

Minutes of the regular meeting of the Daggett County Commission/Redevelopment Agency Board, Tuesday, June 26, 2014. Commissioners Blanchard and Perry were present and Commissioner Steglich was excused. Vicky McKee, County Clerk, was present as board secretary. The meeting was called to order at 9:00 A.M. by Mrs. Perry, Board Chair.

Also present were: Clyde Slaugh, Stew Leith, Virginia Langford, Cindy Keller, Brian Raymond, Matt & Karinda Henry and Roxie Pallesen.

Mrs. McKee reminded the Commission about the fire truck that the Town of Manila wants to donate to the county. Mr. Blanchard stated that he will get back with John Morton on this.

With regards to old business, Mrs. Perry reported that she had attended the Tri-County Health meeting yesterday and Joe Schaffer will be placed on sabbatical until his retirement on November 19, 2014. The advertising for his position will start on July 3, 2014 and the remainder of his salary is to continue being paid by Uintah and Duchesne Counties.

With regards to citizen's comments, Matt Henry thanked the Commissioners and the Travel and Tourism Board for their support in getting the return alley into the arena. The volunteers have spent many hours working on that. He is now asking for dedication from the Commission to fix up the remaining corral facilities behind the bucking shoots as there are some major improvements needed. The matter was reviewed and discussed as well as the liability to the county. Mrs. Perry suggested that the county put out a Request for Proposal for the necessary improvements and Mr. Blanchard suggested that the county consider building a new facility. Mr. Henry stated that the membership of the Cow Country Junior Rodeo has reached over 100 members coming from Idaho, Colorado, Wyoming and Utah and at the Junior Rodeo recently held there were over 380 entries. It was determined for the county to work together and get things fixed up. Mr. Henry stated that the people involved are not the liability but the facility is. He thanked the Commissioners and county for what has been done.

The minutes of the June 10, 2014 meeting was provided by the County Clerk's office for review and approval. Motion by Mr. Blanchard to approve the minutes as provided. Seconded by Mrs. Perry, all in favor. The minutes of the special meeting held on June 12, 2014 will be continued until the next meeting since Mr. Blanchard was not in attendance at the meeting and Mr. Steglich is absent today.

The Open Invoice Report was provided by the County Auditor's office in the amount of \$80,755.47. Mr. Blanchard questioned the matter of the report reflecting two cartridges purchased for the Dutch John water plant and Mrs. Keller responded that two were purchased and it was not a duplicate. He also questioned if there was a duplicate for the invoice from Rhino Linings as he was sure he had seen it before. Mrs. Keller stated that there had been an invoice for the boxes put on the beds and this one in the amount of \$3,500.00 is for the beds. Motion by Mr. Blanchard to approve the Open Invoice reporting the amount of \$80,755.47. Seconded by Mrs. Perry, all in favor.

Matt and Karinda Henry were present representing the Cow Country Junior Rodeo. Mrs. Henry stated that they are taking the suggestion made to separate from the county. She stated that they had talked to an accountant and insurance companies and they are working towards doing that. She questioned the process of getting the money and equipment that belongs to the organization. The organization has purchased a

computer, software and electric timers x 2 and upon going their own way these items would need transferred to them. Mr. Henry stated that the timers have been used by others and that can continue. Mrs. Perry stated that there would need to be a written request to the County Auditor's office for the funds and to work with the County Clerk's office on the inventory items and placing the matter on the agenda. Upon receipt of the written request and the new Use Permit the matter will be placed on the agenda for approval providing proof of insurance. The matter of use of the lights for the rodeos will be paid for based on hours of usage. Mrs. Perry suggested that they continue working with Roxie Pallesen on arena maintenance which was discussed. Upon separating from the county, the volunteer forms are only required for those that use the tractor and they plan to submit the volunteer forms to the County Auditor's office.

Roxie Pallesen was present and expressed her concern with the way the arena was watered prior to the last Cow Country Youth Rodeo. She stated that she had volunteered to do the arena and her understanding was that no one else was to drive the tractor nor water the arena except for dragging during the Junior Rodeo. The matter was discussed and it was determined that there had been some miscommunication. Mrs. Perry advised Mrs. Pallesen to get with the rodeo clubs to determine if they wanted her services and Mr. Henry stated that they will handle the arena preparation for the Junior Rodeo. Upon further discussion it was determined that the matter will be discussed out of the meeting.

The following business licenses were provided by the County Clerk's office for review and approval: Coco Cola Bottling Co., Stan Garside and Hogsback View Enterprises. Motion by Mr. Blanchard to approve the business license as presented and listed "a" through "c". Seconded by Mrs. Perry, all in favor.

Motion by Mr. Blanchard to approve the application as provided by Sara Lamb to serve on the Museum Board. Seconded by Mrs. Perry, all in favor.

Motion by Mr. Blanchard to approve the application as submitted by Derlene Olson to serve as a volunteer for the Cow Country Junior Rodeo. Seconded by Mrs. Perry, all in favor.

At a prior meeting Mrs. Langford had approached the Commission and received a waiver to install one upright headstone. On Friday prior to Memorial Day Weekend, it came to the attention of the Commission that a bench and another upright headstone had both been installed on the lots owned by Mrs. Langford. Due to concerns from the Cemetery Board, the bench was removed and a letter was sent to Mrs. Langford asking for her to provide the reasons for what had been installed. Her response had been received and the matter was on the agenda for Commission review and decision. Stew Leith and Virginia Langford were present to provide their comments on the issue. The matter was discussed and reviewed. Mr. Leith questioned the reason for the bench being removed and Mrs. Perry responded that in the past there had been requests for benches that have been disallowed and there is now a bench as well as an additional headstone. Mr. Blanchard stated that with the letter received from the mortuary company, a headstone in the shape of a bench does meet the requirements of the waiver. Upon review and discussion, it was determined that the bylaws are fine and Mrs. Langford was given permission for One raised headstone so the bench-headstone will be allowed to stay but the additional headstone will need to be removed. Motion by Mr. Blanchard to approve for the bench headstone to be replaced by Kelly Wilde onto the gravesite and for

the other headstone to be removed by the mortuary company. Seconded by Mrs. Perry, all in favor.

Mrs. Pallesen, County Auditor, had provided the results of the 2014 Tax Sale held on May 29, 2014 for Commission approval. Upon discussion and review, motion by Mr. Blanchard to approve the results as provided. Seconded by Mrs. Perry, all in favor.

The County Auditor's office had provided Report 693, Tax Rate Summary Report for the 2014 Certified Tax Rate. Upon review it was determined that the tax rate for 2014 will remain the same as last year. Motion by Mr. Blanchard to approve the rates as provided. Seconded by Mrs. Perry, all in favor.

The matter before the Commission is the Interlocal Cooperative Agreement and Resolution to establish the Seven County Infrastructure Coalition. Mr. Blanchard questioned how the county would be benefiting from the coalition and Mr. Raymond responded that originally there was to be no money involved but at the last meeting there had been discussions of CIB Grants and other revenues coming from projects that would be split evenly between the counties and into a savings fund for future projects. Mrs. Perry stated that this might help Daggett County get more CIB money through this coalition. Mr. Blanchard then stated that the agreement does state that there is no financial obligation to the counties to finance projects but he questioned the matter of the coalition incurring debt and whose responsibility it would be to take care of that debt if the coalition was unable to. There are seven members involved with the coalition and he questioned if Daggett County would really have much say in what they do. Eric Johnson was the attorney that drafted the agreement and resolution and Mr. Raymond suggested that the Commission talk to him about those concerns. Upon review and discussion, Mrs. Perry stated that she would like to have the County Attorney at the meeting to answer questions prior to approving the agreement. Mr. Blanchard questioned the issue of this being able to tie the county's hands upon there being proposed development and Mr. Raymond responded that the county can do their own projects and would only need the coalition's approval if the county wanted the coalition's support or help with the project. Upon discussion it was determined that this matter will be continued until the county attorney is present to be able to address these concerns.

Motion by Mr. Blanchard to approve the Rodeo Grounds Use Permit for the Cow Country Rodeo as provided. Seconded by Mrs. Perry, all in favor. Mrs. McKee reported that the park pavilion is reserved by someone else during the rodeo.

The application for the Temporary Beer Permit to the State of Utah for the Cow Country Rodeo was provided by Mrs. Pallesen for Commission approval. Mr. Blanchard questioned if the County Sheriff was aware of the permit application and Mrs. Keller reported that he was. Upon review, motion by Mr. Blanchard to approve the application as submitted. Seconded by Mrs. Perry, all in favor.

The County had received a request to use the Dutch John Conference Hall during bad weather for a music festival scheduled for July 5, 2014. Mr. Blanchard stated that he will get in touch with Mr. Lytle upon there being a need for the use of the building.

The matter of the lot sale located at 106 3<sup>rd</sup> Ave. was on the agenda as requested by Mr. Lund, County Attorney to determine if the Commission was willing to waive the three year building requirement. The history of the original lot sale was provided to the Commission as the lot had originally been sold to Mark Franke for \$49,000.00 with a three year building requirement. Mr. Lund had stated that it would be very difficult to

enforce the three year building requirement and it would be in the best interest of the county to remove it and approve the Quit Claim Deed. Motion by Mr. Blanchard to remove the three year building requirement for 106 3<sup>rd</sup> Ave., Dutch John and approve the Quit Claim Deed as provided. Seconded by Mrs. Perry, all in favor.

The county had received a recommendation from the Planning & Zoning Board to proceed with the application to amend the Harpers Landing Subdivision by combining Lots 9 & 10, Block 2 owned by Tracy & Debra Martin. Mrs. McKee stated that she had scheduled a Public Hearing for this matter on July 8, 2014. Motion by Mr. Blanchard to accept the recommendation from Planning & Zoning and to proceed with the Public Hearing necessary to get a plat amendment. Seconded by Mrs. Perry, all in favor.

Mrs. McKee had also provided a recommendation from the Planning and Zoning Board and minutes from the Soil Conservation District Board regarding inclusion of properties owned by Neff Ranch into the existing Agriculture Protection Area. Upon review and discussion, motion by Mr. Blanchard to approve to schedule a public hearing on July 15, 2014 to receive comments from the public. Seconded by Mrs. Perry, all in favor.

Motion by Mr. Blanchard to go into the RDA portion of the meeting (In & Out) at 10:45 A.M. Seconded by Mrs. Perry, all in favor.

The matter before the Redevelopment Board is the Proposed Housing Incentives for Owner Housing at Guide's Row Dutch John as prepared and provided by Brian Raymond. Mr. Raymond addressed the proposed incentives by asking questions of the Commission and discussing the Commission's questions and concerns. Mr. Blanchard stated that he feels that the incentives should be community wide and Mr. Raymond addressed his comment. Mr. Raymond stated that since Smith Hartvigsen is no longer involved and upon the board giving an incentive there has not been a requirement of having a Participation Agreement included that spells out exactly what the incentive is. Mrs. Perry suggested to leave this resolution for Block 6 and as approached consider others on a case by case basis and Mr. Raymond stated that they could include the verbage in the resolution that other parcels of land may be eligible for this on a case by case basis. The list of changes of concepts to consider and presented by Mr. Raymond was reviewed and discussed item by item (a. No longer required to have stick built construction, b. Modular & manufactured acceptable but must be ready for occupancy in 6-12 months, c. Stick built will have two years to obtain occupancy permit, d. those over the income limit can get a 20-25% lot discount if primary residence, e. do you want a high end limit \$100,000 income or 200% of median income, f. do you want this to be limited to workforce housing or incentive any person living in the house at least 4 months out of the year and g. Silent second will remain for 10 years or paid off if sold before the end). Mr. Raymond will revise and resubmit the resolution to the Commission for consideration on July 8, 2014 based upon comments made today. The matter will be continued until July 8, 2014.

With no further business, the meeting adjourned at 11:05 A.M.

/s/ Vicky McKee

/s/ Karen Perry

/s/ Warren Blanchard