

Minutes of the regular meeting of the Daggett County Commission/Redevelopment Agency Board, Tuesday, April 22, 2014. All members were present. Vicky McKee, County Clerk, was present as board secretary. The meeting was called to order at 9:00 A.M. by Mrs. Perry, Board Chair.

Also present were: Darla Steglich, Bret Reynolds, Thompson Davis, David Orr, Keri Pallesen-Auditor/Recorder, Niel Lund-County Attorney, Sunny Bouck, Boyd Perry and Tammy Twitchell-CEM.

There was no one present with old business nor citizens comments.

Mr. Steglich provided an update regarding the question posed by Mr. McDonald that if SITLA was in the development business would they be interested in property in Dutch John to trade for the SITLA ground near the rifle range. Mr. Steglich stated that he had visited with them and they had stated that they were not in the development business as years ago they had partnered with a developer in Washington County on a development but the developer had gone under so they had to buy him out.

The minutes of the April 15, 2014 meeting were provided for review and approval by the County Clerk's office. Mrs. Perry provided the following revisions: Page 2, Paragraph 2, Sentence 7 – need to add the rest of bracket and Page 5, Paragraph 3, Sentence 1 – change from 1:00 A.M. to 11:00 A.M. Motion by Mr. Steglich to approve the minutes as revised. Since Mr. Blanchard had not been in attendance at that meeting, seconded by Mrs. Perry, all in favor.

The Open Invoice Report was provided by the County Auditor's office for review and approval. Mr. Steglich requested an explanation for the two invoices for Mari Campbell as presented. Mrs. Pallesen stated that the \$69.93 was the same as approved at the last meeting but it had not been included on the Open Invoice Report. There was also an additional invoice in the amount of \$42.19 for per diem and training. Mrs. Pallesen provided copies of the invoices for review. Mr. Blanchard questioned the matter of unemployment charges for the Dutch John Court and Mrs. Pallesen stated that was for the employee from Dutch John and it was not her choice to leave the job. Motion by Mr. Blanchard to approve the Open Invoice Report as submitted in the amount of \$20,015.38. Seconded by Mr. Steglich, all in favor.

With regards to correspondence, Mrs. McKee had provided a letter from the State of Utah and corresponding receipt in the amount of \$122,066.06 for 2013 Secure Rural Schools.

The following Business License applications were provided by the County Clerk's office for review and approval: James Boehm, Northern Leasing Systems and Jeremy Rogers. Motion by Mr. Steglich to approve the business license applications as provided and listed "a" through "c". Seconded by Mr. Blanchard, all in favor.

Tammy Twitchell, CEM, had provided documents for review and approval by the Commission for Emergency Support Functions #1-Transportation, #3-Public Works and #4-Firefighting. Mr. Blanchard noted that there were some typographical errors and others things in the document needing revised and he will work with Mrs. Twitchell in getting that done. Motion by Mr. Blanchard to approve the Emergency Support Functions #1, #3, and #4 with changes. Seconded by Mr. Steglich, all in favor.

Travis Dupaix had provided an application to serve on the Flaming Gorge Country Community Foundation. Motion by Mr. Blanchard to approve the application as submitted. Seconded by Mr. Steglich, all in favor.

Motion by Mr. Steglich to go into the Redevelopment Agency portion of the meeting at 9:15 A.M. Seconded by Mr. Blanchard, all in favor.

The matter on the agenda is to approve the Water Lease Agreement with PPI, Inc. and Mr. Steglich stated that it was actually to approve the proposal to PPI, Inc. for the Water Lease Agreement. The agreement as provided to the Commission was reviewed and discussed. Upon discussion it was determined that the proposal provides for \$100,000.00 for the first year and \$50,000.00 for each consecutive year and raised the amount from \$80.00 to \$100.00 per acre foot upon them using the water. Mr. Steglich questioned if the \$46,000.00 was added to the proposal and Mr. Lund replied that the amount is not there but there is language that states they will pay all the previous balances. There is also a blank space in paragraph six of the document that needs to be filled in upon Mr. Hartvigsen's completion of the figures. Mr. Blanchard stated that he felt that this proposal was good protection for the county. Mr. Lund addressed the matter of the two amounts of \$20.00 in the agreement and if they are for the same thing or different; which needs to be clarified with Mr. Hartvigsen. This matter was on the agenda only for discussion, and the Commission agreed to give Mr. Lund the authority to

move the document onto PPI and Mr. Hartvigsen. Mr. Lund reminded all that this agreement is confidential.

The matter on the agenda is the request from Trout Creek Flies for an extension of their participation agreement for one year. The Participation Agreement was dated December 18, 2012 and stated that all performance conditions in the original contract for the four acres must be completed by July 1, 2014. Due to various reasons, they will not be able to have their work completed by that date. Motion by Mr. Steglich to approve the request from Trout Creek Flies for a one year extension on their Participation Agreement until July 1, 2015 for the four acres of property. Seconded by Mr. Blanchard, all in favor.

The matter before the Commission is to amend the Lease Agreement with Flaming Gorge Rec. Services. Mr. Thompson stated that the heading on the Lease Agreement needs to be revised to read Delta Plan One. Mr. Thompson and Mr. Lund have been working together on the documents and have come to an agreement. Mr. Lund provided the following changes to the Lease Amendment and REPC in open meeting: REPC-Remove the CCR language and change the language regarding the title that is being conveyed to a Special Warranty Deed by adding language that states that the county is giving whatever right the county has. Lease Amendment- Mr. Lund addressed the purchase option in the lease which states that upon the option being exercised the lease terminates and the revised language clarifies that. Motion by Mr. Steglich to approve the Amended Lease Agreement and the Real Estate Purchase Contract x 2 with the proposed changes with Delta Plan One. Seconded by Mr. Blanchard, all in favor. The documents will be signed after the meeting.

The matter on the agenda was to review and approve the changes to the Volunteer Section (Section 28) of the Daggett County Personnel Policy and Procedures Manual. Motion by Mr. Steglich to approve the changes as provided. Seconded by Mr. Blanchard, all in favor.

Mr. Steglich stated that Matt Swapp, UDOT Aeronautics Program Engineer, had contacted Daggett County due to the Federal Government providing money to the states for airports. His email stated that the Aeronautics Staff had met recently and suggested that two additional projects be added to Daggett County's proposed plan as follows: A 2018 project at Dutch John Airport to expand the apron and a 2019 project at Manila for AWOS and lighting upgrades. The Commission had approached UDOT regarding the need at the Manila Airport for upgrades which will provide for an automated landing system for aircraft for emergencies. The project will take from 16 to 18 years to complete and Mr. Steglich suggested that the project years be switched so the Manila is scheduled for 2018 as a way to speed up the process. The required match for the project is \$55,000.00 for the 2018 Manila Airport Project and the Commission will need to budget over the next five years for the match amount. Mr. Blanchard stated that he does not know how important it is to expand the apron at Dutch John without increasing the weight limit. The matter was discussed. Mr. Steglich stated that he would also be replacing lights at the Manila Airport as suggested by UDOT. Motion by Mr. Steglich to approve to move forward with the UDOT proposal. Seconded by Mr. Blanchard, all in favor.

Sonny Bouck was present to address her concerns with the need for permanent signs at the shooting range. Mrs. Perry stated that they had been discussing the matter as the temporary signs have been getting blown away or destroyed. She would like to recommend a permanent sign at the cattle guard entry and one at the rifle range. She also recommends to close the use of the rifle range only when the dump is in operation. Mr. Steglich stated that the previous county attorney, John Stearmer, had voiced his concern with the operation of the rifle range as the county cannot control who and when people go there and that would be putting the county at risk. Ms. Bouck stated that Jerry Muir had mentioned that there was expensive equipment at the landfill and if they are damaged the county would be liable. Mr. Lund, County Attorney, stated that he agrees with Mr. Stearmer and the rifle range should be closed. The risk is too great and the potential liability would be too much for the county. The matter was discussed. Motion by Mr. Blanchard to approve for the county to purchase two signs (3 x 3) to be installed at the rifle range stating the rifle range is permanently closed and that violators will be prosecuted which will be completed within the next couple of weeks. Seconded by Mr. Steglich, all in favor.

The matter before the Commission is Resolution #14-07, A RESOLUTION ESTABLISHING METHOD, RULES, AND PROCEDURES FOR THE 2014 TAX SALE AND ALLOCATING ADMINISTRATIVE COSTS TO DELINQUENT

PROPERTIES. Mrs. Pallesen stated that the actual costs for each parcel is \$640.00 but the resolution states that there will be a fee of five percent (5%) of the total amount of taxes, penalties and interest assessed for “administrative costs” with a minimum of \$200.00 per parcel. She stated that #13 was revised to read \$50.00 increments rather than the \$10.00 increment in last year’s resolution. The 2014 tax sale is scheduled for Thursday, May 29, 2014 at 10:00 A.M. Motion by Mr. Steglich to approve Resolution #14-07, with changes made as discussed. Seconded by Mr. Blanchard, all in favor.

Mrs. McKee stated that she had received a phone call from a Jacquie Sullivan, In God We Trust-America, Inc., regarding Daggett County joining in and displaying the national motto, In God We Trust, in the Commission Chamber. The matter was reviewed and discussed. Mr. Blanchard stated that he did support what they were trying to do but he does not feel it was the business of the county to get involved with these types of things and he suggests that the county does not adopt this. Mr. Steglich stated that he was torn both ways and questions why the Commission does not open their meetings with a prayer as a lot of Utah counties do. With the trends to get GOD out of everything in America we will see big repercussions because of that. He does not have a problem supporting it and feels that we need to keep god in the political realm as the founding fathers had set the country up on that. Upon review and discussion, motion by Mr. Steglich that Daggett County as a county approves to support the motto ‘In God We Trust’ and to support that to the best of the county’s ability without adopting the proposed resolution. Seconded by Mr. Blanchard, all in favor.

Motion by Mr. Steglich to recess the meeting until 10:00 A.M. Seconded by Mr. Blanchard, all in favor.

The regular meeting reconvenes at 10:05 A.M. with all those previously mentioned present.

Motion by Mr. Steglich to go into the Public Hearing scheduled for 10:00 A.M. for discussion of the opening of the 2014 Budget. Seconded by Mr. Blanchard, all in favor.

Mrs. Perry provided information regarding transferring money out of the RDA Fund. Mrs. Pallesen explained that there are actually two RDA funds – Fund 21-Dutch John Financing and Fund 25 – RDA Dutch John. Fund 21, Dutch John Financing, was set up specifically to loan money out. Fund 25, RDA Fund, is where the funds from property sales owned by the RDA goes into and expenses for attorney fees and professional fees comes out of that fund. Mr. Steglich stated that the resolutions on the agenda were provided by Craig Smith, RDA Attorney, as a way to take the money out of Fund 21, cancel the debt and allow for the money would go back to the county the same way it was put into the RDA funds. Mr. Blanchard stated that there had been a purpose for putting the funds into Fund 21 which was to help with the development of the county. There is still development going on in the county and leaving that money in the RDA does not allow the money to be used for general county business and he does not see why it should be moved out. Mrs. Pallesen stated that the money was budgeted in 2013 to be moved but because the county did not have the documents nor was she sure how to do it properly, it did not happen. She is not saying it needs to happen, but the budgets need to be adjusted to reflect what the Commission determines to do. Mr. Blanchard stated he does not see the need to move the money and if moved there would be no method of helping developers. The matter was reviewed and discussed. Mr. Blanchard and Mrs. Perry stated that they are both comfortable leaving the money in the RDA and Mrs. Pallesen questioned if the board will want to lend money out or move the funds into one fund as all the revenues in both funds came from land sales. There was discussion of combining the funds and/or relabeling the funds. Mr. Lund stated that the redevelopment agency was the Daggett County Redevelopment Agency with a Dutch John project area. It was determined to combine the two funds (21 & 25) and change the title of the fund to Daggett County RDA Fund. There is currently the Dutch John and Greendale Project Areas with a Manila Project Area still to be finalized. There was discussion as to the other items needing to be addressed with opening the 2014 Budget. Mrs. Pallesen stated that the \$5,000.00 taken from the TRT Fund to the Burbot Bash Fund was budgeted as an expense which was really a transfer so that will need to be cleaned up which will provide a line item change. The payment to the Denver Post will also have to be handled the same way. Mr. Blanchard questioned the \$37,000.00 from General Fund to Economic Development and Mrs. Pallesen stated that was already a budgeted transfer which has not been made but it does not require the budget to be opened. Mr. Blanchard stated that he has line item changes and wanted to discuss them later. Mrs. Perry questioned if there

was any further public comments. With there being none, motion by Mr. Steglich to go back into the regular meeting at 10:17 A.M. Seconded by Mr. Blanchard, all in favor.

Mrs. Pallesen stated that there are several department heads requesting raises for their employees. Mr. Blanchard stated that he feels that the Commission needs to look at the County employee's wages and see what they can do. The matter of raises was reviewed and discussed. Mr. Blanchard stated that by giving all the employees a \$1.25 an hour raise for the remainder of the year will cost the county \$15,000.00 for this year and \$30,000.00 for next year and he recommends for the Commission to try to find that money. Mr. Steglich stated that he would like to recommend for the County Commissioners to go back to part time, go back to their original pay and to use that money for employee benefits if allowable. This matter was discussed. Mr. Steglich stated that the reason for his recommendation is that when they made the change two years ago the idea was that there would be those willing to step up and file for Commission this year that would run for the right reason and to give it all they've got. His suggestion is to put the matter on the agenda to take the Commission back to a part time commission. Mrs. Pallesen stated that to change an elected official's salary there was a need to hold a Public Hearing, advertise the hearing and amend the Salary Ordinance and she requested that the Commission determine a date for the Public Hearing. Mrs. Perry stated that there are day to day things that happen at the Courthouse and she has been dealing with those issues and she wants to know how much time part-time means. Mr. Steglich stated that the Commissioners all have their responsibilities lined out and it is their responsibility to deal with those items and the time spent. Mrs. Perry stated that herself and Mr. Blanchard have been saying this all the time and now Mr. Steglich is in agreement. Mr. Blanchard addressed other line items that he would like the Commission to consider. Planning & Zoning has issues with four trailers needing to be moved out of the county at this time at a cost of \$2,000.00 to \$2,500.00 per trailer. The matter was reviewed and discussed. Mr. Blanchard addressed the other item which is that the water tanks were inspected in Dutch John and they are in need of repair which was reviewed and discussed.

With nothing further, the meeting adjourned at 11:00 A.M.

/s/ Vicky McKee

/s/ Karen Perry

/s/ Warren Blanchard