

**Minutes of the
Dutch John Advisory Committee Meeting
Thursday, April 3, 2008 at 6:00 pm
At the Dutch John Fire Hall**

Members attending: Chair Jack Lytle, Vice-Chair Patty Schwartz, Terry Collier, Julie Rogers, Sandy Kunkel, Bruno Niccoli, David Jones, Sheryl Street, Craig Collett, Harriet Dickerson, John Morton, Bill Schwartz, and Doug Roloson

Members not attending: Mark Wilson, Roy Steen, Gayle Wernsing

Guests attending: Don Kranendonk, Commissioner Briggs, Dave McDonald & Brian Raymond

1. **Welcome:** Chairman Jack Lytle welcomed everyone at 6:10 pm and asked everyone to introduce themselves.
2. **Approve Minutes from March 06, 2008 meeting:** There was a comment about the holding tanks not being allowed by the state was added for informational purposes by Brian Raymond and that was not part of the meeting, so parentheses were added. Patty Schwartz made the motion to approve the minutes. While committee members were reading minutes there was some discussion about the wolf sitings becoming official. Terry Collier seconded the motion with the changes made. No more changes were made and everyone was in favor of approving the amended minutes. Motion carried.
3. **Review Commission Meetings:** Patty Schwartz said that most of the Commission Meeting was dealing with the jail and other items on tonight's agenda. Lance Gardner was up for getting his conditional use permit, which was approved. Changes for the Fire Department were brought up but tabled to be discussed tonight. Patty also mentioned that the Planning and Zoning Commission needs another member and it would be nice to have one Commission member from Dutch John. This is a busy board with two meetings per month and some activity over here as well as Manila. We got a copy of the General Plan that's being reviewed and you'll get an e-mail later when it's ready. Jail is a discussion item later.
4. **Harriett's Letter to Commission:** She went through the legislation and wrote a draft letter to support the idea that we would like to see the money for Dutch John was to stay in Dutch John for improving the water, power, and sewer. Harriett thought it was going to be finalized and then passed around town for signatures of people that agree. Treasury was capitalized and that is generally thought to be the Federal Treasury not the County treasury, but the County attorney has his own interpretation.
 - Jack said there is frustration that there doesn't seem to be a long range plan to get the county whole without using the Dutch John Fund. County is in a different place than it was back when Dutch John was privatized. Money could be used to get the area self-sustaining.
 - Craig said he had talked with the County attorney about his interpretation and Jack had also talked with him and explained his point of view. The Capitalized Treasury usually means the federal treasury not the County treasury. The attorney said there is a precedent

for taking 15%. Craig explained what was taken over the past few years and Brian explained that there are three different accounts:

- John Morton explained that he was very involved with the legislation and helped write it even though Congress changed it some. There were two original accounts set up, the first being the 300,000 per year was given to Daggett County for administering Dutch John. As far as he knows the money is Daggett County's and there are no strings attached, but it was to be used to help cover the administration of Dutch John. The County has complete control of that money. The second amount was from the sale of the houses to be put in an account and there was a 15% precedent set in this. This money was to be set aside to gather interest and help out when the annual payments end. The legislation doesn't specifically say that, but that was the intent. The 15% was to pay back the loan to the United States people for building the Town of Dutch John and had nothing to do with Daggett County.
- Craig talked about the amounts taken over from the County. Storage rentals were generating revenue, which it isn't now that they've been sold. John said that originally they figured that it would cost about \$300,000 a year to run the town and this money comes from CREDA not BOR. Craig said the following amounts were used from the Dutch John Fund: 2000-\$300,000, 2001-\$319,000, 2002-\$310,000, 2003-\$310,000, 2004-\$80,000, 2005-\$80,000, 2006-\$70,000, 2007-\$60,000 was budgeted and they took another \$160,000 for a total of \$220,000. Is there a long term plan to get things back to the lower amounts? Dutch John does not want to be a burden, so we need to work on the infrastructure and get things going. Commissioner Briggs talked about scrutinizing the budget very closely this year.
- Craig said there is also other State money that could be gone after and a couple hundred thousand shouldn't be too hard to get once everything is out to bid. Things are moving forward with the planning process. Can some of this be gone through outside of UBAOG. They represent the Counties and have a planner that can help with funding and planning for projects.
- Dave Jones asked about the e-mail sent in 2006 with the grant extension that had a timetable in it and Brian said we are about a year behind that timetable. Talked about Water and Sewer and the frustration and part of it sits on the engineers desks. Put money into water and sewer which will replace that money when new lots are sold. There was a Forest Service EIS and what can we ask them to do above and beyond the grant. Let's not slow this down by asking them to do things that will take them away from water and sewer. Smart Growth and Water Conservation Plan were prepared by Uintah Engineering. Craig said the County should have already had one, but Brian said if there was one then nobody knows where it is. We've got to keep on the engineers now. They are looking at doing the public meeting next month. Has to be posted for a month.
- Dave McDonald spoke about his developing experience and that developers do the utilities and he's in the 3rd most regulated area in the U.S. - Steamboat Springs, Colorado. Public land should only be held in trust and not held like the area here is. What Cities and Counties do is take care of providing water and sewer, fire protection, law enforcement. Developers don't need all those other things given to them. Development in Dutch John may not be where it is profitable at this time, but it will happen. Sell it wholesale to developers and they will take care of getting the infrastructure needed completed. Dave mentioned that he is worried about his investment in the property he has purchased in Dutch John. The approach should be reviewed. Build a very tight

urban boundary and anything out of that will have to be provided by developer. Daggett County shouldn't be in the development and rental business.

- Two reasons that developers haven't come in is that it is not being marketed properly and it's not Dutch John's time yet. Dave puts in water and sewer and then turns it over to the city. Keep going was the opinion. TriCounty has given us some problems. We don't have to provide sewer unless there is no way a percolation test would pass.
 - Don asked about survey causing people not to make proposals and Dave said that doing the survey is not that big of a deal to developers. What is the realistic value of doing development? We don't have enough places for people to come spend the weekend. Growth starts with visitors. Need more rooms and get rid of the land and let commerce do its thing. Do a master plan that says what should be done and then you keep control. There are consulting companies who could put someone on staff or hire someone that will take a commission on what happens. No up front cost. They will do the engineering and the master plans and then peddle it and do all the work. Lots of Federal money available. County is strained already. Best bet is to get a consulting company that will do the work for you.
 - Dave M. said once you start down the development path you are tied to it. Dutch John is in the entertainment/resort business and you should promote that. The development community within this industry will drive it once it gets going. Steamboat is a classic example of what happened. It was the last ski resort to take off and it grew too much. Tourism is 65% of the economy in that community. We have a limiting factor, because the profit potential is not what other areas have. John Day River in Oregon is similar to Dutch John and has a similar airport, etc. Steamboat didn't do the master plan that we are working on and it has hurt them. Where are you putting entry level-trailer park housing? Affordable Housing has deed restrictions so people don't want to stay too long because they aren't getting any farther ahead. Need your community service people like teachers, firemen, etc. and they need financial help. Put a property sales or transfer tax in place that goes into affordable housing. Set up the funding mechanism early and that helps build the pot. Short term - contain costs, pick one and fix it. Plow only over 4 inches and look at the width of the roads. Concentrate on one thing.
 - Craig talked about the fact that part-time Commissioners supervise other workers. There are not enough people actually out there doing the work. Hire a town manager or mayor, to oversee things. Dave suggested incorporating if you want to go down that road. This is hard to do because all the federal employees can't hold elected positions. Sell the property and start getting more tax on this for bonding. Town planning consultants cost \$75/hr. Put it on a commission basis. The current plan is \$27 or \$28,000 as a lump sum. Bear West prepared the previous plan for \$280,000 for that plan. Is it a good fit? It doesn't have to be an exact fit. Do you want Trucking company or junk yard in an area set aside for residential use?
 - General Plans have legal recourse in Utah. Are we using the land correctly from the community's point of view?
 - Some lots have time restrictions and others don't. Dave M. said he likes the restrictions, but the building time frame on lots needs to be enforced. The log cabin has a building permit now and has until October 31 to get it completed or torn down.
5. **Fire Department Proposal for Commissioners:** John Morton had prepared a proposal for compensation of the firefighters, but Commission sent it back to this group for a recommendation. Wage decisions are usually done in executive sessions and not necessary

to come before this committee. Very heated discussion ensued and some weren't sure which way to go with this. Fire Department money comes out of general fund. Salaries are all public information if people really want to know. Dave M. recommended keeping these issues out in the open and not hidden away. Committee members were excited that the Fire Department is up and running again and everyone is getting training!! John presented the proposal seeking a minor increase, but to get paid additional when number of hours for response or training is over four.

- Bill said that we are not here to advise on every decision. There are too many things and that's why we elect our officials. Day to day decisions are not really ours to make.
 - Doug Roloson said he was glad that they had started to bring comments, but this type of thing doesn't need to come back. Brian recommended that that be made into a motion.
 - Jack would like to see programmatic review.
 - Doug made the motion to keep us informed and ask for recommendations of a more programmatic type instead of the detailed stuff and Bruno Nicoli seconded it. Keep us informed but we don't need to know everything about every person's pay. All committee members were in favor except for 2 abstentions. Motion carried.
 - Commissioner Briggs talked about part-time not always being part-time with all the meetings the Commissioners attend. Dave McDonald said that the time may have come for the Commissioners to be full-time.
 - This committee is not about employee issues, according to John Morton.
 - There has been some talk in the community about how raises were handled by the county, but this doesn't seem to be the case in this issue. Government employee wages are available to the public. Wage scale has been in progress for two years and now that it's done an employees job description and skills are plugged in and decided without knowing who it is.
6. **Water & Sewer Update:** Covered quite well before, so there was no further discussion. Brian said he has a 182 page version of the Water and Sewer Facility Plan if anyone wants.
7. **Lot Sales Update:** Four lots (3,4,16&17) been posted and advertised for sale. They are looking into the problems with 16 and it ends, so looks like it could work. There are two gas lines also.
- Sandy asked about the big jump in prices from the last meeting. It was explained that appraisals were based on past sales, so the recent lot sales prices made a difference in the new appraisals.
 - Dave Jones asked about the County setting aside some affordable housing lots during yesterday's Commission meeting.
 - Dave M said that entities are allowed to restrict who gets affordable housing. The residents need to benefit the community since the community is paying for it. Don't want retirees or part-time residents.
 - John said that in Vernal they did this and restricted it to government employees. It can be done. They had lower than market value because they could not get these essential employees because of the high cost of housing. Restrictions are varied.
 - Dave also talked about some programs available. Land given and land percent value goes back to the government. Silent second or second deed of trust is held by the government and is similar to what we've been doing. When sold the land value goes back to the government and the building equity goes to the owner, so they'll take care of it. Some deed restricted properties decline in value if the owners have no incentive to

take care of their property. We want them intermixed instead of a block in the same location.

- David Jones made a motion for Daggett County to earmark some property for teachers, police officers that are full-time residents in a timely fashion for the next sale. Sandy Kunkel seconded the motion. Who should be in and who shouldn't was a big part of the discussion. The existing house discussion was a long one not too long ago. Throw the qualifications out there and don't look at who will qualify. Set up a matrix and then see how the points stack up. Motion changed to have the County look at the existing houses to be included with this and people disagreed with this, so went back to the original motion. Dave clarified the County earmarks property for teachers, officers who are full-time residents to be sold at a lower appraised value with a second deed for civic employees. Part-time and volunteers a part of this or just full-time?? Maybe hold two or three lots in the next nine months. Terry Collier seconded the motion. Dave M. knows a guy that would come over and help us go through this. Final modified motion by Dave was to have the County look at the possibility to provide affordable lots and hold three lots for potential sale in the next nine months. Terry seconded the motion and all were in favor and no abstentions, so motion carried.

8. **Freedom Festival Update:** Fireworks and Boomer's band are scheduled for the 5th and the Flaming Gorge Resort is already set for their car show on July 3rd. It was suggested that we could make it a three day event. Free Hot dog and shirt to attendees. That's it for now.
9. **Dutch John Zoning possibilities and Considerations:** Don Ktanendonk showed how he could use the computer to generate polygons and estimate the area or show how we want things to look. He started with a 45 acre park as a demonstration. Suggestion was made and some didn't seem to like it. The current park is school property and so no alcohol is allowed. Current park is 10 acres and so 45 may be too much of a jump. Once something is gone you can't get rid of development for a park. Nice to have a residential buffer between park, church and school. This could be our affordable housing area. It's something to think about. Church owns clear to the Post office. These things are important, but you got to get started on affordable housing now. Aspen, Colorado has a big problem with all the workers having to commute into Aspen. Terry said that Dennis Saffold is in Winter Park and they are set up to do this type of thing. He's interested in building a golf course and can't seem to get someone interested.
10. **Economic Development Opportunities:** Brian Raymond reiterated some of the ideas Dave MacDonald mentioned earlier. He passed around a potential advertising venue. He also spoke about having a presenter come and discuss Private Activity Bonds at the next meeting or have him come to the Commissioners instead. Private Activity Bond market is not real good at this time, so may not be worth spending too much time on at this time. He also had some USDA loan information for those interested.
11. **Trails around and through Dutch John:** Don Kranendonk said he would like to bring in something for everyone to look at doing with trails. Further discussion was tabled until the next meeting
12. **Jail Situation Update:** Commissioner Briggs discussed the current situation.
 - We originally set the budget to work with an average of 76 inmates. This is what 2008 budget is set on. We only have 80 beds, plus a few others for fresh arrests. We also looked at the rates that we get for State, US Marshals and Federal inmates, who all pay at

a different rate. The prisoners we want are hard to keep as they are generally short timers. Keri was asked to keep an eye on things. State has kept up their end once they got going, but the Federal numbers have dropped. This started the bells ringing.

- We didn't get the grant, but we are working with the state on a possible lease or sale, but that may mean they will want to increase the size and may change the type of inmate housed there. Commander is doing a wonderful job and has lots of experience. If we can increase the numbers in the facility we will be getting closer to breaking even.
- We can't go back to where we were when we had inmates in the Green House. There needs to be a bigger voice of the community before closing it. We need to look at all options to generating the revenues we need instead of making cuts that may be a problem for public safety. Legislature tells us what they will pay and so do other agencies that we house prisoners. We don't have the say on inmate reimbursement rates. Most counties do not plan on making money as they have to house more prisoners than we do and they also have more money to work with than we do.
- It was suggested that we try to work with a private firm and get it into a taxable situation and then get a bond and build a hospital. We finally got a clinic and it seems to be making a go of it.
- If we leased it out we could rent back beds for our prisoners and still come out ahead. The cost of building a new facility is way more than purchasing this one and expanding.
- What if they don't lease it? We can try and expand within the current jail footprint, to get closer to an actual breakeven number. We've been getting lots of help from Rep. Brown and Senator Van Tassel. We are doing well with state prisoners, not federal prisoners.
- Budget Adjustment hearing is coming up in the near future. It was recommended to bite the bullet and make the changes now and pay it back as the additional inmates are in. There is a limited market for a facility like this. We need to work on this now instead of waiting to the end of the year. 10 inmates for the rest of the year could make a big difference. Another recommendation is to get it sold before the County runs out of money. The committee talked about options that are being considered. Has anyone considered a youth detention facility??
- Schools have a necessary schools fund and why can't counties have this type of set-up? Funding did go up last year, but not very much. Wyoming and other locations have prisoners that they need to house, so we are looking at these options in addition to expanding the facilities.

13. **Items for Next Meeting:** No discussion of items for the next meeting

14. **Next Meeting:** May 1, 2008 at 6:00 pm - Meeting date and time were not discussed.

15. **Adjourn:** Dave motioned to adjourn and Bill seconded the motion. All were in favor and the motion carried.

Approved: 05/01/2008