

Town of Dutch John



P. O. Box 235
Dutch John, UT 84023
www.dutchjohn.org

NOTICE OF PUBLIC MEETING
Town Council Regular Meeting
Dutch John Conference Hall
August 24, 2022 7:00 P.M.

MINUTES FOR

NOTICE OF PUBLIC MEETING AND AGENDA

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ATTENDANCE: Sandy Kunkel, Trevor Brooksby, Al Pulham,, Terri Winn, Harriet Dickerson. Jack Lytle, Martin Pierce, Vlad Karpayev, Bob Linville, Rachel Albritton, Darren Bowcut, John Morton. Bret Reynolds, Woody Bair.

1. WORK ITEMS – WORK MEETING CANCELED

2.

2. CONSENT AGENDA

1.1 Minutes of meeting: August 10, 2022

1.2 Business Licenses: None

1.3 Expenditures: Dominion Energy \$21.65

1.4 Correspondence: Ms. Kunkel has a request for someone wanting both the American flag and the Town flag or State flag. Mr. Pulham said he has a Utah State flag. Mr. Pulham will see what he can find out. Mr. Pulham moved to accept the Consent Agenda with corrections to the Minutes. Ms. Winn seconded. Motion passed unanimously.

3.PUBLIC COMMENT. Ms. Dickerson said Congressman Curtis was in our District and had a breakfast at the lodge in which the Town was duly represented. Mr. Johns arranged for their group to go down the River and they were excited and impressed with our area.

Darren Bowcut asked to explain some things about Guide Row. He feels the residents are all in the dark about what is going on. Commissioner Lytle said they are anticipating a closing in September with Ms. Hedrick. The water/sewer will stay with the County and the rent will go to her. Mr. Bowcut wanted to know who is responsible for moving the trailers. Mr. Lytle said he would check with the County Attorney. Ms. Albritton had talked with Brian Raymond and thought Ms. Kedrick was to give residents notice in September and they were to start paying her in October. Mr. Bowcut felt there were inappropriate things going on. Mr. Lytle said he would check in with everybody and see where things stood. He gave contact info for the County Attorney, Kent Snyder. Mr. Bowcut feels everybody is confused. Ms. Kunkel thanked Mr. Bowcut and Ms. Albritton for coming. Mr. Bowcut feels this will have an effect on the Town and our economy. He feels it is important that they have a place where they can be heard. Mr. Bowcut discussed the rental raise and the unavailability of other places to rent. Commissioner Lytle said there is a public participation agreement which needs to be thoroughly read. Ms. Albritton said she had read it with a lawyer and felt there are many things that are unclear and therefore there are questions. Ms. Kunkel said for the Town Ms. Kedrick needs to start with Planning & Zoning and the process has not been started. She said they should feel free to come to the Council and we would help where we could. Commissioner Lytle said probably the discussion should be an agenda item to start the process. Ms. Kunkel said this could happen at the Conference Hall.

4. OLD BUSINESS

4.1 Road Striping Project - Discussion and Possible Action. Mr. Brooksby will get the RFP out and have information for next meeting.

4.2 Civic Water rate. Discussion and Possible Action. Ms. Kunkel reminded everyone that with the property purchase we agreed to revisit the water rate. Mr. Pulham questioned sewer charges but Mr. Brooksby said no sewer is charged for the big lawn or the cemetery. Ms. Winn believed we had agreed to this and should go forward. The Commission prefers the discussion be during regular Commission meeting. We decided to propose a single residential rate. Commissioner Lytle discussed the need for the water/sewer budget to be maintained for the benefit of all and expressed his belief that the system is being run as efficiently as possible at the current time. Mr. Brooksby added information about several plans for updating all the sewer system and grants received to improve the system. Our ability to apply for grants is diminished because of the residential structure – fixed income residents/ second homeowners, etc. The goal is trying to get these systems to be self-sufficient. Mr. Pulham added that the Town is only trying to achieve a more fair rate for its citizens. He also questioned what government entities pay. Ms. Dickerson believed data should be collected which will show exactly how much water is being used by the Town. It is believed that the discussion should be undertaken. We will request being on the agenda on September 13th.

4.3 Dumpster Location and Improvements – Discussion and Possible Action. Ms. Dickerson had received information from G&H as to the different sizes of dumpsters they have – how much they hold – all costs involved. They suggested we try at least a couple of options before deciding which will serve the Town best and before we go to the expense of setting up a permanent pad. Ms. Kunkl had estimates for concrete for two pads which would total approximately \$9,000.00. Discussion will continue at next meeting

5. NEW BUSINESS

5.1 Discussion Airport Area Reshaping Subdividing and Plotting, Daggett County – Discussion
Commissioner Lytle and Martin Pierce, Engineer with Jones & DeMille presented maps showing the current airport boundary layout and the new one proposed. The purpose of the project is to reshape the airport maintaining the area under control of UDOT Aeronautics leaving the rest in a position to be transferred to the RDA for development. There was input and questions fully explored. Commissioner Lytle said there is still an Airport Plan in effect which also includes the Forest Service. Utilities and access rights-of-way were discussed. There will not be a need for a fence unless UDOT upgrades the runway. The weather observation system was also discussed. It is believed that the improvements made at the Manila Airport are sufficient for both airports. Monies will be spent on other improvements for the Dutch John airport. Commissioner Lytle said they brought this to Council for review and comments. They have had a hard time figuring out if it fits our subdivision code but believes it can change for shapes and sizes and the County is looking for approval. Ms. Kunkel said the Council couldn't give approval without first submitting to Planning & Zoning.

Ms. Dickerson asked about the Airport Plan and Commissioner Lytle said it has already been approved and doesn't need anything from the Council but the plan helps drive the project. This request is a land action which they need to bring to us for approval. The shaping will allow for development and different possibilities with the airport. Commissioner Lytle said the biggest part is the property line changes. The length of the runway could be extended in the future with UDOT restrictions and approval. Ms. Kunkel said this would be given to Planning & Zoning for review and return to Council. Commissioner Lytle said this is not a subdivision – like houses – but rather just cutting out a portion of land. He could be available for questions by PnZ if necessary. Next PnZ will be September 7th. The legal description will be provided.

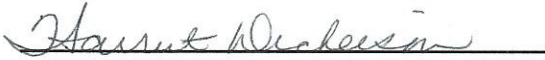
5.2 Flaming Gorge Special Fire District Presentation and Request for Participation by the Town – Discussion and Possible Action. Ms. Kunkel and Mr. Brooksby had attended their advisory meeting and they learned that Manila has signed a Resolution to start the process for joining. She turned the time over to Mr. Reynolds and Mr. Bair. They are in a place where they can formally request that the Town join the Flaming Gorge Special Fire District and join their Board. Mr. Bair said that although he generally doesn't support higher taxes and this is a taxing entity, but this tax is appropriate because we care about our property, our neighbors and our community. If the Town were to join we would have to impose a tax on our residents. They are starting the annexation process for Manila and in 45 days there will be a public hearing. If Dutch John joins now we would have a seat on the Board and the taxes would be used to increase Fire and EMS protection. The money can be used for grant funding, vehicles, and other opportunities. Dutch John can join now and be part of the steering for the future. The District has gone through an incredible amount of paperwork, truth and taxation, and etc. etc. It is together now. Mr. Reynolds did clarify that starting the process is only the beginning. After the public hearing there is also a "protest period". If there is no opposition the process can continue or if opposition, it could go to a ballot vote. Ms. Dickerson asked about the taxing monies, saying at the same rate Manila would contribute much more than we would and what difference this could make. She also asked about the percentage. State statute sets the rate. It is .00684% and this amounts to \$68/per \$100,000 per year. So on a \$200,000 home value a resident would pay \$130.00 per year. It is a property tax so land without a house is also taxed. The unincorporated portion of the County tax will generate \$207,000; Manila \$67,000 and Dutch John \$17,700.

How the money is distributed is a concern for everyone. That is the purpose of having a Board. The money needs to be spent where the greatest need exists. Because Dutch John is so small. we potentially have a lot to gain. Mr. Reynolds expanded with an example that if we were starting from scratch, the Towns would have primary service because that is where the people are and where the tourists go, hence where the greatest need exists. The District will worry about everybody and all the property. Mr. Brooksby contributed that the Town is already responsible for the building and maintenance of the fire station and equipment; whereas if we join them the District will assume these responsibilities. The Board will decide what exactly is the best way to provide the best service for the community. Mr. Bair added If we can train together and practice together and use the money to upgrade everyone's equipment, it is also believed that everyone's fire insurance will go down – hopefully about the same amount as the tax being levied. If the Town's have excellent equipment the response to a fire in the unincorporated portion of the county will be better – so everyone wins. If Dutch John joins, they will also have a say in how the money is spent. Ms. Winn brought up the fact that we are more stressed about EMS than fire protection at the moment. The answer is that hopefully there will be more money which can be used for training and payment to people to provide EMS services. Both men feel that it is only a matter of time before EMS is included in the District. At the time there is someone to run it, the Sheriff will turn over the responsibility. It is believed that Manila is going to have an EMS program this Fall and perhaps Dutch John could attend digitally. Mr. Brooksby believes the Town is not currently providing EMS services as required by law. So, the Town needs to step up and fund more service or join the District and pursue the service that way. We are receiving service through the Sheriff's department. Ms. Kunkel reminded that our property purchase agreement also dedicated the \$35,000 be spent on EMS service. Ms. Kunkel said the bottom line is – we are a volunteer town, we don't have a tax, our fire department works very hard with inferior equipment, and we have quality personnel doing the job. Manila gives their people a stipend. Everybody likes to go to a fire but that is not true of training. Our fire department needs equipment we can not provide; nor can we provide them with what they are worth.

We want to see our fire department have what they deserve. Residents need to decide what they want. A tax may be bad timing but when you consider everything, joining the District has the best chance of providing the best service for our people. Considerable further input was considered and possible scenarios explored. Mr. Brooksby asked for Council members to express their feelings as to the decision to be made before a formal motion is made. At the conclusion Mr. Brooksby made a motion that the Town move forward and make the Resolution to start the process of joining the Flaming Gorge Special Fire District. Ms. Winn seconded. Motion passed unanimously.

5.3 Conditional Use Permit for an Overnight Rental, Rick and Wendee Carter – Discussion and Possible Action. Ms. Dickerson said Ms. McDonald didn't have the inspection back from Matt Tate. There are only simple things not completed. We could pass with conditions if we want or not. Ms. Kunkel said the things were minor and they have good intentions. Mr. Brooksby said they haven't got in touch with him yet about the sidewalk requirement. Parking seemed complete. It has been recommended by Planning & Zoning. Ms. Winn believed we would be better to wait until inspection report received. Mr. Brooksby agreed and was hesitant to approved without completed inspection. Tabled for more information.

There being no further items requiring attention tonight, the meeting adjourned at 10:30 p.m.


Harriet Dickerson, Clerk