



GRAND COUNTY COMMISSION REGULAR MEETING

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

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MINUTES 3 June 2025

The Grand County Commission met in a regular meeting on June 3rd, 2025. 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 were Commission Chair Bill Winfield, Commission Vice-Chair Melodie McCandless and Commissioners Jacques Hadler, Brian Martinez, Mary McGann, Trisha Hedin, Mike McCurdy. Also attending in-person were Commission Administrator Mark Tyner, Associate Commission Administrator Quinn Hall and Clerk/Auditor Gabriel Woytek.

3:00 p.m. Budget Workshop

Chair Winfield opened the workshop by stressing the importance of reaching a conclusion regarding TRT compliance so that the clearest picture possible can be reached regarding the budget as a whole.

Clerk/Auditor Woytek gave an overview of updates made to a budget workshop summary document first presented on May 27th, which details current potential compliance reimbursements of TRT funds that have been used on Trail Ambassador programming as well as the Recreation Special Service District, along with the impact of other unplanned General Fund expenses. Woytek presented a document which had been reviewed by three Commissioners in order to make a determination regarding their status as a compliant use. Authorized capital project expenses presented, along with updates to fund balance factoring in all potential expenses being considered. Commission discussed the need to meet and determine allocations made that are qualifying and those that must be reimbursed. Commissioner Martinez questioned whether Trail Ambassador programming from prior years would also need to be reimbursed. Clerk/Auditor Woytek stated that the Auditor's findings only mention Trail Ambassador salaries, and that there is a standard being applied to the use of TRT 2(a)(ii) funds which he feels is not consistent with the way the code is written.

Attorney Stocks stated that the County must determine which expenses it feels are reasonable defensible or not, and that the State Auditor's Office has stated that it wants to see that Grand County 'stays away from the line' and that all fund under TRT 2(a) must be promotion focused. Commissioner McGann stated that she would like to keep uses that are defensible and not reimburse funds in an extreme fashion.

Commissioner Martinez stressed that the County's guiding principles for compliance regarding the use of TRT funds must be beyond reproach. Commissioner Hadler stated that the County has been clear in its approach and it can't help that the rules appear to be continually changing. Commissioner Hedin stated that it is hard to stay away from a line of riskier compliance when that line is ill defined, and that any ambiguity is being generated by the State Auditor's Office.

Clerk/Auditor Woytek stated that the Commission at this time should make a determination on any budgeted or past uses that it deems non-compliant, so that the appropriate reimbursement can be prepared and memorialized in a budget amendment to be executed in July.

At 4:02 p.m., Chair Winfield called a five-minute recess

At 4:07 p.m., Chair Winfield called to order the regular meeting

Pledge of Allegiance

Citizens to Be Heard

Sara Melnicoff spoke to what she considers overcrowding at the popular Mill Creek hiking and swimming trail, which is a beautiful place which will see undesirable impact without appropriate protection.

Dave Closser spoke regarding what he considers safety issues regarding road improvements needed for the Kane Creek Development, stating that it would be appropriate for the developers to implement road improvements prior to the beginning of construction.

AJ Throgmorton spoke in support of investment in the Airport presented in Item 6, and also expressed support for the Economic Development grant for the golf course and opposition to the economic development grant for the Moab Chamber of Commerce presented in Item 7.

Presentations (none scheduled)

Department Reports (none scheduled)

Commission Member Disclosures

Commissioner McCurdy disclosed that his wife works at the Grand County Sheriff's Office. Commissioner McGann disclosed that her son is an employee at Sand Flats Recreation Area.

General Commission Reports and Future Considerations

Jacques Hadler

- Ribbon cutting for Utah Raptor State Park
- Attended meeting with Representative Kennedy
- Attended TRT Budget discussion
- Discussion regarding potential changes to governing policies and procedures
- Future Consideration: Department Report from GCATT at next Commission meeting

Trisha Hedin

- Meeting on May 21 with UDAF regarding conservation easements and rollback tax funds
- Ribbon cutting for Utah Raptor State Park
- Planning Commission meeting, HDHO revisions considered, action tabled
- May 28 site visits to Dolores River area for TMP
- Meeting with representative of the paramotor community to address conflicts and promotion of responsible use
- Volunteered at PRCA Rodeo
- Mosquito Abatement meeting
- Meeting with Carrie from BLM regarding a potential shooting range

Bill Winfield

- Meeting with Todd Thompson, USU Business Consultant, to give presentation at Commission
- UAC Natural Resources and Public Lands committee meeting
- Ribbon cutting for Utah Raptor State Park

- UMTRA tour with Congressman Kennedy
- Airport ARFF Fire Truck to be funded by an emergency CIB loan

Brian Martinez

- May 22 meeting with new ad agency Madden
- Ribbon cutting for Utah Raptor State Park
- Dolores Travel Management Plan meeting
- Meeting with Representative Kennedy

Mary McGann

- Solid Waste Special Service District Board meeting, land leased next to Transfer station for needed space expansion, interlocal grant for in-vessel composting, unscreened mulch now available
- Ribbon cutting for Utah Raptor State Park

Mike McCurdy

- Attended meeting with Representative Kennedy
- Call for volunteers for Grand County Fair

Melodie McCandless

- Visit with Trail Ambassadors at Corona Arch
- Ribbon cutting for Utah Raptor State Park
- Economic Development advisory board
- Moab Chamber of Commerce golf tournament
- Community Renewable Energy Program meeting, Public Service approved solicitation
- Future consideration: funding MACLT for Community Housing Dashboard

Elected Official Reports

Sheriff Jamison Wiggins

- Chevy C10 event raised \$15,000 for Grand County Search and Rescue
- Evidence tech position hired
- Offer made for Emergency Manager position

County Attorney Stephen Stocks

- Training at the Institute for the Community Coordinated Response for Domestic Violence
- Upcoming revisions to the policies of the governing body
- Working on legislative changes for mandatory one year jail sentences for CSAM offenses

Commission Administrator Mark Tyner

- Department head positions in the process of being filled
- Gratitude to OSTA employees

General Business - Action Items, Discussion and Consideration of:

2. Approval of Consent Agenda Items

A. Approval of Meeting Minutes from May 20 and May 27

B. Ratification of Payment of Bills

C. Ratification of Slavin Contract for recruitment of Planning and Zoning Director and County Engineer

- D. Ratification of extension letter for All American Wash NRCS Funding**
- E. Independent Contract Agreement for the 2025 Grand County Fair with Bombtown**
- F. Independent Contract Agreement for the 2025 Grand County Fair with Moab Photo Booth**

Motion by Commissioner McGann to approve the Consent Agenda excepting items A, E and F, as read by the chair

Motion Seconded by Commissioner McCurdy

Discussion

Administrator Tyner specified that the contract contemplated in Item C does not necessarily include engineering services as the target for recruitment.

Motion passes 7-0

E. Independent Contract Agreement for the 2025 Grand County Fair with Bombtown

Discussion

Clerk/Auditor Woytek clarified that ding for these County Fair efforts was derived from TRT 2(a)(i), and therefore should be subject to uniform scrutiny currently being placed on other TRT promotional expenses. Discussion ensued about reviewing County Fair TRT funding for compliance, and the need for MTAB review of promotional expenditures.

Motion by Commissioner McCurdy to approve the Independent Contract Agreement for the 2025 Grand County Fair with Bombtown

Motion Seconded by Commissioner McCandless

Motion fails 2-2, Martinez and McGann opposed, Winfield, Hedin and Hadler abstaining

Motion by Commissioner McGann to approve the Independent Contract Agreement for the 2025 Grand County Fair with Bombtown, with funding source to be determined at a later date

Motion seconded by Commission Martinez

Substitute motion by Commissioner McCurdy to approve the Independent Contract Agreement for the 2025 Grand County Fair with Bombtown, with funds to be derived from the Commission Discretionary account barring further review of TRT compliance

Substitute motion seconded by Commission Hedin

Substitute motion passes 7-0

F. Independent Contract Agreement for the 2025 Grand County Fair with Moab Photo Booth

Motion by Commissioner McCurdy to approve the Independent Contract Agreement for the 2025 Grand County Fair with Moab Photo Booth, with funds to be derived from the Commission Discretionary account barring further review of TRT compliance

Motion seconded by Commissioner Martinez

Discussion

Commissioner McCurdy asserted that this particular use would be hard to justify as tourism promotion.

Motion passes 7-0

3. Non-conversion agreement (Commissioner Hedin and Zoning Administrator Hofhine)

Presentation

A non-conversion agreement is a document stating that the owner will not convert or alter what has been constructed and approved. In this case, it is specifically not to be used as an Accessory Dwelling Unit (ADU), but rather as additional living space for the primary structure. Violation of the agreement is subject to enforcement procedures outlined in Title 1 of the General Ordinances.

Motion by Commissioner McCurdy to approve the ratification of the Non-conversion Agreement between the County and the owner of real property located at 3106 S. Spanish Valley Drive.

Motion seconded by Commissioner Martinez

Discussion

Commissioner McCurdy asked if this action should always come back to the Commission after going through the County Attorney's Office. Commissioner Hedin explained how such actions were necessary in assessing the correct amount of impact fees.

Motion passes 7-0

4. Approval of media production services for "Who is Moab" campaign videos (Alison Harford, Moab Office of Tourism)

Presentation

The Moab Office of Tourism seeks to engage new creative partners in creating media assets for use in its marketing and promotion efforts. An expense of \$100,000 was pre-authorized for video production.

The "Who is Moab" project will produce four mini-documentaries that each focus on a Moab local in an effort to encourage visitors to connect with the Moab community. The deliverables will include four ready-to-publish videos in horizontal and vertical formats for social media use; music licenses; and non-exclusive rights to all raw video files. The Office of Tourism will work with its media and PR agencies, and the MTAB, to determine who will be featured in the videos. The focus will largely be on things to do in Moab.

This project was approved to solicit quotes at the Feb. 11 Moab Tourism Advisory Board meeting. Quotes were reviewed during the May 13 MTAB meeting; the advisory board voted to recommend moving forward with ReelCreative. The production company plans to spend up to eight days filming in Moab.

Motion by Commissioner Martinez to approve the media production project with ReelCreative and authorize the Chair to sign the associated agreement upon completion of legal review.

Motion seconded by Commissioner McCurdy

Discussion

Commissioner McCurdy confirmed that the County would retain ownership of the created media resulting from the project.

Motion passes 7-0

6pm Citizens to be Heard (none at this time)

5. Ordinance Establishing Grand County Tax Sale Procedure (Clerk/Auditor Woytek)

Presentation

When a parcel of property is delinquent in the payment of property taxes, it becomes eligible for tax sale in the fifth year after the year in which the delinquent taxes were charged. At tax sale, the parcel is auctioned by the County to pay off the delinquent taxes, penalties, interest and fees. State Code requires counties to establish, by ordinance and at the recommendation of the county auditor, procedures for tax sale. The minimum contents of the procedures are established by Administrative Rule of the Utah State Tax Commission. Grand County has not held a tax sale in almost 20 years. In 2025, there is one parcel that is still eligible for tax sale and public notice of the potential sale has begun. It is still likely that the eligible parcel will be redeemed prior to the sale, but having tax sale procedures in place will be necessary if it is not.

Motion by Commissioner McCurdy to approve the Ordinance establishing the Grand County tax sale procedure.

Motion Seconded by Commissioner McCandless

Discussion (none at this time)

Motion passes 7-0

6. Approval of FY2025 Airport Infrastructure Grant Agreement Part I - Offer, Contract 3-49-020-048-2025 to Construct Taxilanes E, G, and J

Presentation

Chair Winfield explained that this is a grant from the FAA that totals 2,376,208 (95% of project) with 5% in matching funds from Grand County totaling \$125,064.48. Winfield explained that the Commission must approve the matching funds for this item, which would be derived from current reserve funds restricted to the airport.

Motion by Commissioner McCurdy to accept the Federal Aviation Administration (FAA) grant (#48) in the amount of \$2,376,208.00 for the construction of taxilanes at Canyonlands Regional Airport and authorize the Chair to sign all associated documents and contracts.

Motion Seconded by Commissioner McCandless

Discussion

Further discussion ensued on the need to verify the amount of airport restricted funds that are in place. Commissioner McCurdy expressed support for the relatively small local match of a large improvement project.

Motion passes 6-1, Hedin against

7. Grant Applicant Recommendations for State Rural Grant Opportunities (Commissioner McCandless)

Presentation

Commissioner McCandless explained that 57 applications had been received, and proposed a slight change to the suggested motion, which would reduce the Chamber of Commerce grant to \$10,000 and split the remaining \$15,000 amongst the two child care provider applicants, Jasper Daycare and Rock Tots.

The recommendation from the Advisory Board was as follows:

Golf Course \$75,000.00

Artesian \$45,000.00

Chamber Of Commerce \$25,000.00

Moab Brewery \$25,000.00

Multi Mini Mount \$30,000.00

Motion by Commissioner McCurdy to approve the recommendation given by the advisory board in awarding the State Rural Opportunity Grant, with the exception of the Moab Chamber of Commerce award being reduced to \$10,000, and \$7,500 each to be awarded to Jasper Daycare and Rock Tots.

Motion Seconded by Commissioner Martinez

Discussion

Commissioner Hadler stated that he preferred to follow the recommendation of the Board without any adjustment, as the Moab Business Summit requires sufficient funding to be successfully run. Further discussion was had about generating accountability regarding the use of the funds, perhaps with a split disbursement that would only be fully executed upon demonstrated project completion. Attorney Stock offered to draft contracts that could include this type of structure.

Motion passes 4-3, Hedin, McGann, and Hadler opposed

Motion by Commissioner McCandless to recommend support for the Grand County EMS destination training program in receiving \$600,000 in Rural Communities Opportunity Grant funding.

Motion Seconded by Commissioner McCurdy

Discussion

McCandless explained that this was just an early step in the process of the County showing their support for a project to proceed and work with the Governor's Office in refining a grant request in a competitive process, to be submitted by November of this year.

Motion passes 7-0

8. CJC Advisory Board Liaison Assignments (Chair Winfield)

Presentation

Chair Winfield explained that he has been approached to be an official named liaison to this board, to replace Commissioner McGann.

Motion by Commissioner McCurdy to reassign the CJC Advisory Board Liaison assignment to Commissioner Winfield and Commissioner Hedin, with Commissioner McCurdy available as a backup.

Motion Seconded by Commissioner Martinez

Discussion

Chair Winfield explained that low attendance over a recent spate of meetings by Commissioner McGann has prompted this request. Commissioner Hedin asked about how board bylaws supported this action. Commissioner McGann stated that she had been listed as a backup and for this reason had not been attending the meetings. Attorney Stocks clarified that this board only required the appointment of one Commissioner as liaison.

Motion passes 4-2, Hedin and Hadler opposed, McGann abstaining

Discussion Item

9. Discussion Of Agenda Deadlines, Associated Attachments, And Emergency Additions To The Commission Agenda

Discussion was made regarding the establishment of concrete expectations in regards to the inclusion of packet materials for Commission agendas, and the use of agenda review to create expectations for materials to be included with agenda items.

6pm Citizens to be Heard (none at this time)

10. Closed Session

At 6:16 p.m., Motion by Commissioner Hadler to enter closed session for the purposes of discussing reasonably or imminent litigation and the character and professional competency of an individual.

Motion seconded by Commissioner McCurdy

Motion passes 7-0

At 7:52 p.m., Motion by Commissioner Martinez to exit closed session

Motion seconded by Commissioner McCandless

Motion passes 7-0

Chair Winfield adjourned the meeting at 7:52 p.m.

Bill Winfield

Bill Winfield
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

Details

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- Gabriel Woytek (gwoytek@grandcountyutah.gov)

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15:00:58 UTC



SIGNED

Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)

2025/06/19
13:29:01 UTC



SIGNED

Signed by Bill Winfield (bwinfield@grandcountyutah.gov)

2025/06/18
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