

Minutes of the Dutch John Advisory Committee Meeting

Thursday, August 7, 2008 at 6:00 pm

At the Dutch John Fire Hall

Members attending: Chairman Jack Lytle, Sheryl Street, Julie Rogers, David Jones, Harriet Dickerson, Bruno Niccoli, Gayle Wernsing, and Doug Roloson

Members not attending: Vice-Chair Patty Schwartz(excused), Bill Schwartz, Mark Wilson (excused), Roy Steen, Terry Collier, John Morton, and Craig Collett (excused)

Guests attending: Commissioner Gutz, & Brian Raymond

1. **Welcome:** Chairman Jack Lytle welcomed everyone at 6:12 pm and the tape was begun at 6:20 pm
2. **Approve Minutes from July 10, 2008 meeting:** Doug Roloson was not at the last meeting, so that needs to be changed. Sheryl made the motion to accept the minutes with the change and Harriett Dickerson seconded the motion. All were in favor and the motion carried.
3. **Job Description of possible Dutch John Administrator/Developer:** Maureen Hanlon had sent several copies of the proposal for people to review. Jack Lytle said that he liked the idea of a manager more than a developer. Brian Raymond stated that he had received an e-mail from Craig Collett saying the same thing, so Brian read his e-mail.
 - “The possible employee for Dutch John was not necessarily to be a developer but to oversee the maintenance of DJ and someone that can push development and oversee projects and development that needs to be done. I can envision the advisory board coming up with a plan of what they would to see done having it approved by the commission and then let the town administrator oversee them getting it done. This person should have some experience in grant writing as well as understanding of public works, planning and zoning, etc. Thanks Craig”
 - We would want experience with grants, which is in the proposal, and that should be a priority. If the person was doing his job he would be worth the money. Jack said that he saw the time as 50-50 managing projects and developing new projects and grants.
 - Discussion got off topic into ATV law update and how it would affect Dutch John. You have to pass laws to disallow otherwise its allowed. But more discussion will take place over the next month. We’ll add to the agenda for next month.
 - How do we figure out what would be a reasonable salary. Under \$40,000 would be hard, but one thought is to have a lower base salary with benefits and other incentives for grants and projects completed. In grants you can sometimes put administrative costs.
 - Commissioner Gutz thought there might be some reticence on this from the other Commissioners due to the economic situation of the County. If it came out of the Dutch John Fund it might go over better. If they do their job they would benefit the County with increased taxes.
 - We are sitting on a gold mine and we are not getting the word out to market. This position could be a stress reliever for part-time Commissioners and could be set up as a

department under them. We need to pursue it. What about spending this money for a full-time Commissioner? Would that help? Could it be afforded? Is one enough and how do you select, which one would be full time? Brian Raymond said he had talked with Craig Collett about this and also Commissioner Briggs. There is some interest and maybe $\frac{3}{4}$ time would be more economical and reasonable.

- Jack Lytle said he would like to see how the Committee feels about this and move into a public meeting for all of the Community for support. He appreciated Commissioner Gutz's remarks so far and asked what he thought at this time. He is still wondering about the specifics: hours, where office would be, etc. Maybe at the new shop and have some offices and a library there. Commissioner Gutz thought it would be better if it was on an incentive basis.
- What do we want to pay? Several people thought around \$30 to \$40,000, while others thought that it might be a little low. It takes time to turn things around and so they would have to survive on their base for a year or two. Maureen had said she had several people interested at this range. Roosevelt and Vernal have Town managers, but nobody knew their salary range. We should be able to sell it for at least a 1 year. It was suggested that it should be at least 2 years and possibly as long as 5 years.
- Commissioner Gutz was asked about his opinion. He thinks that it could be very helpful. The DJAC would like him to be invested and give feedback as we go along. It's difficult to keep up with everything like the Chip Seal. It is not going to happen this year as there isn't any oil available. That's not all bad.
- Dave asked Commissioner Gutz what objections he would get from the other Commissioners other than the budget or money. He wasn't sure and said he'd talk to them. If the community wants it he said he would go along with it and support it. We'll have a public hearing and see what people think, no let's just do a public meeting as its less formal and doesn't have to be posted along.
- Could we do a letter survey or put it in the newsletter? Yes, Brian can also do an opinion poll on the website.
- The task list for this position is to get money, developers, manage water and sewer, roads and other maintenance issues, parks and all Dutch John projects. Work on solving sewer problems in Dutch John. Gayle Wernsing said she knows of at least 10 families with sewer problems. Floyd and Bruno have businesses licenses that could help people get the problem of the old galvanized Bureau pipe solved.
- Hearing is to receive input, not to answer questions. This would be better to have a community meeting to look at getting a community manager. This is a way to help our community and get things rolling. Give two weeks notice for a public meeting. Investors are hard to find. Need a developer that already has a set of investors that trust him. One development that works will start the snowball rolling, so we have to get the first one going.
- When should we have this meeting? Lots of things going on during the next couple of weeks with school starting. Quite a bit of discussion as to possible dates. Let's have a community meeting at 7 pm after the 6 pm Committee meeting on September 4th. People just want to see it get done, they may not be too interested in all the details. You need to have a presentation that sells this idea. Jack said he would do the presentation if someone would help. Commissioner Gutz was willing to be a part of the presentation.

- Harriett Dickerson made the motion and Julie Rogers seconded to accept Maureen's proposal as a draft and to move forward with a community meeting on September 4th at 7:00 pm. All were in favor, with no abstentions.
- Sheryl said she would like to see a summary of this discussion.
- Are we comfortable to use the term Community manager? Yes. Can we invite all the Commissioners? Yes. Agenda Items: Commissioner Briggs can talk about Airport Brown's Park Road. Commissioner Gutz can talk about Water n Sewer, Chip Seal, County Shop, property sales. Public may not understand what will happen when the money is gone. We should mention that if we don't take action now then we will be in a really bad place in a few years. Some people don't know and maybe don't want to know.

4. **General Plan Update:** (7:10 pm)

- **Location of Shop:** The Maintenance guys want to put in the corner near where the old Fish and Game houses used to be.
 - Jack would like to see it along the area where the other shops are. The Hospital space is not big enough, and the old heliport doesn't have enough water, but septic could be a drain field. Not as quick and easy as their desired location, but too close to park and possible future expansion. Another spot is behind the Forest Service & Fish and Game shops. Some consideration that there may be some problems. The maintenance workers preferred location would require bigger lines and some work but not as much as others. The other shops are not going away. There were objections to the maintenance guys preferred location.
 - Harriett Dickerson made the motion to make a recommendation to the County Commissioners to locate the Dutch John maintenance shop behind the Fish and Game and Forest Service maintenance shops and the Advisory Committee is opposed to the location across from the school as that doesn't meet the general plan and is not aesthetically pleasing. An alternative recommendation would be the old Forest Service heli-tack area or any lands associated with the existing maintenance shops. Julie Rogers seconded and there was no further discussion. All were in favor and no abstentions. The motion carried and this will now be recommended to the County Commission Dave and Jack will be present at the Commission Meeting to present this.
- **Park and other plans:** There was an excursion and a plan was sketched out. Brian Raymond was asked to get it on GIS and if she needs help Jack is willing. The map generated was looked at and the park location was changed and the shop location was added. Jack mentioned that he would like to see space set aside for other denominations to build churches in the future. It would be nice to have the park be a buffer between multi-family and other zones. Commercial and Light Industrial are different and different uses are allowed in each type of zone. How many acres did Jesse want for the shop? Nobody was sure, but thought maybe 2 or so acres.
 - Dave said we need to set aside some funds for planning, improvements and maintenance of Parks and trails. Do we want a lump sum or an annual amount? Volunteer's can help, but we need some money to buy supplies and infrastructure, so is \$10,000 for each really enough.
 - There is thought to be top soil between Dave's place and the Post Office, but it's not for sure. Its 200 feet off the road. Let's get going and get something done. You

need enough money to do what you want. The budget can be amended, but there isn't a line item on the current budget. If its in the general fund and you don't spend then it gets absorbed, but Dutch John fund is a perpetual. Need to know what you need it for specifically. It's a \$1.05 per square foot to put sprinklers in. Grants are more competitive if there is community support and matching money available.

- The First step is to hire an architect or planner. Next is the infrastructure of sprinklers and lines or bathrooms. We need more of them as we triple our population during the fireworks. Planning can be paid 50% by CIB. Dutch John Advisory Committee could be a line item that can be spent under the committee's recommendation. The manager could help prepare the budget needed each year. He's going to need some seed money for his projects separate from this. Travel and entertainment is a big part of what this person will do.
- How will this affect the current maintenance workers? What are their job descriptions now? There is a mix and a match with the new person and the current workers. They have differences in their job descriptions and they have different skills. They should fall in with or under the new proposed manager.
- Is there anything wrong with asking for four different line items? No, we just need to have a good presentation.
- It was suggested that we could have future developers complete different parts of the park as they get permission to develop, so we don't have to spend a dime.
- What's the weighting of managing vs. economic development? There was lots of discussion. Jack Lytle said he was leaning to 50-50 and others wanted much greater emphasis on development. Dave hasn't built parks and nobody else but Bruno has. First year is to get the plan set. Commissioner Gutz said we need to do some preplanning and find out what it costs. Then make the proposal.
- David Jones made the motion to draft a proposal for an additional 10 acres of property with a budget to help plan and build a Park in Dutch John. Sheryl Street seconded the motion and all were in favor with no abstaining.
- Big thanks to Maureen for preparing the proposal
- **Proposal from Dave McDonald:** There was not a copy brought, but Commissioner Gutz talked about the informational purposes discussed in the Commission Meeting
 - First part of proposal was the destruction and removal of the hospital. The Commissioners expressed some concerns with use of Manila landfill as it is controlled by Town of Manila and regulations of the state may not permit the disposal of asbestos materials in this type of landfill.
 - Part 2 is that in exchange for the demolition work that he would get 10 acres near the airport including the hanger.
 - The 3rd part involves building the new maintenance shop. Bruno said that this would cost \$5.50 per sq foot. This would establish a land value on undeveloped land. Jack suggested that we get market value for the costs compared to the cost of the land being exchanged.
 - He would like a decision by the end of August so he can work with the person working on the airport to get some additional work done in front of the hanger at his expense. Can the county do this work at its expense or absorb getting it done? There are other considerations that have come up in the awarding the bid and finishing the project. This is the deal breaker as this can't be done as their time requirements.

- **Forest Service Plans:** Inside the fence is okay. Four spots is the request. Some of the folks were for, but most were not really for or against. It was asked if there was room at the Forest Service sites at Red canyon.
5. **Freedom Festival Report:** We used all but 600 dollars of revenue and existing money. We got lots of donations from Venal and this year we didn't get quite as many this year. With about 3000 people showing up this is a significant draw. General donations were lower. July 3rd for next year.
 6. **Upcoming Events**
 - **Pasta Bash & Tower Rock Run – August 15th & 16th:** Registrations are a little slow this year, but should be a good run. Everyone invited to Pasta Bash or participate in 10K or 1 mile fun run.
 - **Daggett Daze – August 30th:** In addition to the parade and Fireworks the Jr. Rodeo Series Final is scheduled after the parade. Should be a fun weekend.
 - **Thunder at the Gorge – September 5-7, 2008:** Motorcycle Run that will come over here on Saturday, with entertainment planned Friday and Saturday night at the Villa.
 - **Fall Festival – September 20th:** Sara Lamb is planning a dinner and entertainment for the afternoon and evening. Hopefully it will coincide with DWR's Kokanee Festival.
 - **Freedom Festival 2009 Planning:** Nothing new that can't be done later. Phil's wife is interested in doing some things next year and boomer has talked about bringing in other musicians for a day long event.
 7. **Commissioners Report:** Commissioner Gutz talked about the following items:
 - Truth in taxation hearing was held last night
 - Sewer and water is progressing slowly, but not much is known about what's going on specifically.
 - Water Quality: The reports we get from the State show no chloroforms or other dissolved solids in the Dutch John water.
 - There is a water situation in Manila, where a small area of people has been out of water for extended periods of time. The Town is working on solving the problem.
 8. **Items for Next Meeting (8:45 pm):** ATV laws are changing and there are lots of considerations to discuss before new law takes effect on October 1, 2008. Golf carts are big with retirees and are not really addressed. Agenda items should include Commission items and proposal preparation.
 9. **Next Meeting:** September 4th, 2008 at 6:00 with a 7 pm Community Meeting in Conference Hall.
 10. Dave Jones made **motion to adjourn**, which was seconded by Bruno, at 9:25 pm

Minutes Approved: September 4, 2008