

Minutes of the Meeting of the Daggett County Commission and the Daggett County Redevelopment Agency held on **Tuesday, February 15, 2022** in the Commission Chambers in the Daggett County Courthouse 95 N 1st West in Manila, Utah and through electronic means. Commissioners Matt Tippets, Randy Asay and Jack Lytle were present in person. Attorney Niel Lund, Auditor Keri Pallesen, and Recorder/Treasurer Brianne Carter attended in person. Clerk Brian Raymond was excused. The meeting was called to order at 9:03 am by Commissioner Tippets.

Present In Person: Brandi Pearson, Sgt. Leonard Isaacson, Justin Von Eberstein, Trevor Brooksby, Aaron Averett of Sunrise Engineering, Lance Porter of the BLM

Present Online or by Phone: Bret Reynolds, Thomas Winterton

Invocation was given by Commissioner Lytle

Motion to Go In and Out of Redevelopment Agency (RDA): Commissioner Lytle motioned to go in and out of the Redevelopment Agency (RDA) Meeting Agenda. Commissioner Asay seconded the motion. All were in favor, so the motion carried.

Approve Minutes: January 25, 2022 Commission Meeting minutes were available for review. Commissioner Lytle asked if we would be meeting in Dutch John this year, and Commissioner Tippets said that it wasn't scheduled for this year, but we will still meet over there as needed. Commissioner Lytle motioned to approve the minutes for the January 25, 2022 Commission Meeting. Commissioner Asay seconded the motion. All were in favor and the motion carried.

Issues Updates: Commissioner Tippets noted that the airport item is off the agenda as it will be discussed during the 2:00 pm meeting. The RDA is in process of transferring property to the Town of Dutch John. It came up during yesterday's Leadership meeting. Was there any discussion on the utilities and they will take over once the property is transferred. Commissioner Tippets said the Town of Manila is working on their zoning map for multi family housing.

Sgt. Isaacson said there is going to be a little bit of a change in the EMS Director position. The EMPG grant has to have assigned duties for Emergency Management and not just as assigned. The new Director has found a grant that will pay for her position, and the budget opening is on the agenda for this purpose. Bret joined the meeting and didn't have any updates from the Fire and EMS District. There was a meeting on CASI yesterday and it went well according to Brandi Pearson. Bret verified that the airport meeting would be held today at 2 pm.

Citizen Comments: No citizen comments were given.

Cash Summary And Expected Revenues Report Review: The Cash Summary and Expected Revenue Report was provided by the Recorder/Treasurer's Office. Commissioner Lytle motioned to accept the Cash Summary of February 14, 2022 for all accounts and the Expected Revenue Report in the amount of \$78,700.55 for the items stated on the report. Commissioner Asay seconded the motion. All were in favor and the motion carried.

Approve Open Invoice Register: The Open Invoice Register was provided by the Auditor's Office. Commissioner Lytle motioned to approve the Open Invoice Register dated February 11, 2022 in the amount of \$34,444.82. Commissioner Asay seconded the motion. All were in favor and the motion carried.

Disbursement Listing: The Disbursement Listing was provided by the Auditor's Office for review. Commissioner Asay motioned to accept the Disbursement Listing for Zion's Checking dated February 03, 2022 to February 10, 2022 in the amount of \$114,117.21. The motion was seconded by Commissioner Lytle. All were in favor and the motion carried.

Purchase Request Approvals: Commissioner Tippets noted that there was a request from the Weed Department for \$6,837.00 for a chemical tank for a sprayer that can be placed on a flatbed of the Road Department. Commissioner Lytle motioned to go forward with the request. Commissioner Asay seconded the motion. All were in favor and the motion carried.

Sgt. Isaacson had a request to purchase 5 night vision and one thermal vision goggles for search and rescue and is from a SHSP grant for just under \$22,000. This could be helpful for use out on the lake at night. The Thermal vision items are for the two local fire departments. It will be on the Regional Asset inventory but placed with them. The items being purchased are not the least expensive, but have a 10 year warranty vs. only a 2 year warranty. Commissioner Lytle motioned to approve the purchase request of \$21,994.00 for 5 night vision and one Thermal vision items. Commissioner Asay seconded the motion. All were in favor and the motion carried. Commissioner Lytle thought the 10 year warranty was an important part of the purchase.

Correspondence: Commissioner Tippets said there was a letter thanking us for our support for the Cow Country Junior Rodeo (CCJR) and they will be coming in later for the ambulance, so we will bring it up then. Justin Von Eberstein and Thomas Winterton were welcomed to the meeting.

Calendar Review: Commissioner Asay said he has a TriCounty Board meeting coming up. Commissioner Tippets said the Community Leadership meeting was yesterday and the USACCC Legislative meeting is tomorrow at 9 am and the UAC meeting is Thursday at 10 am as the legislative session is ongoing. Commissioner Lytle said the Rural Caucus is Friday morning as is the Seven County Infrastructure Coalition (SCIC) meeting. Tomorrow is an emergency meeting of CIB and the legislative meeting tomorrow so he will try to do both, but the CIB will be the priority. Next week on the 23rd at 10 or 11 am is the County Day on the Hill and registration is required. It is 11 am to 2 pm and the registration fee is \$30 to cover lunch.

Policy and Legislation Items:

Discussion And Consideration Of Hiring An Assistant For The Justice Court - Judge Jeri Allphin:

Commissioner Tippets turned the time over to Judge Allphin. She is working to move to Webex as we are one of two courts that have continued to do in person court. We have lots of out-of-state defendants and webex makes it easier for them and cheaper if they have attorneys, which is a good thing. Larinda will be in Court and they need a person to help with webex and they could serve both Justice Court and District Court. This would be for a couple of days a month for several hours each. Commissioner Lytle asked if she had talked with HR or Keri Pallesen on this yet and if this was within her budget. Judge Allphin said she didn't know what her budget was. This may be premature, but Judge Allphin wanted to let the Commission know what she was planning. Commissioner Asay asked Keri if Clerk Raymond had discussed anything about his new hire yet and she said she hadn't heard anything. Attorney Niel Lund said that he had spoken with Mr. Raymond to see if his new secretary could be of help, but he had hired Vicky Nelson and so he wasn't looking for additional help at this point in time. Commissioner Asay pointed out that Vicky is only working until the end of March, so there may be a need for additional help after that. The Justice Court person would not be in the Courtroom, so it could be anyone in the County. Commissioner Tippets

said he appreciated the update and asked if this needs to be approved, and Keri said that a new position needs to be approved, so Judge Allphin was encouraged to work with Keri on the new position and get the Justice Court budget information from her as well.

Discussion And Consideration Of Debt Collection For Grace Breer - Acct. #10601:

Commissioner Tippets asked Niel about this and Niel said that Grace had passed away and so there was a desire to see if the debt of \$1,289.84 could be waived. We have been working with different folks to get this paid, but now in working with the Water department it is desired to waive this debt.

Commissioner Lytle motioned to waive the debt of \$1,289.84 for Account #10601.

Commissioner Asay seconded the motion. Commissioner Lytle pointed out that if approved we will not continue to try and collect this debt from her estate. All were in favor and the motion carried.

Discussion And Consideration Of Broadband For Lucerne Marina: Commissioner

Tippets welcomed Jerry Taylor of the Lucerne Marina to the meeting. Jerry said one of the major concerns is that during the summer there is a big draw on the internet through the local system and it is not sufficient and requests for improvement haven't brought about any changes. There are lots of people who work from their boats. Union Telephone has been contacted and their engineering department is working on taking the broadband from their terminus point at the Hub to Green River and maybe placing a tower at Lucerne. Several locations are being investigated and one is H loop that was abandoned by the Forest service, but is a potential site for future development of a hotel at the Marina, so internet is important for that facility. They've enclosed the Marina area for the first time and added 37 new slips and there is a waiting list for them due to Covid and Lake Powell is an issue that will be discussed later. We are working on finding some development funds to help with the improvement of the internet. The Forest Service believes that there shouldn't be major issues, but it might need some minor tweaks to the EIS.

Commissioner Lytle motioned to support Flaming Gorge Corporation with a letter or whatever is needed. Commissioner Lytle asked about the update on the water situation with Lake Powell. Colorado got the best deal on the Upper Colorado Compact. There is nothing that will affect the agriculture needs. They are working on a plan that has to be completed by April and BOR will take comments on their plan. The money from the power generated by Lake Powell is paying the bill for the whole system. We have never really had to worry about this in the past, but now we do. Minimum pool is something Aaron Million warned Jerry he would need to look at. The last time they had this come up was when they put in the penstocks and they were fine then. The penstock needs to be repaired, so maybe that will happen while the water is down. Commissioner Asay seconded the motion. All were in favor and the motion carried.

Discussion And Consideration Of Donation Of Ambulance Services For The Cow

CountryJunior Rodeo Series: Commissioner Asay asked Kelly Westerberg to come forward and talk with the Commissioners. She had talked with Casey Olsen and he was okay with providing EMT services. Kelly said she appreciates the support in the past and they have updated the membership fees but last year they went in the whole, so they could use some more support to keep the rodeo series going. The board is made up of volunteers to help keep the price down and she hopes they can have the County's support again this year. They need two qualified people on hand if the ambulance gets called out, but don't need two ambulances. Castle Rock is not available this year. Sgt. Isaacson was okay with donating the ambulance services.

Commissioner Lytle motioned to go forward with the sponsorship of the ambulance for seven rodeos, the arena and the grounds and the saddle sponsor for \$900. Commissioner Asay seconded the motion. All were in favor and the motion carried. It is an increase of \$100 for the

Saddle sponsorship. We need to get this information to Keri as an invoice to get the donation paid and it may require a budget adjustment.

Discussion And Consideration Of Jessica Campbell, Maretta Bair, Justin Von Eberstein As New Members Of The Community Economic Development (CED) Board:

Commissioner Tippets said he failed to get Sami Reitz to represent the Town of Manila. Commissioner Lytle motioned to amend the Agenda to add Sami to the list. It was inadvertently left off the list. Commissioner Asay seconded the motion. All were in favor and the agenda was amended. Commissioner Asay thanked everyone for being willing to serve on this important board.

Commissioner Lytle motioned to approve Jessica Campbell, Maretta Bair, Justin Von Eberstein and Sami Reitz for the Community Economic Development Board. Commissioner Asay seconded the motion. All were in favor and the motion carried. Keri noted she did not have a volunteer form for Sami yet and Matt noted it had just been given to the Mayor yesterday and would be completed as soon as possible and given to Keri.

Discussion And Consideration Of Nomination Of Cowboy/Cowgirl For Daggett County For Ogden Pioneer Days Rodeo: Commissioner Lytle had a thought on this and thought that Mark Wilson was one who was not necessarily a cowboy, but had been actively involved in running the rodeo. Commissioner Asay motioned to nominate Donald Pallesen as he has been a cowboy and involved with the rodeos over the years. The Hall of Fame is for those who represent the working cowboy. Commissioner Asay motioned to nominate Donald Pallesen as the County designee for the Ogden Pioneer Rodeo. Commissioner Lytle seconded the motion, but thought we should recognize Mark somehow. All were in favor and the motion carried. Keri was tasked with letting Donald know and getting the information filled out on the form.

Discussion And Consideration Of Point Of Contact & Signatory For Cooperating Agency Memorandum Of Understanding With U.S. Forest Service For Forest Plan Update:

Commissioner Asay motioned to appoint Commissioner Jack Lytle as the Signatory with the Forest Service as he has a good rapport with the Forest Service and a good knowledge of this information. Commissioner Tippets seconded the motion. Commissioner Lytle was okay being the representative and point of Contact. Commissioner Asay and Tippets were in favor and Commissioner Lytle abstained as it was dealing with him. The motion carried.

Discussion And Consideration Of Date For A 2022 Daggett County Budget Amendment Hearing: Commissioner Tippets said the primary reason to open the budget was to include the grant obtained for the EMS Director. Keri said this isn't time sensitive, but needs to be done. March 15th was discussed as a possible date.

Commissioner Asay motioned to set the Public Hearing for the Budget Amendment for March 15th at 10:00 am. Commissioner Lytle seconded the motion. All were in favor and the motion carried.

Discussion And Consideration Of Transfer Of Burial Rights And Caretaker Responsibilities In The Manila Cemetery From Les Schofield To Melissa Hughes For Section 11, Lot 06, Graves 1-6: Commissioner Lytle motioned to approve the transfer of burial rights and caretaker responsibilities from Les Schofield To Melissa Hughes For Section 11, Lot 06, Graves 1-6. Commissioner Asay seconded the motion. All were in favor and the motion carried. A short recess was taken and came back into session at 11:04 am.

Discussion And Consideration Of The Village: A 44 Bed Workforce Housing, Camping, And Recreation Hospitality Development In Dutch John: Commissioner Tippets was going to skip items 10 and 11 for item 12. Charlie Luke with Anthem partners had a presentation and introduced Bob Bergmann, Matt Lucas and his other partner Dave Petersen. We looked at a way to solve some of the issues with workforce housing and there needs to be an influx of people and capital and there is nowhere for new people to go.

They looked at how they might be able to pencil out a way to alleviate the problems that exist. They had to rethink the entire process to keep it affordable. Charlie said that he served on the Salt Lake Council for 8 years and the RDA is a tool that they used and the County has an RDA, which is good. The RDA is regulated so that you have to spend the money within the RDA project area, but Affordable Housing is one exception. In order to do this we have to do this in phases. The rooms are not entirely private as they have a shared bathroom and so this is not for everyone, but it could help out to get people out of their cars and illegal campsites. We would also like to bring back the public stables for local trail riding. In the future we would like to rough out 50 to 100 trailer spots that people could live in and not have to pack up their campsites. We would also look at something for hospitality-AirBnB style. We have talked with State Workforce services and there is money that should be available after the legislature this year and they will vie for that money. In Garfield County there is a Resort-Recreation Zone and it has been presented for the Town for consideration and the County should also consider it as well. We would need participation from the County RDA to provide land to leverage for the development. These are previously used man camps that would get a new facade to work with the western theme of Dutch John. They were looking at the companies to help also. Matt Lucas said the Town asked them for a proposal as they are trying to figure out an answer for the issue that already exists. Charlie said Salt Lake City has a challenge in that temporary camping has become permanent. Matt said that he has six guides who plan to camp this summer due to the shortage of housing. Matt also said that they tried to get some interns from the University of Utah, but their first question is where am I going to stay. The current zoning and the requirement for curb and gutter does not work for the type of development needed and the Town has been interested in looking at something short-term. Alternative systems are being considered, but the town and County would both prefer new development to hook up to the system, but are willing to look at other options temporarily. The development could be privately run or there could be a partnership with the County. Let's do something that contributes to the town. Utah State and Dixie have this type of problem for their students and they won't even consider this type of plan for workforce dormitories. Hooking into the utilities would be preferable, but temporarily unhooked until the connections are created could be considered. Commissioner Lytle liked this thought process and Commissioner Asay said he didn't want to see a dust bowl for camping, so this seems to be a good idea. Matt said he is excited that the City is considering it and didn't just kick them out. Charlie said they would plan to run it and not need the County to be in the middle. Thomas was on and said he would be willing to lend support and resources to see this get going. Charlie showed information about the corral area that they would like to see rustic western style. Dave or Bob said he has traveled all over the world and stayed in different man camps, some good and some not so good, so they will take that experience into account. A commercial kitchen would be available in phase 2 and additional amenities as these module units are very well built and a common area could be added. There should be a subgroup that can start working together to get this mapped out, with the help of Thomas and some engineers.

The horse corral area was discussed and the gas pipeline needs to be taken into account as there is a 30' on center and they need to be on site if you do anything within the 30'. There was a question regarding housing near the corrals and what was wanted and the portable corrals were used for a time after the 2002 fire. Commissioner Tippets said the message he wants to convey is one of support for the concept and would like to see them move forward as the devil is in the details. We

don't want to end up in a situation like guide row where everything gets dilapidated. It's about 1000' to get water and sewer. There is some question on the location of manholes and other things that still need to be researched and there is a need to get the engineers to work on this to pump or keep the grade going very deep. The bottom of the airport is being replumbed to get it working right.

Charlie said he needs the contact info for those the Commissioners want him to work with. The Town people are known and you can work with them and Trevor. Thomas chimed in and said he is in the Vernal/Roosevelt area three days a week and two days in Salt Lake. The Commission will provide his information. Hopefully Senator Winterton can help provide some funding. Thomas will continue to work with Dutch John to encourage temporary solutions to get the ball rolling.

Commissioner Tippets had Lance Porter, District Manager of Green River District of the Bureau of Land Management (BLM) introduce himself. Mr. Porter said there are lots of projects that involve that County coming up and he is open to discussion and Commissioner Lytle noted he needs to speak with him soon regarding something, so they will do that offline.

Discussion And Consideration Of Dutch John Sewer Plant Repair Funding Options

And Of Dutch John Sewer Infrastructure Master Plan: Commissioner Tippets turned the time over to Aaron Averett of Sunrise Engineering. Mr. Averett said he met with Trevor last week and there are three issues and number 1 is the Treatment Plant equipment is needed as one train is offline and it has issues, but the quote is higher than originally anticipated, which is why we have put together this funding request. The 2nd thing is the lines have been in the ground for 60 years and so there are known problems and others are unknown and so there needs to be an evaluation of the lines and that will run about \$41,000. The Master Plan is the next step, so that you have a priority list of things that are needed for the system. We would like to get this all going as soon as possible. Aaron asked the Commission if they would consider this an emergency since one train is off line. Aaron had the support of UBAOG to put in an emergency application to get going on this instead of waiting until October, but CIB would have the final say on whether it is an emergency or not. Commissioner Lytle was asked his opinion and he said it has to smell right. He asked if the roof was an emergency and it is not according to Travis. We haven't had any icing issues without the roof, but we have snow getting into the train that is not being used. The amount for the emergency parts is \$42,000 with Trevor doing the installation. It is a Sole Source contract as maybe someone could manufacture the parts, but probably not. Commissioner Lytle asked if they had a State Contract, and it wasn't known. The installation will take 2 days and should be doable by Trevor once the parts arrive. The parts are out 12 to 18 weeks at this point in time but could be longer when we finally get them ordered, which is part of the emergency or at the very least a Suspend and Fund option. Commissioner Lytle motioned to go with the \$42,000 for the parts on the Emergency application. The rest can be deferred to another application unless the Engineer has other ideas. Aaron thought that the \$10,000 could be in there as a buffer, but the rest of it can be part of a separate application, since we don't know the status of the lines at this point in time. The Town Ordinance says that all new pipes should be placed in the roadways. Commissioner Tippets asked if we had a good representation on our CASI list and Commissioner Lytle thought so. Will this affect our request for the Water project and Commissioner Lytle did not think so. There is a little bit in contingency included in the cost of \$42,000, but probably not the normal 7%. The plan and the Sewer assessment go together as part of an application to the Division of Water Quality and it is a silent loan for 5 years unless you apply for a project and then it gets wrapped into the project. Commissioner motioned again to go forward with the Dutch John Sewer and Water planning application as well as the exigent repairs that need to be

done even though the amounts may change a little bit. Commissioner Asay seconded the motion. All were in favor and the motion carried.

Aaron asked to give an update on the Water project. The Legislature is looking at providing \$100 million for funding but nothing is set in stone. They are indicating that they will use the list from last time as a priority.

Commissioner Lytle was asked if he attended the meeting last week for the SITLA property and he needs a reminder to talk with Dave Ure about this and the other sales. Commissioner Lytle motioned to recess until 2 pm for the Airport Work meeting and the meeting was recessed.

2:00 PM - Work Meeting To Discuss Dutch John Airport Layout Plan: Commissioner Tippets welcomed Commissioner Asay, Brandi Pearson, Niel Lund, Bret Reynolds & John Barrus (virtual) of CIVCO Engineering and Bart Jensen (virtual) of Jones and DeMille Engineering. Bret asked John to bring up the map and showed the changes made to the airport boundary. The corner where the 35' line was they cleaned up the jog and it makes sense to keep it in the airport. They have contacted someone who is working with the Forest Service and they let them know the Forest Service property is needing to be cleaned up. The Water improvements were not clear yet, so they weren't sure if they should be pulled out now and it is thought they should be out. The easements need to be shown as well. The current hangar is in the airport footprint. The lines will need to be moved and certain lines can just be vacated. Some overhead power lines will need to be relocated. Commissioner Lytle came into the meeting and was brought up to speed on the discussion and the big question was to do everything at once or save some for a later subdivision as we don't have all the answers yet.

The next step is to consider how you want to present this publicly. Commissioner Tippets thought the mylar could be prepared and presented to the town for their approval. There is a right-of-way that was on the map that the State asked to be taken off, so a new right-of-way needs to be developed. The parceling for the water system needs to be separate, because it may be given to the Town at sometime. It would have to not be part of the airport. The road needs to be dealt with now so people can access the other side like Matt Lucas or Lincoln Berthold. We might have a separate plan for roads so they don't forget about the roads. Aeronautics wanted the roads taken off. The roads are there and so we need to have a plan for how to show them for future development. Nothing is set in stone yet. The mylar can be prepared with the property line adjustment for the water and sewer. Bret and Bart said they would work on the changes and get with Aaron and Trevor to make sure they take into account the needs for the water and sewer system. The next meeting will be March 1st and Bart will be in St. George at the Rural Water Conference, but Martin can attend.

The next thing is the design for the apron project, so John brought up the PDF that has the plan for the Apron area. We will start building as much as they can with the existing funding. Part could be abandoned and we start building what we want. The question is how far we could get with current costs. The current tie downs would be part of the taxi way so they couldn't be used. We need airplane parking now, so maybe that should be first and then worry about the commercial stuff area for gas and hagar's etc. We have an area for AWOS, but there were other things we needed first like parking and lighting. Power on the apron for warmers would be nice. It could be on a timer with a credit card option like the light timers for the rodeo arena. Trevor said it would be nice to make a presentation or at least let the town know of when they could come and get some preliminary information prior to the presentation to the Zoning board.

Commissioner Tippets adjourned the meeting at 3:26 pm

/s/ Matt Tippets
Commissioner Matt Tippets

/s/ Brian Raymond
Clerk/Brian Raymond

/s/ Randy Asay
Commissioner Randy Asay

/s/ Jack Lytle
Commissioner Jack Lytle