

Minutes of the regular meeting of the Daggett County Commission/Redevelopment Agency Board held on **Tuesday, July 30, 2019** in the Commission Chambers at the Daggett County Courthouse. Commissioners Randy Asay, Jack Lytle and Matt Tippetts were present. Auditor/Recorder Keri Pallesen, Sheriff Erik Bailey, Attorney Niel Lund and Clerk/Treasurer Brian Raymond were also present. The meeting was called to order at 9:05 a.m. by Commissioner Asay.

Also present: Chuck Bennington, Mayor Buddy Rogers of Dutch John Town, attorney

Issue Updates: Commissioner Asay welcomed Mayor Rogers and thanked him for their support of the Rodeo. Mayor Rogers presented a check to the Commissioners. Commissioner Asay said that USDA sent a letter regarding the comments the County had sent a while back on the Roadless Rule. They thanked us for our comments and said they are working to meet the economic needs of the communities around the forests. The Fair is going on this week and we appreciate Sweetwater County allowing us to be a part of it.

Commissioner Tippetts noted that Debbie Weaver had let us know that we received some money for our BEAR grant to custom build two trailers with port-a-pots for businesses to use for events. They could possibly be used by the public, but more thought and discussion needs to be had. Mayor Rogers said that there was a Cornhole tournament in Dutch John the week after the fireworks. The Port-a-pots would be helpful for those two events.

Commissioner Tippetts said he and Brian Raymond went to a meeting on the Airport yesterday and it's going to be a big benefit when the lighting is finished later this week. Thanks to the Vernal Airport for their help with the lights and PAPIs that help with the approach. It's exciting. The location for the AWOS has been set and the application has been approved. It will be known as the Manila Airport. Aeronautics will be here on August 20th at 1 pm to discuss the airports and Mayor Rogers asked if there had been any other discussion on the master planning efforts and he was told there was an old one done in 2004 and the updates had been put on hold. Dutch John was thanked again and East Bay has also contributed \$10,000 towards the PRCA through UBAGs non profit. Commissioner Tippetts said he has been working with Mayor Coombs and BHI to coordinate the hauling of gravel. The next Trails Committee meeting is on August 14th at the Senior Citizens Center at 5:30 and Dutch John is invited to participate. Ryan Kelly attended the last one and others are invited. The Museum Board has a bunch of Eagle Scout projects scheduled for the CCC and School Marm buildings over the next few months.

Travel and Purchasing Card Policy updates included an apology from Commissioner Lytle for not being able to attend and he said it sounded like there was good discussion. There were lots of good ideas and headway was made.

We also started the discussion of what to do with the County Owned Facilities in Dutch John and there were ideas brought up about that. There has been some communication with Dutch John and what we can do to cooperate and work together in the future. The lights were discussed on the fire station and the Commission feels it would be appropriate to get better light for less money for that facility. Commissioner Tippetts asked the Mayor if he had heard many comments on the rate adjustment and he hadn't, but he did question what was being done on the residential businesses and it was explained if they are in a residential zone they will be billed residential based on their size. The multiplier to generate some revenues for capital improvements or emergency needs is needed and felt to be important among the Commissioners and Mayor Rogers agreed that if something happened there is not enough savings. The depreciation is another factor that's not really accounted for in the price increases for future new or upgraded facilities.

Citizen Comments: No public comments given today.

Approve Minutes: The Clerk/Treasurer's Office had provided minutes for June 17, 2019 Public Hearing; June 18 Commission Meeting and June 25 Commission meeting minutes.

Commissioner Tippetts motioned to approve the June 17, 2019 minutes for the Public Hearing. Commissioner Lytle noted there were some minor typos that need to be corrected and seconded to approve the minutes with the noted changes. All were in favor and the motion carried.

Commissioner Lytle motioned to approve the June 18th Commission meeting minutes. Commissioner Tippetts seconded the motion. All were in favor and the motion carried.

Commissioner Lytle motioned to approve the June 25th Commission meeting minutes. Commissioner Tippetts seconded the motion. All were in favor and the motion carried.

The Open Invoice Register Was Presented For Review And Approval: The Open Invoice Register of July 29, 2019 for \$208,632.48 was prepared by the Auditor/Recorder's Office. Commissioner Lytle asked about the purchase orders and Commissioner Tippetts and Brian Raymond explained there were six purchase orders approved on July 9th, but there are two more that were missed that are not on the invoice register. Commissioner Lytle made a motion to approve the Open Invoice Register in the amount of \$208,632.48 for July 29, 2019. Commissioner Tippetts seconded the motion. All were in favor. The motion carried.

Disbursement Listing: There was no disbursement listing available today.

Cash Summary: A Cash Summary dated July 29, 2019 was provided by the Clerk/Treasurer's Office. Commissioner Lytle asked about Fund 80 and Mr. Raymond explained that this is the Weed Department Fund and they are spending now and are getting some reimbursement, but most of it won't come from the State Treasurer until later. Commissioner Lytle motioned to accept the Cash Summary dated 7/29/2019. Commissioner Tippetts seconded the motion. All were in favor. The motion carried.

Purchase Orders: Commissioner Tippetts said there were two purchase orders that escaped getting approved on July 9th. One (PO #378) was for engineering on the Airport Preservation project and it is for \$2,280, which is less than the \$5,000 requirement, but because it was signed it was requested to get it approved. The second Purchase Order (PO #380) is also for engineering for the Airport Pavement Preservation project and is for \$6,080. Commissioner Lytle motioned to accept and approve both purchase orders. Commissioner Tippetts seconded the motion. All were in favor and the motion carried.

Correspondence: Commissioner Lytle said that being a participant in the CIB Board and Seven County Infrastructure Coalition he has been named in a lawsuit by those who are against the railroad project. He just wanted to make everyone including the attorney aware of it. There are several route alternatives and the final will probably have at least two possible routes and also a no change alternative. Commissioner Lytle said that the donation from East Bay is a big help and very generous and thanks to all the volunteers who helped make that happen. Commissioner Tippetts also has some correspondence that needs to be discussed in Closed Session.

Commission Calendar Review: Commissioner Lytle said that the CIB meeting is the 8th. There is a Water Resources Board meeting on the 6th, and on the 7th they will be floating the Green River and having lunch at Little Hole. Tomorrow is a Hwy 43 construction meeting at 2 pm tomorrow. Commissioner Lytle asked about the Public Lands meeting on Friday and Commissioner

Asay said he listened in and there were several issues addressed and three individuals that had specific jobs to do, but he didn't write down that information. The Payment In Lieu of Taxes (PILT) Fly-In is September 9th to 12th and then there will be an opportunity to visit the White House and Commissioner Lytle is planning on attending as much as he can and there may be some funding to help him from NACO and UAC. Every Commissioner attend at least go once during their term.

Policy and Legislation Items:

Discussion And Consideration Of Amendment to Traffic Code: Mr. Lund said that he had emailed the Ordinance and the separate chapters that are being added. There are items from State Code and this is an effort to help the Sheriff's Office add some items that would be better served by the County rather than the State. These are new sections and not modifications of items already in the County code. Commissioner Lytle asked if there was a summary of the additions and Mr. Lund said there was not. There were questions about the Bail schedule and Mr. Lund said the infractions are enhanceable and it is the State Bail Code that is used. State Court System requires Bail to be entered, so we have used the State Bail Code amounts. Commissioner Lytle motioned to approve Ordinance 19-12: an Ordinance amending the traffic code in Daggett County. Commissioner Tippetts seconded the motion. Section 6-1-1 is a thing with the Forest Service and was not included in this. All were in favor. The motion carried.

Discussion And Consideration Of Transferring Ownership Of The Dutch John Airport To The Daggett County Redevelopment Agency (RDA): Commissioner Lytle wanted to have consideration of putting it into the Municipal Building Authority (MBA) for the curtilage of the Runway Protection Zone (RPZ) and runways, etc. and the rest could go into RDA. The goal is to keep the airport public however it goes forward. The MBA has some options-Moab is applying to CIB from their MBA and we might want to do that at some point in time.

Mayor Rogers asked about the Master Planning of the airport and it was stopped a while back until we determined how the ownership of Dutch John lands would work out. It needs to be revived. There was discussion of how big Dutch John wants to grow and some do not want it much bigger than it already is, but the KOA idea would bring in some TRT money now. Commissioner Lytle brought up the maps to show what needs to be kept separate and where development might go. We need to show continuation of airport zoning areas onto County land regardless of how the ownership is done. The only thing with PILT (Payment-In-Lieu-of-Taxes) is that if we receive federal funding it could negatively affect future PILT payments. We used to be under a different formula where that didn't matter, but now we have to be careful about this. Mr. Lund said it's okay to separate out the part you are not going to develop in either the Building Authority or the RDA. Having the land to develop in the RDA makes it easier to develop and avoiding the RFP process, when you don't know how you want it developed at this point in time. This same logic would also apply to the Manila airport. The gray area along the runway was originally zoned Light Industrial and Mayor Rogers thought it stayed that way. Commissioner Lytle asked if the Zoning Board would be willing to relook at that. He said it looked like a lot of land and so it's a good question to find out how to lay this out. There was a question as to how wide the runway is 60' or 100'. Mayor Rogers said that it might be easier. Mr. Raymond said that the County didn't have an Airport Zone, so they chose the Light Industrial, which was a current zone even though it may not have been the best zone. First concern was selling land that might need to be confiscated later if the airport is upgraded to a commercial airport. Nobody was sure that will ever happen, but we need to be prepared. Hopefully the State guys can shed some light on this when they come out on August 20th.

Commissioner Asay asked about the Apron Project that has been discussed and he was shown the location on the map. Another idea was a hammerhead at the end of the runway for turning around, but that would all depend on the taxiways. The dirt/grass runway could also affect how much acreage is needed for the airport proper. There are pilots who enjoy visiting and using those types of runways. There are approximately 110 acres needed for the airport proper and the rest could be looked at for transfer to the RDA. Commissioner Asay said this was put on to start the discussion and could be a part of the Issue Updates in the future.

Discussion And Consideration Of Surplus of 2003 GMC Sierra 2500 HD Crew Cab Vin #1GTHK23U63F204505: Commissioner Lytle asked about this and there was a discussion of where this truck came from and the costs involved. Mr. Raymond said that he had received the information on another option for selling it if you choose to surplus it. Mayor Rogers asked how he could get this truck as he would like another plow in Dutch John. There were questions on how it was originally paid for and if it should be paid for or just transferred. We can surplus it and then decide how to follow up on that.

Commissioner Lytle motioned to surplus the 2003 GMC Sierra pickup with the VIN # of 1GTHK23U63F204505. Commissioner Tippetts seconded the motion. All were in favor. It's just come over to the Courthouse last week. Commissioner Lytle asked how we could make this available to Dutch John and Mayor Rogers suggested that we add it to the list of discussed items. We need to get some cash to support the budget. There is no urgency to auction it, so we can hold off until the Mayor decides what he wants to do. Typically we put it on KSL or out to the Public. It doesn't leave Dutch John too often, so it was thought mileage was only 50,000, but it actually has 96,000 miles on it and it was priced out at good condition for blue book. The Commission was open to holding it from auction for a time, so we can investigate it and think about it.

Discussion And Negotiation Of Possible Land Sales and Water Lease

Commissioner Lytle motioned to go in and out of Redevelopment Agency and Commissioner Tippetts seconded the motion. All were in favor. The motion carried. A recess was taken at 11:12 am.

The Commission came back into open session at 11:26 am and Mr. Lund said that he had researched going out of closed session and motion should be made in open and not during the closed session. Commissioner Lytle made a motion at 11:27 am to go into Closed Session for the purposes of Negotiation Of Possible Land Sales And Water Lease with the Mayor of Dutch John. Commissioner Tippetts seconded the motion. A Roll Call Vote was taken: Commissioner Lytle voted "Aye", Commissioner Tippetts voted "Aye" and Commissioner Asay voted "Aye", so the motion carried.

The Commission came out of Closed Session at 2:32 pm.

Commissioner Lytle motioned to adjourn at 2:33 pm.

/s/ Randy Asay

Commissioner Randy Asay

s/ Brian Raymond

Clerk/Treasurer_Brian Raymond

/s/ Jack Lytle

Commissioner Jack Lytle

/s/ Matt Tippetts

Commissioner Matt Tippetts