

GRAND COUNTY COUNCIL MEETING

February 21, 2006

Grand County Council met in regular session on the above date. Present were Councilmen Joette Langianese, Chairman presiding, Nate Knight, Jim Lewis, Rex Tanner, and Audrey Graham with Clerk Fran Townsend and Administrator Nancy Woodside. Absent – Jerry McNeely and Judy Carmichael

Meeting called to order by Chairman Langianese.

A. MEETING WITH DEPARTMENT OF ENERGY, THOMPSON SPRINGS SPECIAL SERVICE DISTRICT, CRESCENT JUNCTION STAKEHOLDERS, GRAND COUNTY COUNCIL AND SUNRISE ENGINEERING REGARDING DOMESTIC AND CONSTRUCTION WATER FOR TAILINGS PROJECT:

Present were Lee Anne Asay with Crescent Junction Stakeholders, Joe Berwick with DOE, Helen Davis with Thompson Springs Special Service District, and representatives from Sunrise Engineering. Also present - Brian Hoenes with S M Stoler.

Culinary Water is the issue to be discussed. DOE – proposes to connect Thompson Water Line and install new 3 inch PVC potable water service line from Thompson Springs to Crescent Junction Properties. They would tie in with a 2 inch line to connect into their trailers, etc for showers, . A draft agreement has been put together. The District was hoping for a larger line but DOE can't put in a larger Line. Would Grand County consider a larger line? If county and Thompson Special Service District install the line, then DOE would not have to do an EIS. Utah Division of Water Users state the four (4) inch line has to remain private. Maybe 8 inch line would be nice – to be a main line which would follow rules and could maybe install a fire hydrant. Construction – will have a pond at Crescent Junction to pump out of if needed. Difference in cost between 3 inch and 8 in line – biggest cost would be in the PVC pipe. DOE's need would be six or seven gallons per minute. It was suggested perhaps the Thompson Special Service District could not support an eight inch line. Page Holland made point of her historical connections to the line other than Crescent Junction properties. Point made – they will engineer for a 3 inch line and if changed to 8 inch line– then would re-engineer. Issue is the source of water. If there is not a source to support an eight inch line, then there is no point in engineering for an 8 inch line. Thompson Special Service District does have funding for a water storage tank. Work in progress. Thompson Special Service District meets March 14th. They can have a special meeting to approve this agreement if necessary. Grand County is the first entity to sign the agreement. **Motion: Knight moved to approve agreement seconded by Graham. Tanner – issue that Page Holland brought up – does it affect this? Nancy says no. They will eliminate wildlife tap and amend agreement to include change. Motion carried 5-0.**

Rodney Asay brought up transferring ownership of ROW for the water line to DOE while this is going on, but after they are done, who gets the ROW back? He feels we need to have that in writing and included in the MOU. DOE will look into that issue.

C. RESOLUTION AUTHORIZING ISSUANCE AND SALE OF GRAND COUNTY, UTAH TAX AND REVENUE ANTICIPATION NOTES, SERIES 2006 IN AGGREGATE PRINCIPAL AMOUNT OF \$800,000: Interest rate is 3.58%. Motion: Councilman Knight moved to adopt the resolution, seconded by Lewis. Motion carried 5-0.

D. APPROVAL OF TAX ROLL ADJUSTMENTS:

The following parcels are in need of tax adjustments for the following reasons:

Parcel No.

01-MLO-0013 Robert Tupek

Mr. Tupek is a disabled Veteran and qualifies for a 40% disability status. We failed to grant him his VA disability for 2004. He is requesting an adjustment for this year in the amount of \$595.42

Parcel NO. 09-000-0088 John M Taggert, Jr.

Mr. Taggert is a disabled veteran and qualifies for a 100% disability status. He has been working with the VA administration since 2002 to be approved. The Utah tax law allows adjustment for a prior year when the military issues a written decision takes effect in any year prior to the current calendar year. He qualified for a VA exemption for the year 2004.

Parcel NO. 02-SMU-0004 Judith L. Powers

Ms. Powers purchased the above parcel in 2005 as a rental parcel from another party. The Assessor's office thought the use of the parcel changed as the previous owner had an out of town address. They used the parcel as a rental. Status of the use did not change. Ms. Powers was not aware she was being taxed as secondary home. She is asking an adjustment on her 2005 taxes as her mortgage payment increased due to this error. Her taxes were \$1,345.94 and should have been \$790.25

Motion: Lewis moved to approve tax roll adjustments as submitted by County Clerk Fran Townsend seconded by Knight. Motion carried 5-0.

EXECUTIVE SESSION: Motion: Councilman Graham moved to enter into an executive session at 4:12 p.m. for purpose of discussing personnel issues seconded by Councilman Lewis. Motion carried 5-0. Present were Councilmen Joette Langianese, Nate Knight, Jim Lewis, Rex Tanner, and Audrey Graham with Administrator Nancy Woodside. Graham moved to close the executive session at 5:04 p.m. seconded by Tanner. Motion carried 5-0.

Meeting recessed until 7:00 p.m.

Pledge of Allegiance was led by Robert Greenberg.

APPROVAL OF PAYMENT OF BILLS: Motion: Lewis moved to approve bills in the amount of \$926,794.18 – including payroll of \$94,897.24 seconded by Tanner. Roll call vote: Knight - aye, Lewis - aye, Tanner - aye, Langianese - aye and Graham – aye. Motion carried 5-0.

CHECK NOS. 43323-43599	\$831,896.94
PAYROLL	\$ 94,897.24

APPROVAL OF MINUTES FEBRUARY 7, 2006. Motion: Graham moved to approve seconded by Lewis. Tanner and Langianese abstained rest voted aye. Motion carried.

CITIZENS TO BE HEARD: Jack Campbell – read letter concerning unethical decisions being made by the Planning Commission. He is asking that two be removed from the P&Z.

Maggie Courson lives on Power House Lane Trailer Park. They are attempting to buy land so they can build affordable housing. She brought a petition which refers to low and moderate income housing.

COUNCIL REPORTS: Knight – had Airport board meeting last night. Essential Air Service contract is coming up for renewal on the 28th of this month but extended until March 5th. Main issue: there have been two proposals for essential air service and another air line that has a larger plane. However FAA who chooses the service will probably not chose the larger plane because of the need for additional subsidy needed. So – probably Salmon Air will be chosen. Other issue –the Airport will be starting a project next year – about a four million dollar project funded with Federal money. This will address a safety issue by increasing the elevation on both sides of the runway. Cost to county will be a little over \$100,000.

Lewis reported on the Grand County Special Service Recreation District. They are looking at some new expansions for the Spanish Trail Arena. They are holding off on the swimming pool project for the present. They are considering some ball fields at the OSTA to add to the recreation facility.

Tanner – Water District has hired a new manager who will start April 1. He is from New Mexico. Consolidation of all the districts is on hold as they are waiting for Moab City to put together the sewer agreement. State report for Search & Rescue report was presented to the Council. It was noted Grand County had the largest number of Search & Rescue missions in 2005 in the State of Utah.

Library is currently on track with budget and construction. They hope to open in May. Solid Waste Board is working on clean-up of junk cars.

Langianese & Graham went to Washington, D.C. where they met with Hatch, Matheson from Utah as well as Republican Congressman Lewis from California. DOE has recommended an appropriation in the amount of \$23 million for 2007. They plan to have contractor on board by 2007 and will start moving the pile by 2008. We could not spend more than the 23 million in 2007. Matheson stated DOE has to give annual projections of what the cost for the project will be. Strategy as to how we can get funds directed to Grand County to help impact costs to the county is a big issue.

McNeely met with BLM – talked about land exchange.

Grand Center won an award for best architectural design.

G. REPORT ON DENVER HOUSING CONFERENCE – TABLED

Presentation was made to Georgia Hamblin by Mike William, Chairman of Board of Trustees for Four Corners Behavioral Health, INC for twenty four (24) years of service serving on the Mental Health Board. She was presented with a plaque along with a token of appreciation.

H. PUBLIC HEARING ON MENTAL HEALTH AND SUBSTANCE ABUSE

ISSUES IN GRAND COUNTY: Rick Donham made the presentation. Their greatest challenge is in pulling together funding. He talked about our Drug Court program and prevention. John Wilcox is a client who came from Montana. He is involved with interact club house. Positive things are happening here and they have a good program. Willows stated the Housing provides place to live. Mary Frothingham talked about the Tobacco prevention program.

Lorie Wright is a member of Interact who has Physical problems. The program has been very helpful for her. Georgia Hamblin: Member of this board for 24 years. She commends Bob Greenberg as the director as being very frugal with funds available.

Public Hearing Closed.

Councilman Graham addressed the teen suicide issue: What is happening with kids that are at risk and hope that as a community we are working on this. Rick says – Teen Center is happening and it is a good thing with a visible prevention program. Rick expressed his appreciation to the council for their continued financial support.

I. PUBLIC HEARING: PROPOSED ZONE CHANGE FROM RR, RURAL RESIDENTIAL TO HC, HIGHWAY COMMERCIAL. Application is jointly submitted by Jim Farrell and Tim Keogh. Property is 5.74 acres, located on South Highway 191. Applicants seek to rezone that portion of the property currently zoned RR, Rural Residential to HC, Highway Commercial.

Tim Keogh: Several years ago P&Z incorporated multiple housing in Commercial Zones with no residential around it. There is a need for multi-housing. They will not turn this project into high rise condos. This is a benefit to the Community and complies with the General Plan. Affordable Housing Will fit into what Pyatt has planned for his property. This is not spot zoning.

Bob Maxwell – looking toward using some of this for affordable housing. There will be about 50 initial affordable housing units. Affordable housing will run about \$500 per month. Most 3 bedroom houses rent for \$1000 per month. Are we going to stop progress in our community by not having housing? Supports this concept. Need housing for people to live in.

Lance Christie: Contract Zoning is illegal in Utah.

Janie Tuft – Housing Authority Board: Have been attempting to purchase land where they can have multiple family units. Lots of land in HC zone that has many topography issues. Utilities are here and she feels it would be good to consolidate in one area. Only one dissenting vote on this rezone by the P&Z Commission.

Coursen: This particular proposal has concerns because it is so far out of town. She lives in neighborhood that is far from town. Transportation would be an issue- who could afford a car?

PUBLIC HEARING CLOSED

Lewis asked Keogh how are you doing this? With contract with developers. All 80 units would be available such as Virginian Apartments. These would be rental units.

Audrey Graham is concerned and feels we need to look into this. She is concerned it is so far out of town – cars would put more traffic on the highway.

Rex Tanner – surprised there is opposition to this project. Here we have a developer who has stepped forward to do this project. This will not solve all problems, but it is a step in the right direction. Half of population of this valley lives in Spanish Valley.

Nate agrees with Rex. Not being able to get into town, i.e. – no one would live out there if they couldn't get into town, is not an issue.

Lewis – what guarantee it would always be used as affordable housing: Affordable guaranteed for 90 years.

Joette – same problem with Housing Authority on Holyoak Lane – very nice subdivision. Why would not Mountain View property be better? Jannie stated it is not zoned properly. Developer has control.

J. APPROVAL OF DESIGNATING OLD HIGHWAY TRAIL AS NON-MOTORIZED: Motion: Lewis moved to table seconded by Tanner. All voted aye.

K. TRANSIENT ROOM TAX ORDINANCE AMENDMENT TO ACCELERATE COLLECTION OF TRT: Motion: Lewis moved to adopt ordinance seconded by

Graham. Jim – definition of “timely” yes – is included in their policy. Rex would like to see they get their business license suspended if they don’t pay their taxes. Wants more teeth in it. However, we passed an ordinance last Council meeting that addressed some of these issues. **Tanner abstained, Graham, Langianese, Lewis, Knight voted aye.**
Motion carried 4-1.

L. AMENDED CONTRACT WITH LAND USE PLANNER – RICHARD GRICE: Councilman Knight had an issue with item No. 6 in the agreement. - do we have any control over estimate of time it takes – billed @ \$95 per hour? Have we checked out any other planning people and their rates as to what they would charge? Joette says she did ask around. In Grand Junction fee is about the same. People recommended Richard Grice. This seems to be going rate for planners. **Motion: Graham moved to approve contract as amended seconded by Lewis. Langianese, Graham, Lewis and Tanner voted aye, Knight voted no. Motion carried 4-1.**

M. RADIO TRANSMISSION LICENSE APPLICATION FOR CANYONLANDS AIRPORT: We have to apply as the county owns airport – but Redtail aviation will apply as manager of the airport. **Motion: Knight moved to approve application seconded by Lewis. Motion carried 5-0.**

Motion to adjourn: Graham moved to adjourn, seconded by Lewis. Motion carried 5-0.

Joette Langianese, Chairman

Attest: _____
Fran Townsend, Clerk/Auditor