



**GRAND COUNTY
COMMISSION REGULAR MEETING**

**Grand County Commission Chambers
Held virtually on Zoom
Moab, Utah**

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**MINUTES
03 November, 2021**

The Grand County Commission met in a regular meeting on November 3rd, 2021. The meeting was streamed/attended electronically. It was also broadcast and saved on YouTube. Commissioners in attendance were Evan Clapper, Jacques Hadler, Mary McGann, Sarah Stock, and Gabriel Woytek. Also present were County Commission Administrator Chris Baird, County Commission Associate Administrator Mallory Nassau, County Attorney Christina Sloan, and Clerk/Auditor Quinn Hall.

2:00 PM Workshop (Closed Session)

Chair McGann called the workshop to order at 2:02 PM. Trish Hedin and Kevin Walker were absent.

Motion by Evan Clapper to enter into closed session to discuss pending or reasonably imminent litigation.

Motion seconded by Jacques Hadler

Motion passes 5-0

Commission entered closed session at 2:04 pm.

Commission exited closed session at 2:21 pm.

2:33 PM Budget Workshop

Commission entered the budget workshop at 2:33 pm. Trish Hedin was present for the workshop. Commissioner Walker was absent.

Chair McGann turned the time over to County Commission Administrator Chris Baird. Chris discussed recent revenue numbers and suggested likely predictions for the coming year. Chris discussed the recent salary survey and shared suggested budget numbers for 2022 salaries. Chris explained the reasons for salary adjustments and increases and the methods of bringing county salaries in line with comparable jobs. Chris described the difficulty in finding true corollaries to some county jobs, but noted that they've found similar and comparable positions. Chris discussed the Cost of Living Adjustment (COLA), noting it's set for 2022 to match the inflation rate.

Chris discussed the rest of the budget for 2022 and potential upcoming major expenses and various funds, noting that this is only the tentative budget, and the goal from here forward would be to fine-tune the amounts to reach a finalized budget. Chris discussed some of the discretionary funds and other one-time expenses. Chris discussed the potential need for a future property tax increase to continue funding the library and cover the cost of increasing wages.

Chair McGann called for a 10-minute recess until 4:05pm.

4:05 PM Regular Commission Meeting

Call to Order

Chair McGann called the meeting to order at 4:05pm

Commissioners Clapper, Hadler, Hedin, McGann, Stock, and Woytek present. Kevin Walker arrived at 5:16 pm.

Citizens to Be Heard

Emily Campbell commented about illegal camping in Grand County, noting people are potentially camping illegally in RV's and tents on private and county property. Emily suggested increased enforcement should be a priority.

Sara Melnicoff commented on the proposed plan for the Mill Creek Area and suggested the alternative plan presented by Moab Solutions and partners would be appropriate for the commission to consider.

Cliff Koontz commented on behalf of the Motorized Trails Committee, and suggested the importance of Potato Salad Hill being convenient to town, visitors and observers. Cliff noted alternatives that reduce parking at Potato Salad Hill should not be considered. Cliff suggested there has not been enough time to comment or consider the potential closing of Potato Salad Hill.

Doug McElhaney commented he's concerned about the potential closing of Powerhouse Lane parking and noted moving parking to the Potato Salad Hill side has the potential to create increased user conflicts.

Approval of Minutes (Quinn Hall, Clerk/Auditor)

- A. October 19, 2021 (Regular County Commission Meeting)

Motion by Jacques Hadler

Motion seconded by Trish Hedin

Discussion (none at this time)

Motion passes 6-0

Ratification of Payment of Bills

Motion by Gabriel Woytek to ratify and approve payment of bills in the amount of \$967,889.87 and payroll in the amount of \$260,620.30 for a combined total of \$1,228,510.17.

Motion seconded by Evan Clapper

Discussion (none at this time)

Motion passes 6-0

Commission Member Disclosures

(none at this time)

Elected Official Reports

Mary McGann

- Chair McGann offered her thanks to Mary Hoffine for all her work over the last several months.
- Solid Waste Special Service District meeting
- Housing Authority meeting
- Mary noted the success of the Uranium Mill Tailings Remediation (UMTRA) project
- Met with Canyon Country Partnership (CCP)

Gabriel Woytek

- Economic Diversification Advisory Council
- Attended presentation with Love's Communications
- Southeastern Utah Association of Local Government (SEUALG) meeting
- Met with reps from AT&T regarding cell tower
- Utah Department of Transportation (UDOT) meeting on the 19th

Trish Hedin

- Met with Transportation Special Service District
- Met with Planning Commission
- Met with individuals about Book Cliffs Highway

Jacques Hadler

- Museum of Moab Meeting
- Recreation SSD meeting
- Motorized Trail Committee meeting

Evan Clapper

- Rural Emergency Medical Services (EMS) meeting

Sarah Stock

- Met with Community Renewable Energy Program
- Met with BLM regarding Gemini Bridges/Labyrinth travel plan
- Mosquito Abatement/DNR meeting
- Noxious Weed Board Meeting

Commission Administrator Report

Chris discussed the budget briefly.

Mallory discussed the Request for Qualifications (RFQ) for Indigent Defense counsel. Mallory noted the upcoming fee schedule changes for the coming year. Chris discussed impact fees, and noted the need for a public hearing and waiting period before implementation. Mallory noted the Health Department is distributing radon tests.

Department Reports

B. Report on the Building Department (Bill Hulse, Building Inspector)

Bill Hulse discussed the building department and noted there is still a significant amount of building taking place. Bill noted there are still some large projects that haven't received permits yet, and that income would be significant when received. Bill discussed some floodplain projects and the recent flooding. Bill discussed different classifications for flood areas. Bill noted there are some code enforcement issues, and the

department is working with planning and zoning and code enforcement to mitigate the issues. Chris, Christina, and John Guenther discussed the challenges of compliance and enforcement.

Agency Reports (none at this time)

Presentations (none at this time)

General Business- Action Items- Discussion and Consideration of:

- C. Approving denial of tax relief applications through October 15, 2021 (Chris Kauffman, Treasurer)

Presentation

Chris Kauffman discussed the denial of tax relief applications and statutory requirements for relief.

Motion by Sarah Stock to approve the denial of tax relief applications numbered 1 to 5 for 2021 as presented.

Motion seconded by Jacques Hadler

Discussion

Trish discussed the inability of some citizens to fully pay property taxes in some instances, and noted it's getting tougher for people to pay property taxes every year. Chris discussed the potential to adopt policy that wouldn't single anyone out and provide and equitable and fair solutions for everyone.

Motion 4-1 Hedin opposed

- D. Approving cancelation and refund of taxes due to tax roll errors (Chris Kauffman, Treasurer, and Debbie Swasey, Assessor)

Presentation

Chris discussed the tax bill errors and the circumstances that created them.

Motion by Evan Clapper to approve the cancelation and refund of taxes on two parcels as presented.

Motion seconded by Trish Hedin

Discussion (none at this time)

Motion passes 7-0

(*Move to item G – out of order – 5:17 pm)

- *G Approving letter of support for the Mill Creek Community Collaborative Committee recommendations for Mill Creek Canyon (Chair McGann and Kara Dohrenwend)

Presentation

Mary discussed the reasons behind the letter and the Mill Creek Community Collaboration Recommendations. Kevin suggested perhaps some recent public input is relevant, and perhaps this could be postponed until a later date. Mary suggested perhaps there could be a future public workshop regarding the issue. Evan discussed the proposed letters, and the complexity of the issue. Evan noted support for taking more time to decide.

Motion by Kevin Walker to postpone Item “G” until a later date and to create a letter that better and describes the position of the Commission and considers a wider range of alternatives.

Motion seconded by Sarah Stock

Discussion (none at this time)

Motion passes 7-0

E. Appointing volunteer board member to the Planning Commission (Trisha Hedin, Commission Liaison)

Presentation

Trish discussed the board member appointment.

Motion by Trish Hedin to approve the appointment of Anthony Mancuso to serve on the Planning Commission, with term beginning 11/3/2021 and expiring 12/31/2021.

Motion seconded by Evan Clapper

Discussion (none at this time)

Motion passes 7-0

F. Adopting tentative amended 2021 and 2022 Grand County Budget and setting budget hearing date (Chris Baird, Commission Administrator)

Presentation

Chris discussed the tentative budget – as discussed earlier in the workshop.

Motion by Evan Clapper to approve the adoption of the tentative 2022 Grand County Budget and set a hearing date for the amended 2021 and 2022 Grand County Budget for December 7th, 2021.

Motion seconded by Jacques Hadler

Discussion (none at this time)

Motion passes 7-0

G. ~~Approving letter of support for the Mill Creek Community Collaborative Committee recommendations for Mill Creek Canyon (Chair McGann and Kara Dohrenwend)~~ **(disposed of earlier)**

H. Adopting Resolution approving the Final Condominium Plat and Subdivision Improvements Agreement for Murphy Flats, Phase I, an HDHO Development located at 1185 Murphy Lane (Planning & Zoning)

Presentation

Elissa Martin discussed the final plat, the project, and the requirements of approval. Commissioner Clapper requested that Planning and Zoning staff report include a summary of potential subjective impacts addressed in discussion over the course of the application process.

Motion by Gabriel Woytek to adopt the Findings of Fact set forth in the Staff Report dated October 26, 2021 and the proposed Resolution approving the Final Condominium Plat and Subdivision Improvements Agreement for Murphy Flats, Phase I, HDHO Development with the following conditions:

1. Continued compliance with the County Engineer's requirements, Ordinance No. 599, HDHO-15 Master Plan and related Development Agreement;
2. The Owner shall record the SIA and CCR's simultaneously with the Final Plat in the Recorder's Office;

And

3. The Owner shall submit an acceptable completion assurance bond for the incomplete public improvements and infrastructure warranty bond for completed accepted public improvements as established in the SIA to the County in the amounts set forth in the SIA prior to recordation of the Final Plat.

Motion seconded by Evan Clapper

Discussion (none at this time)

Motion passes 6-0 (Clapper unavailable)

- I. Approving employee paid premium rates for 2022 Health Insurance (Renee Baker, Personnel Services Director)

Presentation

Renee discussed the change in the insurance rates, noting Cigna had agreed to lower rates than previously discussed. Chris noted the motion should include a rescission of the prior approval.

Motion by Jacques Hadler to rescind prior action on 19 October, and to approve the Grand County Medical Insurance renewal with Cigna with the updated employee paid premium rates for 2022 Cigna Traditional Medical Insurance Plan, monthly cost to the employee of \$117.64 (Single) \$150.27 (Two-Party) and \$290.35 (Family)

Motion seconded by Trish Hedin

Discussion (none at this time)

Motion passes 7-0

Consent Agenda- Action Items

- J. Approving a contract with Flooring America for main lobby flooring at Old Spanish Trail Arena, in the amount of \$12,165
- K. Ratifying Chair's signature on amended letter of support for the County's Building Resilient Infrastructure and Communities grant application
- L. Ratifying Chair's signature on a grant application for American Rescue Plan Act funding through the Federal Aviation Administration's Airport Coronavirus Response Grant Program
- M. Ratifying Chair's signature on a contract between the U.S. Forest Service & Grand County for law enforcement officer services on the La Sal Mountains

N. Approving emergency purchase of a new hot water heater and plumbing labor (Frank Vaccaro Plumbing) for the Grand Center, in the amount of \$12,500

Motion by Jacques Hadler to adopt the consent agenda as presented.

Motion seconded by Evan Clapper

Discussion (none at this time)

Motion passes 7-0

Discussion Items

O. Calendar items and special events (Mallory Nassau, Associate Commission Administrator) Mallory discussed upcoming workshops and potential dates for budget workshops.

Citizens to be Heard (6:08pm)

Julianne Waters commented about the illegal camping and RV's in Spanish Valley. Julianne noted there is a property near her with several RV's that appear to be long-term camping illegally. Julianne suggested a warning system with financial penalties attached.

(Calendar continued)

Mallory noted the county will be closed for Veteran's Day and discussed potential upcoming special events.

Public Hearings- Possible Action Items (none at this time)

Closed Session(s) (if necessary) (none at this time)

Adjourn

Chair McGann adjourned the meeting at 6:12pm.

GRAND COUNTY:

ATTEST:

Mary McGann

QHall

Mary McGann, Chair
Grand County Commission

Quinn Hall, Clerk/Auditor