

**Budget Workshop and Regular Commission Meeting
Grand County Commission Chambers 125 East Center Street, Moab, Ut
November 15, 2022 - 2:00 PM**

DRAFT MEETING MINUTES

Commissioner attendance in-person: Chair Jacques Hadler, Vice-Chair Mary McGann, Evan Clapper, Sarah Stock

Commissioner attendance virtual: Kevin Walker, Josie Kovash

Others attending in-person: Strategic Development Director Chris Baird, Associate Commission Administrator Quinn Hall, Active Trails and Transportation Director Maddie Logowitz, Personnel Services Director Renee Baker

Others attending virtually: Economic Development Director August Granath, Clerk/Auditor Gabriel Woytek

Chair Hadler opened the budget workshop at 2:02

Chris Baird opened the workshop with discussion regarding proposed changes to Economic Development Department Budget which incorporates recommendations from the Travel Council Advisory Board, as discussed at previous workshop. August Granath went through each proposed change/decision point for approval from the Commission. Adjustments to the Professional Services line did not change overall bottom line. Commissioner Stock noted that the Bandwango App cost of \$10,000 per year was more than the overall County contribution to ArtTrails. Commissioner Walker suggested that experimenting with new technologies was important, and also pointed out that these expenditures are drawn from less restricted funds that could otherwise be used for programs such as the Trail Ambassadors. No additional changes proposed. Granath went over proposed adjustments to Paid Media line. Granath went over proposed adjustments to Special Event Grant line and Community Engagement line. No additional changes proposed. Discussion regarding potential for the MOAB! Grant, which had been reduced overall, and potentially diverting funds from steady drip marketing, which is typically oriented towards corporate tourism companies. Proposal to dedicate \$40,000 to the MOAB! Grant line and reduce that same amount from additional steady drip marketing in the Paid Media line. Commissioner Walker proposed that additional steady drip marketing be reduced back down to \$100,000, such that a first round of ads is developed, at which time an amendment can be made to authorize further use of reserves. Granath outlined need for additional timed-entry education and accompanying resource request, which the Commission agreed is a worth a dedication of resources.

Motion by Commissioner Walker to set Additional Steady Drip Marketing to \$100,000 in the Economic Development Department budget under the Paid Media line.

Motion seconded by Commissioner Clapper

Discussion

Commissioner Walker stated that he would be amenable to a potential necessary budget amendment in spring of 2023. Commissioner Clapper pointed out that marketing budgets for fly market and international markets have been increased.

Consensus reached by the Commission to set Additional Steady Drip Marketing to \$100,000.

Motion by Commissioner Stock to set the MOAB! Grant line in the Economic Development Department Budget to \$40,000.

Motion seconded by Commissioner McGann

Consensus reached by the Commission to set to MOAB! Grant line to \$40,000.

Discussion regarding County contribution to the Moab to Monument Valley Film Commission. Granath presented reasoning for a contribution of \$100,000. Commissioner Walker pointed out that \$100,000 would represent a significant cut from historical trends. Commissioner Stock pointed out that if the entity was shifted to be under a private non-profit organization, it would no longer have the same entitlement to public funds. Commissioner Walker suggested that maintaining the same level of public investment for at least one year would be appropriate. Granath clarified that it was only an assumption that the Film Commission budget would be picked up by a new Red Cliffs non-profit entity in the event that public funding were cut. Commissioner McGann clarified that any funding agreement with a non-profit organization would come with specific performance requirements that would need to be met. Commissioner Clapper suggested that the funding level from 2022 be carried over in anticipation of negotiations for an agreed upon amount, which could certainly come in much lower. Baird also recommended leaving the budget at its current level and beginning negotiations with a new non-profit organization upon its incorporation. Red Cliffs representative Brian Hunnings and Film Commissioner Bega Metzner spoke to their intentions to maintain an active Film Commission into the future.

Consensus reached by the Commission to leave the Film Commission budget unchanged.

Renee Baker gave an overview of proposed new and reclassified positions, starting with two in the Economic Development Department. Granath provided narrative justification for the Program Manager and Administrative Assistant reclassifications. Discussion regarding the need to cut Economic Development programming in order to fund increases to payroll, in the interest of sustainable budgeting. Further discussion regarding the increased skillset demanded by a new job description that would justify to proposed reclassifications. Discussion regarding the need to maintain equity when reclassifying a position in any one single County department.

Motion by Commissioner McGann to approve proposed grade change for Program Manager and Administrative Assistant

Motion seconded by Commissioner Walker

Consensus reached by the Commission to approve proposed grade change for Program Manager/Administrative Assistant in the Economic Development Department.

Consensus reached by the Commission to approve proposed grade change for Assistant Economic Development Director.

Motion by Stock to approve grade changes in Grand County Active Trails and Transportation Responsible Recreation Coordinator and Trails Director

Motion seconded by McGann

Consensus reached by the Commission to approve proposed grade changes for the Responsible Recreation Coordinator and Trails Director in the Grand County Active Trails and Transportation Department.

Consensus reached by the Commission to approve two new proposed positions in the Grand County Active Trails and Transportation Department, Evidence Tech position in the Sheriff's Office and Personnel Services Coordinator position.

Consensus reached by the Commission to deny the proposed new Deputy Recorder position.

Discussion regarding the potential new Engineer position and how this role would fit into existing County structure, planning review, and project management.

Consensus reached by the Commission to approve the proposed new Engineer position, as well as new position and accompanying reclassifications at Canyonlands Regional Airport.

Discussion regarding the justifications given for reclassifications in the Commission Administration Department. Commissioner Stock asserted that increased communication duties do not warrant such a reclassification, and that the Commission just improved massive reclassifications in Commission Administration for the 2022 budget. Commissioner Walker stated that he is inclined to defer to the executive management team in management of the county, and that this request represents a relatively small increase. Commissioner McGann spoke to the County's shortcomings in communications to the public in justifying this increase.

Motion by Commissioner McGann to approve grade change for Commission Office Coordinator

Motion seconded by Commissioner Walker

Motion fails, 3-3, Stock, Kovash, and Clapper opposed

Consensus reached by the Commission to approve the proposed grade change for Program Manager and Admin Assistant at the Jail

Discussion regarding grade changes for two Justice Court deputies and current overall Justice Court budget. Commissioner McGann discussed that a pending discussion regarding the overall Justice Court budget must be completed before making any smaller changes such as these. Discussion regarding problematic methodology in proposed changes.

Consensus reached by the Commission to deny proposed grade changes to Justice Court deputy positions.

Commissioner Clapper raised discussion regarding using the most current data possible and following other organizations in setting a Cost of Living Adjustment (COLA). Currently proposed 8.7% COLA is based on the rate set by the Social Security Administration (SSA). Past practice in Grand County has generally been to be well aligned with the federal rates, though not always. Commissioner Walker explained that the SSA is a consistent methodology that offers an average over the entire year and should be considered a reliable metric.

Consensus reached by the Commission to approve an 8.7% Cost of Living Adjustment for the 2023 budget.

Consensus reached by the Commission to approve using funds currently in the Capital Projects Fund for listed Capital Projects, and not drawing from the General Fund.

Chair Hadler adjourned the budget workshop at 3:54 p.m.

4:03 p.m. Thompson Springs Special Service Fire District Board Meeting (see separate agenda) (2:03:20)

Chair Hadler called the Regular Meeting to order at 4:12 p.m. (9:00)

Pledge of Allegiance

Citizens to be heard (2:13:05)

Jason and Gretchen Goldsmith, residents of the Rancho Nuevo Subdivision, gave a 13-minute presentation, speaking for at least 5 other residents of said subdivision, regarding defects to the stormwater management system at their subdivision, which they feel that Grand County should be responsible for rectifying.

Sarah Finocchio, resident of the Rancho Nuevo Subdivision, made comment regarding perceived negligence on behalf of Grand County in granting approval for the Rancho Nuevo Subdivision.

Trista Winder, resident of 2765 Rancho Nuevo Court, made comment regarding defects to the stormwater management system at her subdivision, and her hopes to receive reimbursement from Grand County for repairs needed at her home to rectify these challenges.

Gretchen Goldsmith, resident of the Rancho Nuevo Subdivision, stated that she does not wish to file lawsuits against her neighbors in solving the stormwater issues at her subdivision.

Presentations (none scheduled)

Department Reports

Sand Flats Recreation Area Annual Report (Andrea Brand, SFRA Director of Operations) (2:39:10)

Andrea Brand gave an update on 2022 activity at SFRA, its 24th year of self-sustained operation. Overview given of SFRA mission, recreation programming, estimated economic value, planned fee changes, day-to-day operations, community volunteer days, responsible recreation promotional materials, collaboration on HB 180, parking lot expansion project, raptor route update, international dark sky park application process, road damage caused by flooding from summer monsoons, effort to secure grant funding for paving the Sand Flats Road, business plan update for proposed fee changes to go into effect in February 2023.

Grand County Roads Department (Roads and Bridges Supervisor Bill Jackson, Grand County Roads Department) (2:54:50)

Bill Jackson gave an update on Roads Department activity in 2022. Unified Transportation Master Plan complete. Collaboration with UDOT, SITLA, and Moab City on the South Highway 191 Corridor. Highlights given regarding Enterprise Lease Agreement underway, agreement with Rim to Rim Restoration and Forestry Fire and State Lands for work done with brush management in the Matheson Wetlands Preserve. Estimated 130 fleet vehicles and other equipment across the County serviced by the Roads Department

shop. Overview of flood cleanup efforts, which involved the removal of a conservative estimate of approximately 1,000 cubic yards of material from retention basins, and a wide range of outlying emergency road work including but not limited to Floy area roads, Mineral Bottom Road, Grand Wash at Ruby Ranch Road, Long Canyon Road, Cisco boat dock road, Thompson Canyon and Sego Canyon. Gift presented by the Commission to Jackson in appreciation and recognition for their department's tireless work across the county.

Approval of Meeting Minutes

Workshop and Regular Meeting of the Grand County Commission on November 1, 2022

Motion by Commissioner Clapper to approve the minutes for November 1, 2022

Motion seconded by Commissioner McGann

Motion passes 6-0

Ratification of Bills

Motion by Commissioner McGann to approve the ratification of payment of bills in the amount of \$415,235.70 for total bills and the amount of \$323,155.52 for payroll for a total amount of bills and payroll of \$738,391.22.

Motion seconded by Commissioner Stock

Motion passes 6-0

General Reports (3:12:20)

Commission Member Disclosures (none at this time)

General Commission Reports and Future Considerations

Josie Kovash

- Housing Task Force Meeting, upcoming Housing Event Fair Series to kick off 12/5 at the MARC

Evan Clapper

- Canyonlands Health Care Special Service District meeting, currently three centenarian residents
- Budget hearing for Emergency Medical Services Special Service District

Sarah Stock

- Noxious Weed Board Meeting, need for housing options for seasonal technicians
- Moab Mosquito Abatement District Board Meeting, tax rates expected to increase, many facility needs
- Council on Aging meeting
- Community Renewable Energy Program meeting
- Special Events Coordinator Interview Committee

Mary McGann

- Budget Advisory Board meetings

- UMTRA Future Site Committee Meeting, first public open house to be held at City Hall on 11/16, visit to Las Colonias site in Grand Junction, a former Uranium Tailing Pile turned community event space and music venue
- Airport Board meeting
- Travel Council Advisory Board meeting, tourism down statewide
- Future Considerations: request for staff report on flood damage across county, secure systems for Commission laptops

Kevin Walker

- Discussion regarding Special Events policy and procedure with the Bureau of Land Management
- Roads Special Service District meeting

Jacques Hadler

- Trail Mix Committee meeting, upcoming maintenance days at Hidden Valley and Brand Trails, Hawks Glide Trail now opening
- Thompson Springs Special Service District meeting, upcoming board vacancies
- Motorized Trail Committee meeting

Elected Official Reports

Clerk/Auditor Gabriel Woytek

- Election Audit and Canvass scheduled for 11/18

Commission Administrator Report

- Commission Administration helped with election, Special Events Software implementation, Board Management Software implementation

General Business - Action Items - Discussion and Consideration of Approval

1. Consider an Ordinance to Amend Article 4, Special Purpose Overlay Districts to Establish an "Alternative Dwelling Overlay District" Pilot Program (Elissa Martin, Planning and Zoning Director) (3:33:00)

Presentation

County Staff unavailable to present due to illness and planned vacation. Commissioner Walker agreed to present after tabling the item.

Motion by Commissioner Walker to table Item 1

Motion seconded by Commissioner McGann

Motion passes 6-0

2. Adopting Resolution Approving the Final Plat of J&M Subdivision, located at 2468 San Jose Road (Jenna Gorney, Planning and Zoning Staff) (3:36:00)

Presentation

Commissioner Clapper presented the application and associated staff recommendations, as shown in the packet. Action constitutes an administrative decision. Recommended approval by Planning and Zoning staff.

Motion by Commissioner Clapper to approve the findings of fact set forth in the staff report dated August 29th, 2022, and the proposed Resolution approving the Final Plat of J&M Subdivision, with the following conditions: The owner shall record the SIA simultaneously with the Final Plat in the Recorder's Office; and the owner shall submit an acceptable completion assurance bond for the public improvements and infrastructure 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 Commissioner McGann

Motion passes 6-0

3. Approving New Airport Ground Lease for Lot 118 For Foundation Properties, LLC, For 25 Years, And Approving Termination of Old 2017 Redtail Air Lease for The Same Lot (Tammy Howland, Director Canyonlands Regional Airport) (3:40:10)

Presentation

Howland presented the background for the proposed action, as described in the packet. Action received legal review and Airport Board approval.

Motion by Commissioner McGann to approve the new Airport Ground Lease for Lot 188 for Foundation Properties, LLC, for 25 years, and I move to approve the termination of the old 2017 Redtail Air lease for the same lot.

Motion seconded by Commissioner Clapper

Motion passes 6-0

4. Approving A Resolution Requesting the Recertification of The Grand County Justice Court (Renee Baker, Personnel Services) (3:42:23)

Presentation

Justice Court Judge Danalee Welch was present to give a brief background on the proposed action, recertification must happen every four years.

Motion by Commissioner McGann to approve the proposed resolution titled: A Resolution Requesting the Recertification of the Grand County Justice Court.

Motion seconded by Commissioner Stock

Motion passes 6-0

5. Cooperative Agreement Between Utah State University Extension and Grand County (Chris Baird, Strategic Development Director, Quinn Hall, Commission Associate Administrator) (3:44:15)

Presentation

Associate Commission Administration provided a brief background on the proposed action. Discussion regarding potential for multi-year agreement.

Motion by Commissioner Walker to postpone Item 5 until the December 6, 2022 Commission Meeting.

Motion seconded by Commissioner McGann

Motion passes 6-0

Citizens to be Heard

Courtney Kizer, Grand County resident, gave public comment to show appreciation to the Commission for their effort in considering the current ADO Ordinance, including support for the included intent to apply aspect of the currently proposed ordinance. She shared two concerns regarding the draft ordinance: one in reference to the challenge of deed restriction enforcement set out in 4.9.4, and also the short timeline for site plan approval set out in 4.9.6(G), which could be more appropriately set from 6 to 12 months.

1. Consider an Ordinance to Amend Article 4, Special Purpose Overlay Districts to Establish an “Alternative Dwelling Overlay District” Pilot Program (Elissa Martin, Planning and Zoning Director) (3:47:45)

Presentation

Commissioner Walker provided an overview of the latest changes and edits made to the proposed ordinance, as discussed at length in public meetings, including language regarding community compatibility, softer language regarding proximity to places of employment, intent to apply narrative requirements and tri-annual review process. Commissioner Clapper suggested changing the timeline for site plan approval to twelve months. Further discussions regarding sticking with staff language and making changes later if needed, desire to create urgency regarding these developments and not incentives to move more slowly. Discussion regarding potential lack of oversight regarding the confirmation and enforcement of proper occupancy requirements laid out in 4.9.4. Chair Hadler mentioned Commissioner Hedin’s desire to consider in the future more specific mapping where such development would be permitted, as well as a reduced cap of 50 for the pilot of this program. Discussion regarding the potential for one or two ADO developments to consume the entirety of a 50-unit pilot.

Motion by Commissioner Walker to approve an Ordinance to amend Article 4, Special Purpose Overlay Districts, to establish an “Alternative Dwelling Overlay District” pilot program

Motion seconded by Commissioner McGann

Discussion

Commissioner Clapper stated that he wishes to continue to be open to improving the ordinance, however he believes it important to pass it now in order to acknowledge the urgency of bringing this tool online to address the workforce housing crisis. Commissioner Walker spoke to the need to provide a pathway to legality for people living illegally across the County, but that this ordinance is not aiming to make legal already existing non-compliant uses.

Motion passes 6-0

Consent Agenda (4:04:10)

6. Approval of Consent Agenda Items

7. Memorandum of Understanding Between Grand County and Utah Geological Survey Matheson Wetlands Preserve Water Budget, Brine Layer and Vegetation Analysis - FY23 & FY24
8. 2022 HVAC Replacement ICA First Amendment
9. Approval of Letter of Support for Moab City's Application to The Rural Communities Opportunity Grant
10. Memorandum of Understanding Among the U.S. Department of Interior, Bureau of Land Management, Colorado State Office and Grand County for Development of The Gunnison Sage-Grouse Resource Management Plan Amendment and Environmental Impact Statement
11. Ratify the Stanley Bid for Door Motors at The Grand Center

Motion by Commissioner Stock to approve the Consent Agenda as presented

Motion seconded by Commissioner Clapper

Motion passes 6-0

Chair Hadler adjourned the meeting at 6:06 p.m.



Jacques Hadler
Chair, Grand County Commission



Gabriel Woytek
Grand County Clerk/Auditor