

# Five County Association of Governments

1070 West 1600 South, Building B  
St. George, Utah 84770

Fax (435) 673-3540



Post Office Box 1550  
St. George, Utah 84771

Office (435) 673-3548

[Approved by Steering Committee on January 11, 2023]

## MINUTES FIVE COUNTY ASSOCIATION OF GOVERNMENTS STEERING COMMITTEE MEETING WEDNESDAY, NOVEMBER 9, 2022 at 1:30 P.M.

MEETING WAS TO HAVE BEEN HELD AT FESTIVAL HALL; ROOMS 5&6; ADDRESS: 105 N. 100 E., CEDAR CITY, UTAH; BUT DUE TO A SEVERE WINTER CONDITION SNOWSTORM THE MEETING WAS CONDUCTED SOLEY VIA THE ZOOM VIDEO CONFERENCE OPTION WHICH WAS ALREADY AVAILABLE.

### MEMBERS IN ATTENDANCE

Commissioner Jerry Taylor, Chair  
Commissioner Gil Almquist  
Commissioner Wade Hollingshead  
Dale Brinkerhoff  
Hurricane City Mayor Nanette Billings  
Milford City Mayor Nolan Davis  
Tyler Fails  
Commissioner Paul Cozzens  
Escalante City Mayor Melani Torgersen  
Henrie Walton (ex-officio, non-voting member)

### REPRESENTING

Garfield County Commission  
Washington County Commission  
Beaver County Commission  
Iron County School Board  
Washington Co. Mayor's Representative  
Beaver County Mayor's Representative  
Beaver County School Board  
Iron County Commission  
Garfield County Mayor's Representative  
Dixie State University

### OTHERS IN ATTENDANCE

Bryan Thiriot  
Gary Zabriskie  
Cody Christensen  
Johnnie Miller  
Rob Dotson  
Mollie Halterman  
Shawn Christensen  
Karen Peterson  
Terrah Anderson  
Mallory Bateman  
Cindy Bulloch  
Heath Hansen  
Kyle Wilson  
Jeff Mather

### REPRESENTING

Five County AOG Executive Director  
Five County AOG Deputy Dir./Chief Technology Officer  
Five County Associate Planner  
CEO, Utah Counties Indemnity Pool  
City Manager, Enoch City  
Mayor, Parowan City  
President & CEO, St. George Area Chamber of Commerce  
Community Development Manager, Sunrise Engineering  
State of Utah, Governor's Office of Planning and Budget  
Senior Research Analyst, Kem C. Gardner Policy Institute  
Congressman Chris Stewart  
Senator Mike Lee  
Senator Mitt Romney  
Director, St George Small Business Development Center

Approximately 15 additional officials online participating in exercise for Agenda Item # VI. As they didn't provide them on the Zoom meeting, or from an e-mail request afterwards, their names are unknown.

---

BEAVER

GARFIELD

IRON

KANE

WASHINGTON

**AGENDA ITEM I. WELCOME BY CHAIR**

At 1:36 p.m., Garfield County Commissioner Jerry Taylor, as Steering Committee Chair, welcomed everyone to the Five County Association of Governments Steering Committee meeting, and acknowledged that there was at that point of time a quorum with nine Steering Committee members in attendance online. He said that he appreciated the patience of those that were in attendance online at 1:30 p.m., both on the Board and others online, as they could not start the meeting without having a quorum, which is at least eight members present.

**AGENDA ITEM II. PLEDGE OF ALLEGIANCE**

The Chair then asked Commissioner Gil Almquist to lead the group in the Pledge of Allegiance.

**AGENDA ITEM III. APPROVAL OF MINUTES FROM October 19, 2022 MEETING**

The Chair asked if everyone had a chance to read those minutes, and if they had any questions, comments, or concerns? He then called for a motion for approval of the minutes for the previous October 19, 2022 Steering Committee meeting held in Cedar City.

**Commissioner Wade Hollingshead moved to approve the minutes as presented. The motion was seconded by Commissioner Paul Cozzens.**

The Chair after asking for any needed discussion, and seeing there was none, called for a vote.

**The vote of the members in-person and on the videoconference was unanimous in the affirmative to approve the minutes as presented.**

**AGENDA ITEM IV. CDBG FIRST PUBLIC HEARING POTENTIAL CDBG APPLICATION BY THE FCAOG**

The Chair declared the First Public Hearing for a potential Five County Association of Governments' Community Development Block Grant application. The Chair turned the time over to Cody Christensen, an Associate Planner at the FCAOG who explained that the purpose of the "CDBG First Public Hearing" is to provide citizens with pertinent information about the Community Development Block Grant program and to allow discussion of possible applications for the 2023 funding cycle that's coming up. He explained that the grant money must be spent on projects benefiting primarily low- and moderate-income persons. He explained that the Five County AOG region is expected to receive approximately \$907,269 in the new program year. He said that all eligible activities that can be accomplished into this program are identified in the CDBG Application Policies and Procedures Manual that the public can review at any time. He said that the AOG staff passed those manuals out at the How to Apply workshops to most of the entities, and most of those were represented at that workshop. He gave some examples of certain activities that CDBG can be used for including construction of public works facilities, water and sewer lines, fire stations, acquisition of real property provisions of public services, food banks or homeless shelters, etc. He said that in the past, the Five County AOG has received funds for general administration of the program, for community planning assistance, along with developing and a consolidated plan. He asked for any questions or any input on the CDBG program at this time? The Chair asked if there were any members of the public online for the public hearing, and

if there are to just unmute and ask questions, make any suggestions, or recommendations. The Chair gave ample time for any possible responses while the conference call was open to the public. Seeing that there were no comments, etc. from any members of the public, the Chair thanked Mr. Christensen, and closed the public hearing and moved on to the next agenda item.

**AGENDA ITEM V. ANNUAL BOARD TRAINING - OPEN MEETINGS/ETHICS.**

The Chair turned the time over to Mr. Johnnie Miller, Chief Executive Officer for the Utah Counties Indemnity Pool. Mr. Miller spent approximately 25 minutes providing the annual training to the Steering Committee and Finance Committee Board members on Open Meetings law and Ethics, as required by Utah Code. The Chair thanked Mr. Miller for his training to the board members.

**AGENDA ITEM VI. SHAPE UTAH'S FUTURE -VISIONING.**

The Chair turned time over to Ms. Terrah Anderson, Budget & Policy Analyst with the Utah Governor's Office of Planning and Budget, Ms. Mallory Bateman, Senior Research Analyst at the Kem C. Gardner Policy Institute, and Mr. Ryan Beck, with Envision Utah who together conducted a visioning exercise with the Board members and other participants on the line. They explained that Utah is growing rapidly and many Utahns are feeling some uneasiness as a result. They explained that there are possible different futures for Utah and we all can guide growth to achieve the kind of future we want. They said that in Fall 2021, the Unified Economic Opportunity Commission tasked the Governor's Office of Planning and Budget began work with community partners to develop a proposal for a statewide growth conversation. They said that GOPB developed a proposal in partnership with the state's seven Associations of Governments, Utah League of Cities and Towns (ULCT), Utah Association of Counties (UAC), Envision Utah, Kem C. Gardner Policy Institute, Utah Land Use Institute, and many others. They explained that the project was funded by the legislature during the 2022 General Session and that funding became available in July 2022. They conducted an online survey that utilized smartphones to retrieve survey responses. They indicated that the results of this survey will be included in the reports they are compiling. The presenters finished by explaining the timeline for the process. She explained that the process will run for 16 months, which began in July 2022 and will continue through the end of 2023 with Phase I - Values, Concerns, and Goals – from the present to Spring 2023; Phase II - Growth Scenario Evaluation - Spring through Summer 2023; and Phase III - Promotion of Big Moves - Fall 2023. The Chair thanked Ms. Anderson, Ms. Bateman, and Mr. Beck for this exercise and invited them to bring this exercise to each individual county in our region.

**AGENDA ITEM VII. COMMUNITY DEVELOPMENT SERVICE.**

The Chair turned time over to Karen Peterson, Community Development Manager with Sunrise Engineering. Ms. Peterson discussed how Sunrise Engineering can help communities and counties with planning, zoning, and economic development in addition to their civil engineering services. She said that she appreciated hearing the thoughts and concerns during the previous agenda item, which was a conversation on growth. She said that If any entity would like additional information about accessing a UDOT Technical Planning Assistance (TPA) grant, or to discuss other projects a community is interested in pursuing, to reach out to her or to Joe Phillips in their Washington County office.

### **AGENDA ITEM VIII. CONGRESSIONAL STAFF UPDATES.**

The Chair turned the time over for Congressional Updates. Mr. Heath Hansen, with Senator Mike Lee's office mentioned that there was an election the previous night, so the Steering Committee is going to have put up with him for the next little while, since Senator Lee won re-election. He said he is looking forward to continuing to work with all of the members of the Committee. He explained that the Senate is back in session, and they will be through at least December 16, 2022. He said that they have got to figure out a way to fund the government. He said this will be a lame duck session, and that can always be a little bit dangerous. Senator Lee said that this session he really advised against it, but he was overruled, so the Senate will be back in session until at least December 16, until they come to an agreement on a spending package. Mr. Hansen said they are still waiting on the results for three Senate elections, and depending on the outcome of those, Senator Lee may, or may not, be the chairman of the Judiciary Antitrust Subcommittee, and the Joint Economic Committee. He said that the agenda moving forward for the next couple of years will be determined on the outcome of those three Senate elections, so they are all just waiting patiently on those results. He indicated that this is all he had to present and was open to questions or concerns. The Chair thanked Mr. Hansen for his brief update and asked Mr. Hansen to pass along to Senator Lee the Board's congratulations and to tell him that that they appreciate him.

The Chair recognized Kyle Wilson, with Senator Mitt Romney's office. He said that the Senator's staff is back to work, and they are all scrupulously watching the development of the spending packages going upon the government hoping and praying and trying to prevent some wastefulness there, but otherwise, not much has happened in the ten days since he last reported. He said he is happy to be here and happy to be a resource for everybody. He explained that if anyone needs assistance from the Senator's office to not hesitate to give him a call. The Chair thanked Mr. Wilson for his report.

The Chair recognized Ms. Cindy Bulloch from Congressman Stewart's office. She said that they are thrilled with the results from Utah that happened the previous day in the election. She said that as Kyle did, that they are waiting for some other results to come in, but they are thrilled with the state results in Utah, and some of the local elections. She said they are currently not in session so it has been kind of a slow week for the staff, but the House will be back in session next week, and she will have more to report next time. The Chair asked if anyone had any questions for Ms. Bulloch and seeing none thanked her for her report. The Chair also asked her to let Congressman Stewart know that they are thrilled with the election results.

### **AGENDA ITEM IX. STATE AGENCY UPDATES.**

The Chair asked if there was anyone online to provide state agency updates. Seeing that there were none, he moved on to Agenda Item # X.

### **AGENDA ITEM X. UNIVERSITY UPDATES.**

The Chair recognized Mr. Henrie Walton, who serves on the Steering Committee, as an ex-officio (non-voting) member representing Utah Tech University, to provide an update for the University. Mr. Walton said he only had a couple of quick things to note on Utah Tech University's radar. He

said that the first one is what he has discussed with the Committee before, the City Alliance Program. He said that he apologizes for those of you that are not from Kane or Washington County, but this program is limited to those two counties because that is the service region of our institution. He explained that this is a program that allows municipalities to identify projects that they need help with that they don't have the resources or bandwidth to take on and can partner with the University to get those projects done. He said that they have faculty, staff, and students who are ready to engage in real world problem solving. He said that this is an exciting program. He stated that the application deadline to be a partner city for the coming three years is November 15, 2022, which is the following Tuesday. He said that if you have any questions or are interested in applying, to reach out to him. He said that his e-mail address is henry.walton@utahtech.edu. He said that they continue to make progress on the 183-acre plot of land that the state helped us purchase at the south side of St. George or near the southern border east of on I-15 Exit Two. He said it is in between that exit and the airport, and they are calling it the Desert Color/Southern Campus for the University. He said they are working there on what they are calling an Innovation District there. He said that many of the Committee members have been to Atwood Innovation Plaza, so he suggests they look at this new campus as an Atwood Innovation Plaza on steroids. He said that this would be a place for hands-on experimentation and would have all the resources that small- and medium-sized businesses need to grow and accelerate. He said if people have a startup working out of Innovation and need more space to accelerate and grow their business, the Innovation District would be a good place to do that. He said that what they are doing right now is working on preliminary master planning for that process and as part of that process they have put together five subcommittees that are working on a variety of different aspects of that project: financing, partnerships, community relations, things like that, and they'll make recommendations to a master planning group that will come in later this summer and help us develop that property. Mr. Walton said that if anyone is interested in getting involved in either the City Alliance Program or the Innovation District project, to please let him know. He thanked the Chair for giving him just a moment of the Board's time. The Chair thanked Mr. Walton for his update.

Mr. Zabriskie said that the Southern Utah University representative on the Steering Committee had not responded prior to the meeting but was invited.

#### **AGENDA ITEM XI. LOCAL AFFAIRS DISCUSSION**

Commissioner Gil Almquist Chair brought up that we have university updates, but the state's university system also includes the nine technical colleges. He said that he thinks the two technical institutions in our region ought to be invited to the Steering Committee meetings to provide updates. He said that we get regular updates from Utah Tech University, Southern Utah University, as well as from the school districts by the Board members representing their respective districts. He feels that we should invite the technical schools to provide updates. He said that we ought to invite them to have part of the discussion because they are growing like crazy. Their graduates are building houses, doing plumbing, and all sorts of trades. He said it is all part of our economic growth.

The Chair thanked the Commissioner and said that it was a wonderful idea. The Chair asked Mr. Bryan Thiriot if he could reach out to those technical colleges. Mr. Thiriot indicated that he could do that.

**AGENDA ITEM XIV. ADJOURNMENT**

The Chair asked if anybody else had anything to bring up and then thanked all for attending the meeting. The Chair, determining that there was no further business to discuss or act upon, and using his non-debatable prerogative, adjourned the meeting at 3:19 p.m.

These minutes were transcribed and typed by Mr. Gary Zabriskie, Deputy Director at the Five County Association of Governments.

The minutes were presented and approved by the Steering Committee at their January 11, 2023 meeting held in Cedar City, Utah.