something different comes up that is better it could be taken off the market. The water is off, but the electricity is still on so hopefully we won’t have any problems with this cold weather. Matt Tippets asked about how the jail got up and running with the staffing when it first opened. Darla Steglich said that they had three weeks of training and she thought it was all part of the bond funding to get it going, but said Ken Rasmussen might know for sure as he started at the same time. She thought the jail could be used as a treatment facility. Commissioner Asay said he heard that Youth Treatment Facilities are booked up and the Sheriff said that the Adult situation is just as bad or worse. If we change to private or non-state it would affect the bond and require it to be re-issued at a higher rate. Requirements for Corrections have changed over the last 20 years since the jail was built so it is not the same climate or expense and revenue situation as before. There was a lot of discussion of how this option could be investigated and developed. Commissioner Asay said we need to quit treading water and get more serious about doing something. Darla Steglich asked if people had to be POST certified to work with Youth and the Sheriff said that they don’t but they would need a 4 year degree in Criminal Justice or Behavioral Science. Need to move forward and develop a plan. John Weaver and Matt Tippets said that they thought that it needs to go up for sale, which could lead to ideas that could generate a positive return for the community. What do you have to lose to put it on the market? One challenge is that it’s all one big parcel and the Sheriff’s office is in that parcel. Mr. Weaver suggested taking care of this now as it is critical to get this taken care of. Keri Pallesen said that you may want to see if we put this in an RDA project area. First of all we need to get the plot plan done ahead of time and the next thing is to know what the bond will and won’t allow us to do. Third we need to make it an RDA project area. If you can’t sell it to cover the bond then you have to look at other options. Attorney Niel Lund asked if we did an RFP when we were looking for a commercial real estate agent in Dutch John and Mrs. Pallesen said that State Purchasing could help the County prepare an RFP. Zionsbank as the Bond Holder would have incentive to help us market this and find a good fit to market the property. John Weaver asked about the possibility of hiring a firm that can get grants and money to get things done and there was additional discussion on this to see what might be done and the Sheriff said that he and Mr. Lytle had talked to someone that was willing to do this and they charge \$7,500 a month, although there are probably others who are not quite so expensive. There was discussion about the Economic Development Board until the Sheriff pulled things back on track as he had to leave to do a Site assessment for the Schools. The discussion was wrapped up and Commissioner Lytle suggested that we put this RFP on the side for now and find out what we can do with the land and consolidate our efforts for the RFP with State Purchasing and Zionsbank. Commissioner Slaugh said he would drive over to Salt Lake and meet with the guy with Marcus Keller of Zionsbank and Marcus Keller who works with us on vehicle leases. Mr. Lytle said he will work on the job

description for the Volunteers for the Economic Development Board. It was approved last week to advertise for the Economic Development Board.

Discussion And Consideration Of Economic Development Professional Position

(continued): Commissioner Slaugh moved that we accept the job description for the Economic Development Director Position and get it advertised. Motion was seconded by Commissioner Asay. All were in favor and the motion carried. Commissioner Slaugh said he will call the Marcus Keller at Zionsbank and get a phone meeting (conference call) set up.

Commissioner Slaugh moved to go in and out of RDA and Commissioner Asay seconded. All were in favor and the motion carried.

Discussion And Consideration Of Redevelopment Agency (RDA) Insurance Coverage with Utah Counties Indemnity Pool (UCIP): Niel Lund said that the agreements were the same as what the County had entered into already with UCIP and he doesn't have any issues with approving them. Commissioner Lytle asked Mrs. Pallesen if the MBA had a budget and if the County could contribute to that body. Mrs. Pallesen and Mr. Lund weren't sure, if the County could transfer funds to this entity. Mr. Lund said that he would check into it. Mrs. Pallesen said that she wasn't sure if we needed the MBA insurance until there was a project and money involved. There was also discussion on whether the entities should have the \$3 million or \$5 million policy. The Tort limit is \$2.5 million so the \$3 million should be sufficient. If it's a given that we need insurance than we should go forward and Mr. Lund said that if we feel we need more coverage later, we could add it. Commissioner Slaugh made the motion that we accept the Insurance coverage for the RDA at the \$3 million lever for the contribution of \$1,763.00 per year. Commissioner Asay seconded the motion and after a little additional discussion on the Municipal Building Authority's lack of all voted in favor and the motion carried.

Discussion And Consideration Of Resolution 18-02: A Resolution of Daggett County Approving Participation Of The Daggett County Redevelopment Agency In The Utah Counties Indemnity Pool As A Separate County Related Entity Member: Commissioner Lytle clarified that they had approved participation of the RDA as a separate entity in UCIP and Commissioner Asay made the motion to approve Resolution 18-02 for the RDA to participate in Utah County Indemnity Pool as a separate entity. Commissioner Slaugh seconded the motion and all were in favor. The motion carried.

Discussion And Consideration Of Resolution 18-03: A Resolution of Daggett County Approving Participation Of The Daggett County Municipal Building Authority In The Utah Counties Indemnity Pool As A Separate County Related Entity Member: Commissioner Lytle asked what the other Commissioners want to do in this instance. Can we approve the resolution but not fund it? There seemed to be consensus that if we approved the agreement we would need to pay. Due to this thought further discussion of this item was tabled until the need arises.

Discussion And Consideration Of Equipment List For Dutch John And County

Agreement: Attorney Niel Lund said he had printed a list, but didn't get it in the packet as he had added two items to the list: the 1980 GMC 2 ton truck and a John Deere Farm tractor and Commissioner Lytle asked about the mower, which Commissioner Slaugh said it goes with the tractor even though it's not on the list. The list was approved last time, but with the changes it needed to be voted on again. The land included was approved last week and only includes the Justice Court and Conference Hall property, but not the house as that will wait until the water system is turned

over. Attorney Niel Lund provided a printed copy of the agreement for the Commission's review. Commissioner Asay made the motion to accept the agreement and include the two other pieces but nothing else new. There was discussion that Mayor Rogers asked about the Backhoe and the automatic Ford truck that came over here for a worker with a bum knee to use. Commissioner Slaugh said he thought that truck was originally the County's anyway. Commissioner Lytle seconded the motion and asked if there was any further discussion and there was not. Roll Call vote Commissioner Lytle-Yea, Commissioner Slaugh-Nay, and Commissioner Asay-Yea. The vote was to approve and the motion carried even though the vote was not unanimous. It was signed and attested to by the Clerk Brian Raymond.

Discussion And Consideration Of Resolution 2018-01RDA: A Resolution Approving And Authorizing The Execution Of A Seventh Amended Interlocal Cooperation Agreement With Other Members Of Utah Counties Indemnity Pool As A Separate County Related Entity Member: Commissioner Lytle said this requires approval of the RDA Board and Clyde Slaugh made the motion to approve Resolution 2018-01RDA. Randy Asay seconded the motion. All were in favor and the motion carried.

Discussion And Consideration Of Seventh Amended Interlocal Cooperation Agreement: Commissioner Asay motioned to approve the Seventh Amended Interlocal Agreement and Clyde Slaugh seconded the motion. All were in favor and the motion carried.

Commissioner Slaugh motioned to recess from the Commission Meeting and go into the Municipal Building Authority meeting at 1:33 pm. Commissioner Asay seconded the motion; all were in favor and the motion carried. Separate minutes were kept for the Municipal Building Authority. Commissioner Slaugh motioned to go back into regular session at 1:35 pm and Commissioner Asay seconded the motion. All were in favor.

Discussion And Consideration Of Dutch John Issues And Agreements: No further discussion of this item. Commissioner Asay thought that the Commission should send a card to Sandy Kunkel whose husband passed away last week! Flowers were also thought to be good. Commissioner Lytle said he would arrange that. With no further business Commissioner Slaugh made the motion to adjourn at 1:37 pm.

/s/ Brian Raymond

/s/ Jack Lytle

/s/ Clyde Slaugh

/s/ Randy Asay