



GRAND COUNTY COMMISSION REGULAR MEETING

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

WATCH ON YOUTUBE - search for: "GRAND COUNTY UTAH GOVERNMENT"

MINUTES 5 August 2025

The Grand County Commission met in a regular meeting on August 5th, 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 Brian Martinez, Jacques Hadler, Mary McGann, Trisha Hedin and Mike McCurdy. Also attending in-person were Commission Administrator Mark Tyner, Associate Commission Administrator Quinn Hall and County Attorney Stephen Stocks. Commissioner Trisha Hedin was in attendance virtually.

4:00 p.m. Municipal Building Authority Meeting (see separate agenda)

4:03 p.m. Chair Winfield called the regular meeting to order

Pledge of Allegiance

Citizens to be Heard

Mike Toninelli spoke in support of the capital purchase of a Pickleball facility, proposed in item 3. Toninelli spoke to the very limited court options for the fast-growing local pickleball community.

Marjorie Storland spoke regarding the urgent need for improved cellular service in north San Juan County, and the threats to public safety that the current reception creates, particularly after the previous internet tower was destroyed in the Deer Creek Fire event. Storland urged the Commission to approve the updated letter proposed in item 5.

Patty Jones, board member of the Friends of Moab Pickleball, spoke in support of the capital purchase of a Pickleball facility proposed in item 3, and discussed the relatively low maintenance needs of such a facility, the possibility of holding tournaments which would bring visitors into town, and the growing popularity of the sport.

Barbara Hicks spoke in support of the capital purchase of a Pickleball facility, proposed in item 3, and discussed the well organized local Pickleball group which is now an established non-profit organization which can help to promote strong usage of the facility.

Sarah Libby spoke regarding the urgent need for improved cellular service in north San Juan County, and urged the Commission to approve the updated letter proposed in item 5.

Commissioner Hedin entered the meeting, virtually

TC Garcia, member of the La Sal volunteer Fire Department, spoke regarding the urgent need for improved cellular service in north San Juan County, and urged the Commission to approve the updated letter proposed in item 5.

Kent Green encouraged the Commission to dedicate resources to the Old Spanish Trail Arena, which he feels is a well-used and important facility in the County.

Del Rio, assistant Fire Chief, spoke regarding the urgent need for improved cellular service in north San Juan County, and urged the Commission to approve the updated letter proposed in item 5.

Shelby Ruters of the La Sal Volunteer Fire Department, spoke regarding the urgent need for improved cellular service in north San Juan County, and urged the Commission to approve the updated letter proposed in item 5.

Austin Carter, resident of the bookcliffs area, expressed his concern regarding purported violation of private property rights, trespassing, and illegal hazardous waste management on and adjacent to his riverside property.

Doug Samson spoke in support of the capital purchase of a Pickleball facility proposed in item 3, referencing how important the sport was for exercise and as a social outlet for people in the community.

Kevin Fitzgerald spoke in support of the capital purchase of a Pickleball facility proposed in item 3, and expressed the intent of the local organized pickleball group in being active in maintaining a potential new facility.

Dora McElligot spoke in support of the proposed Pickleball facility and also spoke in support of the proposed cell phone tower as presented in Item 5.

Agency Reports (none scheduled)

Department Reports

Quarterly Financial Update (Finance Director Steven Vowles)

Vowles gave a presentation offering an update on key revenues for the County budget, with July receipts showing marked improvement, but the overall year to date trend still negative.

Maintenance Department (Facilities Maintenance Supervisor Shawn Fugit)

Fugit gave an overview of his department's activities, which relate to the upkeep and repair of 14 facilities across the County. 2025 projects have largely been driven by damage caused from the 2024 hailstorm, with insurance claims covering the cost of much of the work done, even on equipment that was scheduled for upcoming replacement at full cost to the taxpayer. Automatic Transfer Switch replacement another significant project taking place in 2025.

Presentations

Fixed Guideway Sales Tax (Marcus Keller, Crews and Associates)

Keller offered an overview of the County's option to implement this novel .3% sales tax, which can be used broadly for public safety uses, and could be especially useful for needed public safety facilities. The potential tax increase would not be applied to unprepared food or groceries, which helps suggest that the tax would largely be paid by visitors and not the local community. Tax can be passed directly via Resolution or Ordinance. Enaction of this tax would result in a total overall rate of 7.15%. Keller provided an overview of all the different sales taxes that make up that rate. The new tax would have resulted in an additional \$1.95 in revenue in the 2024 calendar year had it been in place. Keller advised against planning for the use of these taxes to support operations and maintenance of public safety activity. Bonding proceeds of 29.5 to 45 million could be garnered from this source of revenue alone.

Sheriff Jamison Wiggins discussed the need for a new public safety facility that could serve a variety of different agencies that operate in the area. Commissioner Martinez stated that Moab has gotten expensive, and that introducing this tax would serve to make it even more expensive. Wiggins stressed the need to be forward thinking in addressing public safety facility needs, including to pay against current debt held for the jail remodel.

Commission Member Disclosures

Commissioner McCurdy disclosed that he received a campaign donation from Curtis Wells, who represents the developer requesting an OAO in Item 8, and that his private company's contracted work on a recent film production was initiated before he came on as a commissioner.

General Commission Reports and Future Considerations

Jacques Hadler

- Participated in MOT Rebranding firm selection committee.

Trisha Hedin

- Attended MAWP meeting
- Attended Flooding subcommittee meeting
- Planning Commission meeting, possible code modifications to MFR45, discussion regarding the need for a workshop with the County Commission to define priorities for a Land Use Code update
- Meeting with Department of Food and Agriculture
- Attended Housing Task Force open house
- Attended meeting with NPS over strengthening coordination with gateway communities
- Attended Housing Subcommittee meeting
- Attended County Fair Board meeting

Bill Winfield

- Meeting at the Airport with the FBO and the new Airport Director
- Attended regional meeting regarding ORI grants
- Meeting with new Internal Auditor Julian Metcalf
- Future Consideration: discussion item regarding County support for Low Income Housing Tax Credit developments

Brian Martinez

- Meeting with media agency Madden
- Rode new train line from Salt Lake City to Moab offered by Rocky Mountaineer
- Meeting with NPS over strengthening coordination with gateway communities
- Moab Area Housing Task Force meeting
- Attended Forest Service cooperating agency meeting
- Meeting with UDOT, bulbout on Main Street to be introduced

Mary McGann

- Attended UMTRA project steering committee meeting

Mike McCurdy

- Attended Housing Authority meeting

Melodie McCandless

- Attended Four Corners Mental Health meeting
- Multiple meetings with Healthcare Special Service District to discuss rural healthcare sales tax
- Flood committee meeting, update provided on All-American Wash, every detention basin in Grand County cleaned out
- Economic Opportunity Advisory Board meeting, new chair Randy Martin nominated, board seat currently open and posted, conversation regarding potential update to the General Plan
- Attended Community Renewable Energy committee meeting, hearings to come on December 12th

Elected Official Reports**County Attorney Stephen Stocks**

- Held very well attended Contract Review training for County offices

County Recorder Gina Nelson

- Nelson discussed the importance of the proposed digitization project proposed for approval in item 4

6:01 p.m. Citizens to be Heard

Pete Gross spoke in support of the pickleball courts, and spoke out against offering the Overnight Accommodations Overlay requested in item 8.

General Business - Action Items, Discussion and Consideration of:**1. Approval of Consent Agenda Items**

- A. Approval of Meeting Minutes for July 15th, 2025**
- B. Ratification of Payment of Bills**
- C. Ratification of Spanish Valley Drive Mill and Fill Bid from Legrand Johnson**
- D. Ratification of Application for All American Wash Crossing Permit**
- E. Ratification of Facility and Land Use Agreement Between Utah DNR Forestry, Fire, And State Lands and OSTA For the Deer Creek Fire Command Center**
- F. Approval Of Local Consent for Off-Premise Liquor License for Golden Gate Petroleum, Crescent Junction**
- G. Appointment To Solid Waste Special Service District Board**
- H. Grand County Letter of Support (LOS) For Bureau of Land Management (BLM) Outdoor Recreation Initiative (ORI) Grant**

Motion by Commissioner McCandless to approve the Consent Agenda

Motion Seconded by Commissioner McCurdy

Discussion (none at this time)

Motion passes 7-0

2. Consideration of Acceptance of Annual Statement of Continued Compliance from Uranium Mill Tailings Remedial Action (UMTRA) (Mr. Matthew Udovitsch, UMTRA Project Federal Cleanup Director)

Presentation

Udovitsch explained that 15.8 of 16 million tons of tailings have been removed, with a million-ton annual goal very likely to be exceeded in the current cycle. In response to groundwater remediation efforts, approximately 10,000 pounds of ammonia and 97 pounds of uranium have been removed, bringing the total of ammonia up to 1 million pounds removed since project inception. Effort underway to move towards an evapo-transpiration cover. Currently estimated that all contaminated material will be removed by mid-2027. Discussion regarding compliant work controls in place for worker safety.

Motion by Commissioner McGann to accept the Annual Statement of Continued Compliance from Uranium Mill Tailings Remedial Action

Motion Seconded by Commissioner Martinez

Motion passes 7-0

3. Consideration of bid award for Pickleball Courts and Playground (Finance Director Steven Vowles)

Presentation

Finance Director Steven Vowles explained that a proposal evaluation team met initially on 4/8/25 to open the 7 bids received and review the material at a high-level. A follow-up meeting was held on 4/11/25 to short-list 4 vendors. A follow up meeting took place on 5/8/25 to short list two vendors based on cost, quality, availability, experience and scope of product and services. The vendors selected by the committee is Renner Sport and Burke Playground to work on playground and pickleball court.

This expense is currently within budget in Fund 34, with a \$1,273,232 available allotment for the project, of which 50% is grant funded 50% County funded. The City of Moab has agreed to fund up to \$150,000 to share the cost with the county. The Pickleball court costs \$440,333 and the playground costs \$761,534.76, with some budgeted funds to be left over for common infrastructure. The total cost of the bid is within budget.

Motion by Commissioner Martinez to approve the selection of Renner Sports and Burke Playground to jointly install & build the playground and pickleball court, and to provisionally approve the associated contracts that will be within budget and go through county legal review once completed.

Motion seconded by Commissioner McGann

Discussion

Commissioner Martinez expressed gratitude to the local Pickleball community for their respectful approach to advocacy. Commissioners McGann and Hedin expressed excitement for the project to be underway.

Commissioner McCurdy spoke to the importance of utilizing the available grant funds, the strong local pickleball community, and the importance of continuing to develop OSTA.

Motion passes 7-0

4. Consideration of bid award for records digitization in the Recorder's Office (Recorder Gina Nelson)

Presentation

Nelson described the procurement process that took place. This solicitation was entered in Utah's Procurement Portal (U3P) on 5/15/25 and we received 3 bids at the close date of 6/2/25. Although not specifically called out in the bid, a question arose during the bid cycle about where the digitizing services were to be performed and we replied on U3P and through direct conversation with the vendors that our requirement was to do the digitizing services onsite, at the county offices. Two of the three vendors do not provide offsite services and did not bid on the onsite work. Therefore, only one vendor truly meets the Recorder's office requirement – US Imaging is the only one to do onsite services.

On 7/1/2025, the evaluation team met to review the bid responses. We eliminated IIMI's bid due to lack of experience and qualifications, and short listed Kofile and US Imaging. Kofile does not do onsite digitizing services, but is \$70k less expensive, so we considered the pros, cons, costs and benefits of onsite vs. offsite services to do a fair and thorough assessment of our options. The evaluation team voted on the bids: 3 out of 4 (Gina, Quinn and Matt) voted for US Imaging and 1 out of 4 (Steven) voted for Kofile. Thus, this evaluation team recommends US Imaging. This bid is within the approved 2025 budget of \$150,000. This digitization service is on the pre-authorized procurement list.

Motion by Commissioner McCurdy to approve the vendor selection of U.S. Imaging and the associated contract for the record digitization project in the Recorder's office.

Motion seconded by Commissioner McCandless

Discussion

Commissioners expressed general gratitude for this long overdue effort to be underway, and for the fact that County documents will remain on site with the vendor currently being considered.

Motion passes 7-0

5. Reconsideration of Letter of Support for a communications tower on Black Ridge (Chair Winfield)

Presentation

Chair Winfield explained the need to bring this item back up before the Commission, with the recent fire making clear the need for the Commission to support any height tower that is needed.

Reliable communication infrastructure is critical in Grand County, especially in remote and rugged areas where wireless coverage is limited or nonexistent. These communication gaps pose serious risks to the health, safety, and well-being of both residents and visitors, particularly along heavily traveled corridors and in adjacent backcountry areas. A recent and compelling example is the Deer Creek Fire, which began in the populated community of Old La Sal. Due to limited cell coverage, most individuals in the area relied on Wi-Fi calling—available only where internet service exists.

On July 12, a “fire tornado” near Hangdog Canyon destroyed homes, infrastructure, and the River Canyon Wireless transmission tower. Residents were left without the ability to send or receive communications. During this critical event, residents had very limited access to evacuation alerts, fire updates, or the ability to coordinate with neighbors.

Such a communications failure during an emergency is unacceptable and must not be repeated. The proposed tower would significantly improve coverage within the service area, enhancing public safety by supporting emergency response, search and rescue, law enforcement, and day-to-day communications for residents and visitors alike.

Motion by Commissioner McCurdy to approve the letter of support to the BLM recommending a 250 ft. communications tower on Black Ridge

Motion seconded by Commissioner McCandless

Discussion

Commissioner Hedin stated that a height over 200 feet would require a spotlight feature, and suggested that guidelines be studied in order to mitigate impacts to wildlife, and the impacts to viewsheds also be considered.

Motion passes 7-0

6. Resolution - Approving special election for November 4, 2025, and approving the ballot question for an increase in the Rural County Healthcare Tax from 0.5% to 1.0% to be placed on the ballot (Vice Chair McCandless)

Presentation

Grand County voters approved a one-half (0.5%) Rural County Healthcare sales and use tax in 2016. State law allows for the imposition of up to one percent (1.0%) tax. The commission will be considering a resolution calling for a special election in November 2025 to put the question to the voters of Grand County. Commissioner McCandless relayed information from Clerk/Auditor Woytek stating that running this election would cost no more than \$15,000, which is currently within budget due to budgeting for the primary election which was canceled.

Motion by Commissioner McCandless to approve the Resolution calling for a special election on November 5, 2025, for the purpose of asking Grand County registered voters: "Shall Grand County increase the rural healthcare sales and use tax by one-half percent (0.5%), from one-half percent (0.5%) to one full percent (1.0%) to be used as allowed by State statute, which historically has included funding the operations of The Canyonlands Health Care Special Service District (a long-term care facility in Grand County) and the Grand County Emergency Medical Services Special Service District?", with language on the ballot and resolution to be aligned in the way that potential recipient entities are ordered.

Motion Seconded by Commissioner McGann

Discussion

Commissioner McGann stated that she has long advocated for this item to go back to the voters to explore a needed increase. Confirmation given that if the increase is voted down, the existing one-half percent levy would remain in place. Confirmation given that no language being considered here would limit the Commission from allocating the tax funds to any entities allowable by statute, even though three are only specifically listed. Commissioner Martinez expressed concerns about the Commission maintaining its

flexibility to allocate the tax, and questioned whether it was the right time to increase any tax given what he described as a downturn in the economy. Further discussion ensued regarding the impact that this tax would have on residents, with some expressing that it is unreasonable, and others expressing that it was a relatively small ask to provide badly needed funding for critical services. Some Commissioners expressed concerns about feeding the perception that Moab is an expensive place to visit.

Motion passes 7-0

Chair Winfield postponed Item 7 until the next Commission Meeting

8. Ordinance approving OAO – Residential Meador Townhomes (Zoning Administrator Cristin Hofhine)

Presentation

Andrew Jackson of Horrocks Engineering described the proposed action, for which there was a presentation and a public hearing held at the previous Commission meeting. A detailed staff report was included in the agenda packet. Waivers to assured housing requirements and on-site power generation being requested by the applicant. Clarification given that this is a residential project that would allow for overnight accommodation usage, and that case law potentially suggests that the assured housing requirement is not enforceable. Unanimous approval given by Planning Commission, with no recommendation given regarding the requested waivers. Commissioner McCurdy confirmed that this proposed development would be adjacent to the already existing Rim Village development. Discussion ensued regarding whether the waiver to the fee in lieu for assured housing was appropriate.

Motion by Commissioner McCandless to approve an ordinance for the Meador Drive Townhomes OAO - Residential District for 2.10 acres of real property known as Parcel No. 02-0027-0027 and associated Development Agreement.

Motion seconded by Commissioner McCurdy

Discussion

Motion passes 6-1, Hedin opposed

Chair Winfield postponed Item 9 to an upcoming Commission Meeting

10. Arroyo Crossing - Final Plat Approval (Zoning Administrator Cristin Hofhine)

Presentation

Hofhine gave an overview of the proposed action, as described in the detailed staff report.

Motion by Commissioner McCurdy to approve Final Plat of Arroyo Crossing Phase II, and the associated Subdivision Improvements Agreement, conditioned upon the following:

1. Final sign off by County Engineer;
2. The Owner shall record the SIA 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 an infrastructure warranty bond for completed accepted public improvements as

established in the SIA to the County in the amounts set forth in the SIA and agreed upon by the County Engineer, prior to recordation of the Final Plat.

Motion Seconded by Commissioner McCandless

Discussion (none at this time)

Motion passes 7-0

Commissioner Hedin exited the meeting

Discussion Items

Chair Winfield postponed Item 11

12. Discussion of Possible Updates to the Special Events Ordinance

Commissioner McCurdy explained that more time was needed to solicit Commission feedback on this topic, and that a workshop would be pursued for an upcoming meeting. Topics being considered include expanding the legacy event list, guidelines for events at OSTA, and a earlier advance approval for events than 9 months. Redline draft to be prepared for next meeting.

13. Discussion of Changes to The Governing Policy - Topic: Intro Statement and Conduct

Discussion was made regarding current efforts by a small working group to develop an approach to garner feedback from the Commission as a whole in establishing and revising its guiding policies. Attorney Stocks stated that he would be willing to start a draft but that input from all Commissioner would be essential. Respect, decorum, and professionalism were cited as topics to be addressed in this topic section.

Closed Session

At 7:55 p.m., motion by Commissioner McCandless to enter closed session for the purposes of discussing pending or reasonably imminent litigation.

Motion seconded by Commission Hadler

Motion passes 6-0, Hedin absent

At 8:08 p.m., motion by Commissioner McCandless to exit closed session

Motion seconded by Commission Hadler

Motion passes 6-0, Hedin absent

Chair Winfield adjourned the meeting at 8:10 p.m.

Bill Winfield

Bill Winfield
Chair, Grand County Commission

Gabriel Woytek

Gabriel Woytek
Grand County Clerk/Auditor

Audit trail

Details

FILE NAME 8.5.2025 REG GCC MINUTES approved.pdf - 9/2/25, 7:02 PM

STATUS ● Signed

STATUS TIMESTAMP 2025/09/04
18:00:07 UTC

Activity



SENT

dvanhorn@grandcountyutah.gov **sent** a signature request to:

- Bill Winfield (bwinfield@grandcountyutah.gov)
- Gabriel Woytek (gwoytek@grandcountyutah.gov)

2025/09/03
01:02:58 UTC



SIGNED

Signed by Gabriel Woytek (gwoytek@grandcountyutah.gov)

2025/09/04
18:00:07 UTC



SIGNED

Signed by Bill Winfield (bwinfield@grandcountyutah.gov)

2025/09/03
20:34:14 UTC



COMPLETED

This document has been signed by all signers and is **complete**

2025/09/04
18:00:07 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.