

Minutes of the regular meeting of the Daggett County Commission/Redevelopment Agency Board, Tuesday, November 19, 2013. All members were present. Vicky McKee, County Clerk, was present as board secretary. The meeting was called to order at 9:00 A.M.

Also present were: Dennis & Eyvonne Long, Keri Pallesen-County Auditor/Recorder, Niel Lund-County Attorney, Brian Raymond, Thompson Davis, David Orr and Ed Eudis.

There was no one present with old business nor citizens comments.

The minutes of the November 5, 2013 meeting were provided by the County Clerk's office for review and approval. Mrs. Perry provided a change on Page 4, last paragraph for the word "was" to "were". Mr. Blanchard questioned some wording on Page 3, 1st paragraph which was discussed and determined to leave as is. Upon review, motion by Mr. Blanchard to approve the minutes of November 5, 2013 as revised. Seconded by Mrs. Perry and Mr. Steglich requested some additional discussion regarding the minutes. Mr. Steglich stated that he would like to put something on the record to be included in the minutes for this meeting regarding his comments at the November 5th meeting about the Planning & Zoning Board. With regards to wording in the minutes stating that Mr. Steglich feels that a letter of resignation needs to be requested, Mr. Steglich stated that this comment did not come from him alone as the previous attorneys had recommended it and the current attorneys are suggesting that something needs to be done as well as concerns expressed from past and present P&Z board members. The matter of changing of the minutes from the last meeting was discussed and Mr. Blanchard stated that he wanted to withdraw his motion to approve the minutes since they had been changed. Motion by Mrs. Perry to approve the minutes as revised and seconded by Mr. Steglich. The minutes of Special Meeting held on November 8, 2013 were provided by the County Clerk's office. Motion by Mrs. Perry to approve the minutes as presented. Seconded by Mr. Blanchard, all in favor. The minutes of the Special Meeting held on November 15, 2013 were provided by the County Clerk's office. Motion by Mrs. Perry to approve the minutes as presented. Seconded by Mr. Steglich, as Mr. Blanchard was excused from the meeting, all in favor.

It was determined that the Open Invoice report as provided by the County Auditor's office was to be continued until later in the meeting.

With regards to correspondence, Mrs. McKee reported that there was an email from Ken Brown, Western Counties Alliance, regarding the horse slaughter plants, a "Thank You" card from the Niel Lund family and also a NACO Action Alert regarding PILT payments.

Chad Reed had submitted a Volunteer Application to the county to serve on the Planning & Zoning Board. Motion by Mrs. Perry to approve the application as submitted by Chad Reed to serve on the Planning & Zoning Board. Seconded by Mr. Blanchard, all in favor.

The county had received a revised 2014 State Court Contractual Agreement for consideration. Mrs. McKee explained that due to the expenses for the new mandatory e-filing Civil litigation fee for the District Court, the State had revised the contract to cover those additional expenses. Motion by Mrs. Perry to approve the amended 2013-2014 State County Contractual Agreement. Seconded by Mr. Blanchard, all in favor.

Mr. Steglich stated that the matter of the Cooperative Agreement between Utah State Park and Recreation and Daggett County for the operation and maintenance of the Snowcat in Daggett County should be continued until some issues can be resolved. The matter of who was responsible for the maintenance was discussed. Motion by Mrs. Perry to approve the matter to be continued until a later date. Seconded by Mr. Blanchard, all in favor.

The matter of the vehicle lease and resolution for the two vehicles for the Sheriff's office needs to be continued to allow more time to receive the paperwork.

Mrs. McKee explained that the matter of surplus declaration for the Snowdog, Peterbilt and fax machine was left on the agenda by mistake but she does need to get a list price for the Snowdog and the Peterbilt to list the equipment on Public Surplus.

Mr. Steglich reported that the Daggett County Road Department was working with Equipment Sales, Inc. on purchasing a 2003 John Deere Grader. Mr. Olsen had requested that the 1984 John Deere, 772A Motor Grader and 1998 Champion 720VHP Grader be declared as surplus to be used as a trade in on the 2003 grader. Mr. Blanchard suggested that the county consider selling the two graders rather than trading them in thinking that they might bring more money that way. Mr. Steglich replied that they had

gotten an estimated value of these two vehicles with the top end being \$60,000.00 and Equipment Sales stated that they would give \$50,000.00 as a trade in value. They then counter offered the difference and Equipment Sales then agreed to the \$55,000.00 trade in value which he felt could be more than what they could get by selling them. Motion by Mr. Blanchard to surplus the 1984 John Deere and 1998 Champion Grader and use as a trade in for the 2003 John Deere Grader. Seconded by Mrs. Perry, all in favor.

Motion by Mrs. Perry to go in/out of RDA portion of the meeting at 9:30 A.M. Seconded by Mr. Blanchard all in favor.

Thompson Davis, Ed Eudis and David Orr representing Delta Plan One were present to provide a proposal for consideration by the County Commission for approximately (6) six acres for a purchase price of \$12,000.00 per acre. Mr. Steglich reported that there will be another proposal for Dutch John Property a little later in the meeting. Mr. Davis stated that they want to purchase the 6 acres out of the 40+ acre option that they have as part of a funding package with the closing date on or before January 18, 2014. The six acres is located between the RV Park and Trout Creek which was part of the original four acres plus two that they had included in the original contract. They have provided the contract and map for review and it was determined that the property needs to be surveyed. Mr. Steglich questioned who was to be responsible with the response being to split the cost 50/50 as done before. The proposal was reviewed and discussed. Mr. Lund suggested that #19 – Severability of the contract contain a Venue Clause (any dispute be handled in Daggett County). It was also determined that #4. – Special Assessments be revised to read: Buyer and Seller will split the cost (50/50) of the survey. The matter of the need for the survey to be completed as quickly as possible was discussed and Mr. Blanchard stated that he would work with Mr. Davis on getting this accomplished. Mr. Davis stated that they would like to move the matter along quickly and that upon approval they would amend the original contract due to the reduction in the four acres. He also questioned if this was to be a subdivision and the matter of dividing land or creating parcels was discussed with Mr. Raymond providing information. With no further questions or concerns, motion by Mr. Blanchard to approve the Contract to Purchase Vacant Land between Daggett County and Delta Plan One, LLC for approximately six (6) acres with revisions as discussed. Seconded by Mrs. Perry, all in favor. The revised contract will be provided to Mr. Lund for his review and approval prior to signing.

Mr. Davis also provided a proposal to purchase approximately a forty (40 acre) parcel located in Dutch John Draw and he provided a similar contract for the property for review and consideration in the amount of \$40,000.00. The 40 acre parcel in Dutch John Draw is not all usable but it fits the county's and their needs. The purpose of the 40 acre parcel is to use to build a storage building (80' x 200') for inside boat storage, to house their equipment and as a impound yard for their wrecker service. The parcel was discussed with regards to various easements, setbacks, power lines and etc. The document as provided was reviewed and discussed. The parcel also contains a 1,120 square foot building owned by the county and Mr. Steglich stated that location would be good for an Information Center for the county and local businesses. The matter was discussed with regards to Delta Plan One installing and manning a visitor center at that location. Mr. Eudis expressed his concern with who would man the building and pay for it. Mr. Steglich stated that even just a sign on the building stating Information Center where visitors could come in and receive information on the county and businesses available would be desirable. This matter will be continued as it is 10:00 A.M. and time for a Public Hearing.

Motion by Mrs. Perry to go into the Public Hearing scheduled for 10:00 A.M. for the purpose of obtaining public comments regarding the use of Title III funds in Daggett County. Seconded by Mr. Blanchard, all in favor. Mr. Steglich provided the following information to those present: As required by the HR 1424, Secure Rural School and Community Self-Determination Program, Daggett County plans to use the Title III County Funds, for the following purposes; 1. Carry out activities under the Fire Wise Communities program to provide to homeowners in fire-sensitive ecosystems education on, and assistance with implementing, techniques in home siting, home construction, and home landscaping that can increase the protection of people and property from wildfires; 2. Reimburse Daggett County for Search and Rescue and other emergency services, including firefighting, that are: a. Performed on Federal Land and b. Paid for by Daggett County and 3. To develop community wildfire protections plans.

Mr. Steglich opened the meeting to receive comments and questions from those present. Mrs. McKee reported that she had not received any questions or comments by mail or email. There was no one present with comments or questions. Motion by Mr. Blanchard to go back into the regular meeting at 10:05 A.M. Seconded by Mrs. Perry, all in favor.

Motion by Mr. Blanchard to approve the expenditures of Title III moneys as stated. Seconded by Mrs. Perry, all in favor.

The matter of the Delta Plan One proposal continues. Mr. Blanchard stated that \$40,000.00 does not sound like a lot of money for 40 acres but Mrs. Perry added that since most of the property is unusable acres it could mean approximately \$10,000.00 per acre. Mr. Blanchard stated that there is a concern with connecting to the sewer due to rock and the water line is only a 1" line so a new line would need to be installed. Mrs. Perry questioned the possibility of a natural gas line and the matter was discussed. Mr. Lund, County Attorney, recommended the same changes as the last contract: appraisal to survey, 8th District Court and 50/50 split. Motion by Mr. Blanchard to approve the Contract to Purchase Vacant Land for approximately 40 acres in the amount of \$40,000.00 with communication between Delta Plan One and Daggett County for the possibility of working together of putting in a visitor center on the property. Seconded by Mrs. Perry, all in favor.

Mr. Lund stated that upon review the definition of subdivisions in the county's ordinance is dividing property into three or more lots for the purpose of sale or building development and Utah State law identifies a subdivision as a split of two or more. The matter was discussed. Delta Plan One will need to work with Planning & Zoning for both purchases. The original contracts for both proposals will be provided by Delta Plan One to the County Attorney and upon his approval be signed and submitted back to Mr. Davis. Mr. Eudis will meet with Mr. Blanchard on the survey for the property.

The matter before the RDA board is the Warranty Deed for Left Hand Fork, Inc. for Lot 2, Block 6 Dutch John. Mr. Lund recommended for the Commission to approve the documents as provided and with signing to be done at the closing. The document as provided is the same as Grant Charles had prepared with revised dates. Motion by Mrs. Perry to approve the Warranty Deed, Trust Deed and Promissory Note with Left Hand Fork, Inc. for Lot 2, Block 6 Dutch John Townsite. Seconded by Mr. Blanchard, all in favor. The documents will be signed at closing.

With Mrs. Pallesen being present at the meeting, the Open Invoice Report was back on for Commission review and approval. Mr. Blanchard questioned if the coding for the invoice from Bridger Valley Electric for the Dutch John Justice Court should be for Fund 10 rather than Fund 29 as listed. Upon review, Mrs. Pallesen stated that she will revise the coding. Mr. Steglich questioned the invoice from Uintah Engineering in the amount of \$1,972.00 for the park sewer line and Mr. Blanchard stated that it was budgeted monies for sewer lines in Fund 28. With no further discussion, motion by Mrs. Perry to approve the Open Invoice Report in the amount of \$150,713.84 as revised. Seconded by Mr. Blanchard, all in favor.

Ray Hussey, Gallagher Insurance, was present to provide the final quote for medical insurance for county employees. He stated that Cigna had come back and stated that they could not provide coverage for Daggett County at the quoted rate based upon the survey results from the employees. They approached Select Health again and they revised their earlier quote to 11.4%. PEHP was still at the 10.2% and EMI provided a quote at a 9% increase. Mr. Hussey stated that next year there could be a sizable increase with these two companies since they had provided the quotes without knowing the county's risks. The matter of the various proposals, employee liability versus county liability and the effects of Obama Care were reviewed and discussed. Upon review and discussion, motion by Mr. Blanchard for the county to remain with Select Health for employee health insurance and deal with the amount to be paid by the employee the same as with the budget. Mr. Hussey provided information regarding a different plan for vision through Opticare of Utah. The options for Opticare were reviewed and discussed and Mr. Hussey stated that the plan will cost less with better benefits. Motion by Mr. Blanchard to approve going with Opticare of Utah as provided. Seconded by Mrs. Perry, all in favor. Mr. Hussey also provided information regarding Dental Select as his recommendation which reflects a 3.78% increase which is only a couple of dollars a month per employee. Upon review and discussion, motion by Mr. Blanchard to approve to continue with Dental Select. Seconded by Mrs. Perry, all in favor.

With no further business, the meeting adjourned at 11:15 A.M.

/s/ Vicky McKee

/s/ Jerry Steglich

/s/ Karen Perry