



**GRAND COUNTY COMMISSION
REGULAR MEETING**

**Grand County Commission Chambers
Hybrid virtual participation on Zoom
Moab, Utah**

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**MINUTES
3 January 2023**

The Grand County Commission met in a regular meeting on January 3rd, 2023. The meeting was held in-person in the Grand County Commission Chambers, with hybrid virtual participation also available via Zoom. It was also broadcast and saved on YouTube. Attending the meeting in-person was Commission Chair Jacques Hadler, Commission Vice-Chair Mary McGann, and Commissioners Bill Winfield, Trisha Hedin, Evan Clapper, Mike McCurdy and Kevin Walker. Also attending in-person were Commission Administrator Mallory Nassau, Associate Commission Administrator Quinn Hall, County Attorney Stephen Stocks and Clerk/Auditor Gabriel Woytek. Attending the meeting virtually was Strategic Development Director Chris Baird.

4:03 Call to Order Regular Commission Meeting

Pledge of Allegiance

Nomination of Chair and Vice-Chair (3:55)

Motion by Commissioner McGann to nominate Commissioner Jacques Hadler to serve as Commission Chair and Commissioner Kevin Walker to serve as Vice-Chair

Motion seconded by Commissioner Hedin

Discussion

Commissioner McGann pointed out that Commissioner Hadler did not have the opportunity to serve the entirety of 2022 as Chair. Hadler expressed gratitude for the vote of confidence.

Motion passes 7-0

4pm Citizens to Be Heard (none at this time)

Department Reports (none scheduled)

Presentations (none scheduled)

Approval of Minutes (Gabriel Woytek, Clerk/Auditor)

December 20th, 2022 (Regular Meeting of the Grand County Commission)

Motion by Commissioner Hedin to approve the minutes from December 20th, 2022

Motion Seconded by Commissioner McGann

Discussion (none at this time)

Motion Passes 7-0

Ratification of Payment of Bills

Motion by Commissioner Walker to approve and ratify payment of bills in the amount of \$912,117.73 and payroll in the amount of \$311,027.10 for a combined total of \$1,223,144.83.

Motion Seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 7-0

Commission Member Disclosures (none at this time)

General Commission Reports and Future Considerations (18:30)

Jacques Hadler

- No reports at this time

Trisha Hedin

- No reports at this time

Bill Winfield

- No reports at this time

Kevin Walker

- No reports at this time

Mary McGann

- Canyonlands Solid Waste Authority meeting, hazardous waste collection to be offered on a daily basis, information regarding fee increases, Christmas tree recycling drop-off, new Director hired and to be introduced soon

- Airport Board meetings to be held on the third Mondays of the month in 2023

Mike McCurdy

- No reports at this time

Evan Clapper

- No reports at this time

- Next Cemetery Board meeting to be postponed until regularly scheduled February meeting

Elected Official Reports (none at this time)

County Attorney Stephen Stocks

- Update regarding process for installment in the County Attorney's Office

Clerk/Auditor Gabriel Woytek

- Attending Olene Walker VOTE Certification Training this week at Weber State University

Future Considerations

Administrator Nassau stated that a 2:30 p.m. Workshop for Special Events Intent to Apply review would be needed for the January 17th Commission Meeting.

Commissioner McGann requested that a secure internet connection be provided for Commissioners in the Commission Chambers for appropriate security measures during meetings.

General Business - Action Items, Discussion and Consideration of:

1. Approving Volunteer Citizen Appointments to District and County Boards and Commissions
(Chair Hadler) (25:10)

Presentation

Hadler gave an overview regarding vacancies and applications, as shown in the packet.

Motion by Commissioner Walker to approve the re-appointment of Shalee Bryant to serve on the Airport Board, with term expiring December 31, 2026.

Motion seconded by Commissioner Hedin

Discussion (none at this time)

Motion passes 7-0

Motion by Commissioner Clapper approve the appointment of Terry Lewis and the re-appointment of David Condie to serve on the Cemetery Maintenance District Board, with terms expiring 12/31/2025.

Motion seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

2. Approving Assignments of County Commission Representatives / Liaisons to District and County Boards, Commissions and Committees and Other Agencies (Chair Hadler) (27:15)

Presentation

Chair Hadler discussed the collaborative process whereby Board appointments are distributed, with a spreadsheet tracking potential changes.

Discussion regarding appointments for existing vacancies:

- Commissioner McCurdy volunteered to serve on the Canyonlands Natural History Association Board
- Commissioner Winfield volunteered for the Governor's Catastrophic Wildfire Initiative Board
- Commissioner McGann volunteered for the Board of the Economic Development Corporation of Utah
- Chair Hadler volunteered for the Local Emergency Planning Committee, with meeting times and place still TBD
- Commissioner McCurdy volunteered for the Special Events Advisory Committee
- Commissioner Walker volunteered for the Noxious Weed Control Board

Discussion regarding potential appointment changes:

- Commissioner Winfield volunteered for the Arches Special Service District Board (vacated by Clapper)
- Commissioner Winfield volunteered for the Utah Association of Counties Board (vacated by Hadler), jointly held with Commissioner McGann
- Commissioner Winfield volunteered to serve on the Internal Audit Committee (vacated by Stock)
- Commissioner Winfield volunteered to serve on the Budget Advisory Board (vacated by McGann)
- Commissioner McCurdy expressed interest in serving on the Travel Council Advisory Board. Commissioner McGann offered to collaborate on this particular role, but that McGann would remain as the named non-voting liaison
- Commissioner Hadler volunteered to serve as the named representative on the Historical Preservation Commission
- Commissioner McCurdy volunteered to serve on the Recreation Special Service District Board and the OSTA Advisory Committee (vacated by Hedin)
- Commissioner Winfield expressed strong interest to serve on the Planning Commission, citing his extensive experience as a builder and developer which would qualify him for this role. Commissioner Hedin was not interested in relinquishing the role, but expressed the possibility of vacating the appointment next year
- Commissioner Winfield volunteered to serve on the Southeastern Utah Association of Local Government and Tripartite Boards (vacated by Hedin)
- Commissioner Hadler volunteered to serve on the Community Renewable Energy Program Board (vacated by Stock)
- Commissioner Walker volunteered to serve on the Council on Aging Board
- Commissioner Winfield volunteered to serve on the Airport Board (vacated by McGann)
- Commissioner McGann volunteered to serve on the Public Health Board and the Mental Health Board (vacated by Kovash)
- Commissioner Clapper agreed to remain the named representative on the Criminal Justice Coordinating Council

Commissioner Winfield inquired whether it would be appropriate to call for a vote with regards to the contested Planning Commission appointment, which policy dictates that it is.

Chair Hadler took a straw poll regarding the Planning Commission appointment, which showed a majority in support of Hedin maintaining that appointment.

Motion by Commissioner Walker to approve the assignments of County Commission Representatives/ Liaisons to District and County Boards, Commissions and Committees and other agencies, as agreed upon in discussion.

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

- 3. Approving Ordinance Vacating the Existing Western Portions of Willow Springs and Dalton Wells Roads, County B Roads, Located Within the Utah Raptor State Park Campground** (Bill Jackson, County Roads Supervisor) (1:02:05)

Presentation

Jackson referenced efforts to date in bringing this item to a vote. All public hearing and noticing requirements met. Walker gave a brief overview of the action.

Motion by Commissioner Walker to approve the proposed Ordinance vacating the western portions of Willow Springs and Dalton Wells Roads, County B Roads, located within the Utah Raptor State Park Campground.

Motion Seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

- 4. Approving Grant Award to the Housing Authority of Southeastern Utah for the purchase of a Software Platform to optimize Deed Restriction Management in Grand County** (August Granath, Economic Development Director and Ben Alter, Assistant Economic Development Director) (1:04:25)

Presentation

Staff gave details regarding the grant award. Funds would be drawn from \$200,000 Rural County Grant from Governor's Office of Economic Development. \$75,000 of the \$200k had been allocated to workforce housing support, from which \$18,000 would be drawn. Efficiency needed for deed restriction management. Three proposals received, with Rock Solid as established industry leader. Commissioner Walker sought clarification as to whether the \$18,000 software fee would be an ongoing annual cost. This would be an annual cost if the service were deemed to be valuable, but future efforts to fund this cost could potentially be shared with HASU and the Moab Area Community Land Trust. Currently considered a one-time spend. Rural County Grant funding has been quite stable. Commissioner Hedin sought clarification that other software vendors were in the same price range. Staff explained the value to Grand County in ensuring deed restriction compliance and partnering with HASU in doing so. Grand County already contributes \$20,000 to HASU for deed restriction management. Commissioner McCurdy sought details regarding evaluation of the efficacy of the software, staff explained that this was built into the vendor agreement and was well in place. HASU staff Ben Riley and Laura Harris explained that demand would be continually increasing for deed restriction management as more deed restricted housing comes online. Attorney Stock expressed that he would prefer to see more reporting requirements included in the proposed contract. Staff stated that the currently proposed contract is well aligned with Rural County Grant reporting requirements. Further discussion regarding appropriate timing for execution of the proposed contract and latitude for further review and potential postponement.

Motion by Commissioner McGann to approve a one-time grant award of \$18,000.00 to the Housing Authority of Southeastern Utah for the purpose of purchasing and implementing the "Streamline" deed restriction management software.

Motion Seconded by Commissioner Hedin

Discussion

Commissioner Walker expressed that the existing partnership with HASU warrants approval of the proposed contract. Commissioner Winfield emphasized that the contract must be cleaned up moving forward.

Motion passes 7-0

5. Approving Changes to the Special Event Grant and Community Event Grant Evaluation Processes (August Granath, Economic Development Director) (1:23:25)

Presentation

Staff gave overview of proposed changes, as outlined in the packet. Changes proposed include review and recommendation by a newly established and temporary ad-hoc committee that would include members of the Travel Council Advisory Board, Economic Development Advisory Board and County Commission, which would be established by the end of January in order to review applications in an expedited fashion. Each respective board would determine inclusion on this committee. Winfield sought clarification regarding the process needed to fund applications within the already approved budget. Staff explained that they planned to remain within the approved budget rather than planning to seek an amendment in the future to award more funds to more applicants. Attorney Stock explained that the proposed changes have not undergone legal review, and sought clarification that the Travel Council Advisory Board is the sole current recommending board.

Motion by Commissioner Clapper to approve the proposed changes to the Special Event Grant and Community Event Grant evaluation processes.

Motion Seconded by Commissioner McGann

Discussion

Brief discussion regarding process and timeline for appointing representatives on the subject committee. Administrator Nassau explained the thinking that the Commissioner currently assigned as the Travel Council Advisory Board liaison would naturally hold a place on this committee.

Motion passes 7-0

6. Adopting Ordinance Approving Revisions to the Airport Minimum Standards (Tammy Howland, Airport Director) (1:38:05)

Presentation

Director Howland gave a brief background on the process for establishing minimum standards, which creates uniformity in introducing hangar construction and business activity at the airport, with an accompanying ordinance which enables appropriate enforcement. Most significant changes were related to wording and definitions regarding setbacks and lease lines. Extensive review completed by staff, board, and attorney.

Motion by Commissioner McGann to approve the proposed ordinance repealing and replacing the minimum standards for Canyonlands Regional Airport and associated ordinance 624, in relevant part.

Seconded by Commissioner Winfield

Discussion (none at this time)

Motion passes 7-0

Consent Agenda – Action Items (none scheduled)

Discussion Items (none scheduled)

Public Hearings

7. Grand County First Community Development Block Grant (CDBG) Public Hearing For 2023 (Chair Hadler) (1:43:20)

Presentation

Baird briefly gave background on the purpose of the hearing.

Chair Hadler opened the hearing as follows:

“I am now opening the first Grand County Community Development Block Grant public hearing for 2023 at 5:45 p.m. on January 3rd, 2023.

The purpose of this public hearing is to provide citizens with pertinent information about the Community Development Block Grant program and to allow for discussion of the possible applications for the 2023 funding cycle.

This grant money must be spent on projects benefiting primarily low and moderate-income persons.

Approximately \$504,000 total will be available to the Southeastern Utah region in this funding cycle.

All eligible activities that can be accomplished under this program are identified in the CDBG Application Policies and Procedures Manual. Interested persons may review this manual by contacting Chris Baird at cbaird@grandcountyutah.net.

Examples of eligible projects include (but are not limited to); construction of public works and facilities (i.e. water and sewer lines, fire stations, acquisition of real property), the provision of public services (i.e. food banks or homeless shelters), and low to moderate income housing projects. In the recent past Grand County has received funding for affordable housing projects, and Americans with Disabilities Act (ADA) compliance improvements of Grand County facilities.

Grand County's Capital Facilities, Stormwater Master, CIB Priority, and Affordable Housing Plans are available upon request. These plans identify prioritized public infrastructure needs within Grand County.

I ask that anyone with questions, comments, or suggestions identify themselves by name prior to speaking. The Clerk will include your names in the minutes and we would like to specifically respond to your questions and suggestions during the hearing.

Is there anyone that would like to speak to this public hearing?”

Public Comment

Ben Riley, Director of the Housing Authority of Southeastern Utah (HASU), gave a brief presentation regarding a proposed utility infrastructure project at Arroyo Crossing development, for which they are requesting County sponsorship on the CDBG application. Proposals already selected for civil design and construction services. Laura Harris of HASU explained that this project was a very good fit for CDBG

funding. Application deadline end of January 2023. Cost estimated to be around \$150,000-\$200,000. This is currently the only source of funding contemplated for this project. Commissioner Winfield sought clarification as to why full utility infrastructure hadn't already been developed. Commissioner McGann sought confirmation that all potential housing on this development would be deed restricted.

Seeing no further comments, Chair Hadler adjourned the public hearing at 5:53 p.m.

Commissioner Walker asked Strategic Development Director Baird about more details regarding the CDBG funding source, including the area for which the funding would apply as well as past projects awarded. County Courthouse ADA accessibility and HASU projects are the only awards currently aware of that have been awarded in the past.

Citizens to be Heard (none at this time)

Closed Session(s) (none at this time)

Chair Hadler adjourned the meeting at 5:57 p.m.



Jacques Hadler
Chair, Grand County Commission



Gabriel Woytek
Grand County Clerk/Auditor