

Minutes of the Dutch John Advisory Committee Meeting

Monday, December 8, 2008 at 6:00 pm

At the Dutch John Fire Hall

Members Attending: Chairman Jack Lytle, Julie Rogers, Terry Collier and Gayle Wernsing, Sandy Kunkel, Doug Roloson, Patty Schwartz, Craig Collett, and Dave Jones.

Members Not Attending: Sheryl Street, Harriett Dickerson, Mark Wilson and John Morton

Guests attending: Buddy Rogers, Commissioner Gutz, Alyssa Schwartz, Keri Pallesen and Brian Raymond

1. **Welcome:** Jack welcomed everyone at about 6:15 pm
2. **Approve Minutes from October 2, 2008 meeting:** Julie Rogers made the motion to accept the minutes as written and Sandy Kunkel seconded the motion. Some questions about the reimbursement for insurance for the Freedom Festival. Commissioner Gutz said he would check into that. There were no additional comments. All were in favor of approving the minutes as written.
3. **Officer Elections:** Terry Collier recommended that they stay the same, which was seconded by Dave Jones and others. Everyone thought they were doing a good job. Jack Lytle and Patty Schwartz were willing to continue as long as everyone understood that some times there may be conflict with their jobs. Jack also mentioned that he had gotten on the Planning and Zoning Commission and said that it would be nice to have someone else from Dutch John on the committee. Julie and Amy Rogers were suggested as possibilities. Would Harriett be willing to serve? She said emphatically that she wouldn't. All were in favor of keeping Patty and Jack in as the Committee officers.
4. **Commissioner Update:** We are trying to get a group together to apply for an extension on the federal money for Dutch John Grant. We are trying to get the number of years extended more money or do a partnership or something. The Bureau still has a major interest in the Community.
 - The next meeting the Commission will probably select a County Attorney. They have narrowed it from six to three applicants for interviews. Two are out of Vernal (Clark Allred, Ryan Evershed) and one is out of Duchesne (Steve Foote and partners).
 - All three Commissioners, with the Sheriff, Representative Brown and Senator Van Tassle went to CIB last week for a \$1+ million grant. The grant was denied and an offer of a loan for 30 years with two years before a payment is due and Zero Percent interest rate. The annual payment will be about \$35,000 a year, which would be about \$35 per person per year to keep the prison open. Commissioners haven't discussed this yet and won't until the next Commission meeting.
 - There were two groups before us that were looking for money to do a Chip Seal and they came out poorly and did not get any money. We still need to do our chip seal, but we may be lucky that we couldn't get oil last year as the price has gone down. If we are still thinking about making the roads smaller, lets not chip seal something we are going to tear up. What can the Transportation District can do to help with this project?

- Civil Science took a proposal before the Transportation Board to get some of the Federal Economic Development Incentive money to keep the Brown's Park Road Project moving forward. We will ask for all and settle for whatever we can get. W.W. Clyde's already there and that would help with mobilization cost.
- The Dog Ordinance was passed at the last Commission meeting. It takes two neighbors to complain in order to impound a problem dog, or an officer that observes the problem with a neighbor. This does nothing about wild cats. Dogs are supposed to be on leash when they are off property. This gives us an opportunity to impound an animal that bites someone.
- Question was brought up about the traps that were on County property in Dutch John and is that legal? Several dogs have been captured in these traps and it's a concern for small children too. Don't necessarily have to be on a leash, but "under direct supervision." State law is not clear and if you disturb someone's trap that may be a bigger problem than having the trap out there. If they have to have the land owner's permission, the County has not given permission to anyone. Let's put it on the agenda for the next meeting, so we can come up with a recommendation.
- Jack Lytle said he would like to learn more about the SRS money and if some of that could be spent on the Forest around Dutch John. We'll talk about this more next time.

5. **Review Line Items in Current Dutch John Budget:** Keri Pallesen (County Auditor and Recorder) was given the floor to explain the budget items and what they are.

- Questions were asked about the road money. The County did not get money right after the takeover. It has only been getting the money for a few years and was as low as \$18,000 the first few years. It can be carried over and can be used for maintenance and wages. Dutch John's portion stays in the Dutch John account. We haven't received all that money yet this year, so we should get one more payment. There is no specific tracking done on these monies at this point in time.
- The Airport Grant has money still to be received (about \$570,000) and also money to be spent. They are spending money from the State money first and then they will spend the extra from County funds.
- Charges for Services: It was recommended that these amounts be increased by the County's Independent Auditor. Craig Collett and Keri were not aware of any increases since Dutch John was privatized. Garbage was increased slightly last year. State and federal agencies, plus the County rental properties are paying their fees. These rates have not been adjusted much since privatization.
- The rental fees for the County houses seem awful low (\$375/mo??). We should keep Don's house for the person that takes the development position. Bureau was higher (\$700-800/mo??) than what the County is charging.
- Jack asked the Commissioner if they planned to increase the utility rates in the near future. Commissioner Gutz replied that it needs to happen, but no date has been set or looked at yet and we would look for input from the Advisory Committee. In the past we looked at other small communities and what they are charging to set the rates. We should have a hearing before raising rates. Sandy doesn't have good water pressure, so she doesn't want to pay high prices until that is corrected. Can the streets that have poor pressure be considered in the rate increase discussion? We should look to the Bureau and see if they can help
- The Gain or Loss on fixed asset disposal line item on Page 2 shows a \$46,000 loss in 2006. Neither Keri nor Commissioner Gutz knew what that was for sure, but may have been the sheds that were sold or affordable housing? The affordable houses paid some for the land and it would have been an even amount, so it's probably the sheds.

- The Administrative costs will zero out the annual payment received this year. Jack asked if this amount gets charged against or does it just go into the general fund. It was stated that it just goes into the general fund. There is \$3.9 million in the fund at the moment. There should be revenue of \$587K EPA grant would need to be on the revenues and the expenses would need to be adjusted accordingly so it will still be a wash. The airport is costing the County \$400,000 not \$100,000. There is an increase from 2008 to 2009 for the costs of water and sewer project. Why did the airport get funding that costs us, when it was working okay the way it was? This was not in place of water and sewer, but as an additional project. There is a rural roads thing that has \$4 million for roads, but it is 5 years out. There was a 10% match, but the project costs exceeded the amount the state was able or willing to match. Jack was consulted when this was discovered, but there was not time for a meeting before the decision had to be made, so it was decided to go forward.
- Roads and mineral lease money to the Transportation Special Service District were discussed. The 2008 amounts received were pretty low and questions to the state have not been well answered. Questions were asked about which pipeline companies are paying taxes, centrally accessed or otherwise, and Commissioner Gutz said he is working on this.
- Why chip seal the whole road and then narrow the road let's get it planned. Martin's Draw chips could be used because that project is so far out. Can we get CIB money for this? Commissioner Gutz said that at the last meeting there was someone requesting this kind of help and they got shot down in a hurry. CIB will only finance new construction and not maintenance. Let's postpone the chip seal and keep it in the bank for now.
- Expenses were discussed and they are really high with the projects going on at this time. There won't be much money left in the fund when we get done. We need to get some grants and postpone the chip seal for another year. We want to live on the interest and if we spend all the money in the account there will be no interest. Brian said he will be meeting with USDA next week on the water and sewer. Drinking Water sent Craig a letter and said they are looking for projects that could use the funds coming in for the infrastructure incentives that may come out in 2009. They take the average income and the number of connections and the expenses to figure out where your rates should be. Rates need to be up before we would be considered for this grant money. CIB would be another place that we might be able to get money for water and sewer projects.
- We have a water plant improvements request for \$100,000 that would be nice, but may not be necessary. We've had some reporting problems that this might solve, but there may be other ways of solving it. This would be perfect for a grant request from Drinking Water.
- Jack asked about Dutch John appreciation item and it was explained that this was a required accounting item.
- There was \$120000 in professional services for the development position and also for some surveying for future land sales. There was another \$100,000 in another professional services account that is from water and sewer project. It could be deleted here and added to the cost of the project or kept here and deleted from there.
- Jack asked about the water plant utilities item and it was explained that it is propane and electricity costs. What about Telephone expenses. This is for Justice Court, fire hall and maintenance phones.
- What about the \$30000 for Dutch supplies & equipment. We had some major repairs last year. Do they give you a wish list and set this based on that? No, this is just to

- fix things that break down. There is no plan as to what might need maintenance and there is no contingency fund. Past history is what is looked at.
- The Dutch John Capital Outlay is 2.3 million is the water and sewer. Craig asked when that is going out to bid as he knows somebody interested in bidding. We hope Sewer will go out end of year or early next year. Water will be spring or summer of 2009. The engineering is what is holding us back with the state. We need to keep somebody on this and call every week. Harriett has been doing a pretty good job. We could have hired our own engineers, but we haven't and they are a whole firm, instead of just of one engineer. Some of the problems and slow downs come from interaction with the state.
 - What kind of proposal does the county want? Jack said he knows that Harriett would say, "Get it done." The materials probably won't be much cheaper, but who knows as contractors are getting hungry, so they will keep it as cheap as possible. We received six bids for County Attorney and it was expected that we would be lucky to receive 2. They are anywhere from \$60,000 to about \$100,000. With attorneys you get what you pay for. We will look at how many days they will work, travel costs and what you will get for the money.
 - Jack recommended that we put off the road improvements and the water plant improvements unless we can get a grant or more tax base.
 - We need to try and get some money form the Bureau. Craig said all he could get out of them was \$125,000 and it has been put into the Dutch John fund already.
 - What about money for parks and trails. We need to see some seed money for materials and grant match money. Volunteers will do the work or most of it and wages can come from wages already budgeted. TTAB said they would allocate some funds for Dutch John park maintenance once the park is done. We could have developers do some of the projects that need doing. Jesse and Wes could do some of the things needed, but we need someone to focus and coordinate their efforts. There are lots of things that can be done to make it nice. There was some problem with the ice skating rink put in previously, but that was not the School Board, but the insurance company wanted specific things done and it was too expensive to meet their requirements. We could look to the County recreation board, which is the School board, for assistance.
 - Dave McDonald made a proposal and the lack of response to his proposals was a slap in the face to him and it wasn't worth entertaining further. Unworkable deadline was part of the problem. He said he was told that the Advisory Committee thought that 10 acres was too much. Many members did not think that was the case, but that there was a question on the value of the services provided and the value of the land requested and that question should be answered before proceeding. He was willing to do something to help the community, so we should try to get the answers needed in a short time. There was also the consideration that the proposal had three sections and there were some question about how it would all fit together and how it would be put out to bid. Commercial appraisals are expensive (\$5000 or more per property) and they weren't in the budget. Government moves slow and there wasn't follow up on his short time frames. It's worth entertaining and getting some numbers for him. This shows the need for a person to bird dog projects and get things going so that everyone's investments are not lost. We don't want the reputation that we won't work with people. His ideas were kind of out of the box, but it's not known how much research was done to see if it could be worked out. He felt he had no communication following his proposal. His discussion and the ideas he shared with

Brian were brought up at the last commission meeting, but unfortunately he wasn't able to attend.

- We have added in \$15,000 for parks and \$5,000 for trails to use if needed and it won't be used if it is not needed. The volunteer time would not necessarily go into the budget but would be tracked for possible grant match. Jack wanted a revenue line item for specific park and trail grants. We don't want it to be part of the misc grants. Maybe 5K for parks and 5K for trails would be sufficient. We have tracked the library hours, but its done separately through a sign in sheet and a separate form than the budget.
- **Snow Removal Discussion:** Is there a break down of the time they spend on this? No, it could be done, but there isn't currently a line item. It could be done to allocate their time. Jack stated he has to do this for his pay. It would be better to have Jesse and Wes here for this discussion. Do you put snow in the middle or on the sides and Guide Row needs plowing? Guide row needs to be plowed as people are living up there. Cars and boats are to be off the road or be plowed under. There is a storage area where they can store vehicles they are not currently using. Notice and warnings need to be sent out to everyone. Plow to the middle in the Avenues? If you plow to the sides then it will cover the driveways and fire hydrants. The fire hydrants, mailboxes, sidewalks and driveways are the landowner's responsibility.
- **Ways to Save Money Discussion:** We need to make sure to do the Water and Sewer to get it done before all the money is gone. We need to try and keep the interest money for use in Dutch John. The money left after the water and sewer project is completed will remain in the Dutch John account as there is not anything scheduled for this at this time. We need to start looking down the road and planning for more than just 1 year instead of just doing a budget. You need someone who has expertise and time to plan and get things going. We need to look farther in to the future on the jail. You have to maintain the jail even if you shut it down or it will become an unusable building. There are not a lot of accrued expenses with the employees at the jail at this time. The CIB meeting and funding request was discussed. We need to maintain some seed money for future projects. The USDA is one potential for grant money, and Brian will meet with them on the 17th of the month.

6. Funding Options for Dutch John Infrastructure:

- **Service District** was one option, where the existing money could be put into a Service District that would give the area a little more autonomy on how its money is spent. Hank had the idea.
- **Community Development & Renewal Agency:** These are some handouts we received a couple of months ago, about RDA's, EDA's and CDA's. The CDA may best for Dutch John. It is tax increment financing. We are not getting any tax now, so any new tax we get goes to help new or existing businesses build or expand. There has to be a board developed and state code talks process has
- **CIB & CDBG:** They will do new projects and not maintenance. They are not doing as many grants, but looking to do low interest or no interest loans. This could help with water and sewer project. Raised rates to pay the newer cost. CDBG or Community Development Block Grants are available but the area has to qualify with at least 51% of residents being low to moderate income. Manila qualifies automatically, but Dutch John does not. We would have to do a survey and see if this has changed since the last census or we can set up the program for those that qualify. Infrastructure can't be done that way and would require the survey.

- **Rural Development Grants (USDA):** This is the meeting Brian has next week and we will see if we can qualify for some of their grant or loan monies.
- **Non-profit Economic Development agencies** can be set up. Large corporations can get tax credits for donating to these. The donations can then be used for economic development projects. It's a lot of work for the book keeping part, but is a possibility. These are some of the options that are possible. We just need to make a decision.

7. **General Plan Update:**

- **Public Hearing** will be held at 7 pm on December 10th, 2008 at Courthouse. It's the same night as the Christmas dinner for the School District. You are welcome to come or send comments to Brian.
- **Resort/Lodging location:** On the original General Plan map there was a resort circle north of Little Hole Road near the edge of the Dutch John property. Can this board make a recommendation to do a way with the Mobile Home Park zoning where it's at on the plan? Yes, it's already been recommended and will be a part of the master plan, which is the next phase after the General Plan. The resort location on the original map looks okay, but let's talk about it some more in the future. Does anyone remember any reason why this was pulled off? Brian said he thought that it may have been a mistake by the engineers, but wanted to check that there wasn't some reason he wasn't aware. Nobody could think of any reason it shouldn't be an option.

8. **Water and Sewer Update:** We've covered this plenty well already.

9. **Items for Next Meeting:** Trap location discussion & invite trappers,

- Explain Title 1, 2 and 3 for SRS money
- Discussion about possible increase of utility rates before the decision is made
- Further discussion of Parks and trails,
- Further discussion of developer person-including having interested parties submit a proposal
- Buddy will address the BOR about the hospital asbestos and other responsibilities they may need to cover.

10. **Next Meeting:** January 8th, 2009 at 6:00 pm

Minutes Approved: January 15, 2009