

**Grand County Council  
Grand County Council Chambers  
125 East Center Street  
Moab, Utah**

**July 19, 2016**

The Regular Session of the Grand County Council was called to order at 4:00 p.m. by Chair Elizabeth Tubbs on the above date in the Council Chambers of the Grand County Courthouse located at 125 East Center Street, Moab, Utah. In attendance were Council Members Mary McGann, Jaylyn Hawks, Ken Ballantyne, Lynn Jackson, Rory Paxman, Chris Baird along with Grand County Deputy Clerk Renee Baker and Council Administrator Ruth Dillon, and County Attorney K. Andrew Fitzgerald. The Pledge of Allegiance was led by Council Member Ken Ballantyne

**Approval of Minutes (Diana Carroll, Clerk/ Auditor)**

- A. June 21, 2016 (Housing Workshop & County Council Meeting), postponed from July 5, 2016**
- B. July 5, 2016 (Mid-year budget update and Certified tax rate workshop & County Council Meeting)**
- C. July 12, 2016 (County Council Special Meeting – Canvass of the Primary Election)**
- D. July 13, 2016 (County Council Special Meeting – Discussion with Sally Jewell, U.S. Secretary of the Interior)**

**MOTION:** Motion by Council Member Chris Baird to approve as corrected. Motion seconded by Council Member Ken Ballantyne carried 7 - 0.

**Ratification of Payment of Bills**

**MOTION:** Motion by Council Member Chris Baird to approve payment of bills presented in the amount of \$829,644.21. Accounts payable check numbers 93300-93475 totaling \$645,787.49 and payroll in the amount of \$183,856.72 confirming all bills presented were within budgeted appropriations. Motion seconded by Council Member Rory Paxman carried 7 - 0 by roll-call vote.

**Council Administrator Report**

Ruth Dillon, Council attended a class and has been working on the next steps on a centralized economic development and growth program.

**Department Reports**

**E. Announcement regarding CIB grant/loan funding for Canyonlands Field Airport terminal expansion (Judd Hill, Airport Manager)**

Judd Hill, Airport Manager explained that with County's matching funds of \$500,000 CIB has approved a \$500,000 match and \$400,000 loans. The airport will be moving forward with the development, design and expansion of the terminal. TRCCAF fund will be the revenue to pay the loan off.

**F. 2015 Old Spanish Trail Arena Recreation Complex (OSTARC) Report (Steve Swift, Manager)**

Steve Swift, OSTARC Manager reviewed events, revenue raised, annual budget over the last 5 years, service to the community, community fiscal impact study and the goals for the next 10 years of the Old Spanish Trail Arena. Steve also reviewed maintenance and improvements to the Arena for the year 2015.

**Discussion Items**

**G. Discussion of two compensation systems/methods of job and wage evaluation (Graig Thomas, Human Resources Director)**

Graig Thomas, Human Resources Director, led a discussion in which he explained how the industry uses two compensation systems or methods. Currently Grand County is on Tech Net, many counties in Utah have used this system, however this system has not been keep up in the last few years. Graig offered an alternative, a

Market Driven Compensation Factors, this system would allow for the county to be more competitive in the markets that we are looking to recruit. Graig wants to look forward on being more competitive with the job market, as the City has approved a wage increase.

**H. Discussion on recommended revisions to the Policies and Procedures of the Governing Body: Section N "Motions" (continued), Section O "Reading and Passage of Ordinances" and Section P "Reading and Passage of Resolutions" (Ruth Dillon, Council Administrator and Council Study Committee Members Tubbs, Hawks, and McGann) (allow 30 minutes)**

**MOTION:** Motion by Council Member Rory Paxman to amend the agenda to move Item H to after the Public Hearing. Motion seconded by Council Member Lynn Jackson carried 7 - 0 vote.

**I. Calendar items and public notices (Bryony Chamberlain, Council Office Coordinator)**

County Attorney K. Andrew Fitzgerald left at this time.

**General Business- Action Items- Discussion and Consideration of:**

**J. Approving Proposed Bid Award for Supply of Ballfield Diamond Dirt at the Old Spanish Trail Arena Recreation Complex (OSTARC) (Steve Swift, OSTARC Manager)**

**MOTION:** Motion by Council Member Chris Baird to approve, the bid from LeGrand Johnson for supply of ball field diamond dirt at a cost of \$20,800, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Mary McGann carried 7 - 0 vote.

**K. Approving proposed ground lease agreements at Canyonlands Field Airport between Grand County and A) Eagle North Shore Properties, LLC; B) CC Rentals, LLC; and C) Charles Henderson (Judd Hill, Airport Manager)**

Judd Hill, Airport Manager advised of the current ground lease agreements between these three properties. Judd advised that only a new lease is tied to the fee schedule, these leases are not currently tied the fee schedule.

**MOTION:** Motion by Council Member Rory Paxman to approve the proposed ground lease agreements and enter into a continuation of three different 30 year ground lease agreements between Grand County and A) Eagle North Shore Properties, LLC; B) CC Rentals, LLC; and C) Charles Henderson and authorize the Chair to sign all associated documents. Motion seconded by Council Member McGann carried 7 - 0 vote.

**L. Approving proposed sub-lease agreements for hangar use at Canyonlands Field Airport between A) CC Rentals, LLC and Robert Paul Gray; B) Charles Henderson and Keith McBeth; and C) Charles Henderson and Ben Black (Judd Hill, Airport Manager)**

Judd Hill, Airport Manager advised that has been working with the attorney's office to develop a sub-lease that affirms that a sub renter is being held accountable to the County leases.

**MOTION:** Motion by Council Member Rory Paxman to approve the proposed sub -lease agreements for hangar use at Canyonlands Field Airport between and A) CC Rentals, LLC and Robert Paul B) Charles Henderson and Keith McBeth; and C) Charles Henderson and Ben Black authorize the Chair to sign all associated documents. Motion seconded by Council Member McGann carried 7 - 0 vote.

**M. Approving proposed ground lease agreement with Redtail Air for a bulk fuel storage facility (fuel farm) at Canyonlands Field Airport (Judd Hill, Airport Manager)**

**MOTION:** Motion by Council Member Rory Paxman to approved the proposed ground lease agreement and enters into a 30 year ground lease agreement with Redtail Air for the purpose of a bulk fuel storage facility at Canyonlands Field Airport and authorizes the Chair to sign all associated documents. Motion seconded by Council Member McGann carried 7 - 0 vote.

**N. Approving proposed contract award to a media company to purchase radio, TV, and digital for the Moab Area Travel Council for calendar year 2017 (Elaine Gizler, Moab Area Travel Council Executive Director)**

Elaine Gizler, Moab Area Travel Council Executive Director advised that she is currently doing the media buying out of her office right now. Using a media company, the Travel Council would be more efficient in the Media usage and her office. All marketing would still be done in house.

**MOTION:** Motion by Council Member Mary McGann to award the bid to Love Communications of Salt Lake City as the media company for the Moab Area Travel council to purchase TV, Radio and Digital spots for the full year 2017, effective December 1, 2016 through December 1, 2017, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman vote 6 - 1 with Baird opposed.

**O. Approving proposed contract award to an advertising agency for re-design and layout of the new Moab Area Travel Council Planner (Elaine Gizler, Moab Area Travel Council Executive Director)**

**MOTION:** Motion by Council Member Ken Ballantyne to award the bid to Sorenson Advertising of St. George, Utah as the company for the redesign and layout of the Moab Area Travel Council Travel Planner for 2016, effective July 20, 2016 until October 1, 2016, and authorize the Chair to sign all associated documents. Motion seconded by Council Member Rory Paxman carried vote 7 - 0.

**P. Approving proposed bid award for the construction of a Pavilion at the Grand Center (Verleen Stribleen, Grand Center Program Director)**

**MOTION:** Motion by Council Member Ken Ballantyne to award the bid for the construction of a pavilion at the Grand Center to Double E Construction Inc. of Green River, Utah for the amount of \$79,593.00 and authorize the Chair to sign all associated documents. Motion seconded by Chris Baird carried vote 7 - 0.

**Q. Adopting proposed resolution approving Final Plat for Courthouse Wash Subdivision Planned Unit Development (PUD) (Mary Hofhine, Community Development Representative)**

**MOTION:** Motion by Council Member Mary McGann to adopt the proposed resolution approving the Final Plat for Courthouse Wash Subdivision PUD and authorize the Chair to sign all associated documents. Motion was seconded by Council Member Lynn Jackson carried vote 6 - 0. Council Member Paxman recused himself from the vote.

**R. Approving proposed letter to the BLM regarding Grand County's position on the Six County Infrastructure Coalition's decision to move forward with an Environmental Assessment (EA) for the Book Cliffs transportation/utility corridor (Chairwoman Tubbs)**

**MOTION:** Motion by Council Member Chris Baird to approve proposed letter to the BLM regarding Grand County's position on the Six County Infrastructure Coalition's decision to move forward with an Environmental Assessment (EA) for the Book Cliffs transportation/utility corridor, with an amendment to remove paragraph five from the letter. Motion seconded by Council Member Mary McGann, vote 5 - 2 with Council Members Jackson and Paxman opposed.

**Consent Agenda- Action Items**

**S. Approving proposed Cooperative Grant Agreement for Noxious Weed Management with Forestry, Fire & State Lands for FY2017.**

**MOTION:** Motion made by Council Member Chris Baird to approve proposed Cooperative Grant Agreement for Noxious Weed Management with Forestry, Fire & State Lands for FY2017. Motion seconded by Council Member Mary McGann carried vote 7 - 0.

**T. Approving proposed retail beer license for Moab KOA, located at 3225 US 191- postponed.**

**Public Hearings- Possible Action Items**

**U. Public hearing to hear public input on proposed Rim Village Vistas Phase V Planned Unit Development (PUD) Preliminary Plat (Mary Hofhine, Community Development Representative)**

Mary Hofhine, Community Development Representative, read into the record the Grand County Land Use Code and General Plan, both as amended to date. This application is submitted by the property owner and project developer, Chuck Henderson (Applicant). The Applicant is requesting a preliminary plat review for Rim Village Vistas PUD Phase V. This phase includes approximately 1.5 acres and consists of two buildings with eight units in each building (16 units total). The Grand County Planning Commission reviewed the application in a public hearing on June 22, 2016 and forwarded a favorable recommendation to the County Council subject to ongoing compliance with the conditions listed in the Grand County Engineer's approval letter.

There were no comments and the public hearing was closed. Comments will be accepted until July 27, 2016 at 5:00 p.m.

**H. Discussion on recommended revisions to the Policies and Procedures of the Governing Body: Section N "Motions" (continued), Section O "Reading and Passage of Ordinances" and Section P "Reading and Passage of Resolutions" (Ruth Dillon, Council Administrator and Council Study Committee Members Tubbs, Hawks, and McGann) (allow 30 minutes)**

#### **General Council Reports and Future Considerations**

##### **Council Member McGann:**

Has ideas on how to control "junk" in people's yards. Maybe during the Budget meetings Council can look at something/ someone for Code Enforcement.

##### **Council Member Ballantyne**

- No need to ask for a tax increase in the Mosquito Abatement
- Storm water/ Flood water Funding

##### **Council Member Jackson**

- GWSSA approved an increase in their impact fee

##### **Council Member Hawks**

- Council on Aging are waiting on the Council to approve changes to the by-laws
- Housing Toolkit will start up in August

##### **Council Member Tubbs**

- Letter received from Orin Hatch on UMTRA project
- Grant guidelines for the Inter-Generational Poverty are out and Jaylyn Hawks will write the grant.

##### **Council Member Baird**

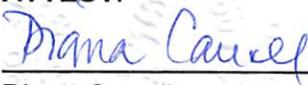
- Mineral lease payment for the Recreation District was half of what was budgeted

#### **Adjourn**

The meeting was adjourned at 6:49 p.m.

  
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Elizabeth Tubbs  
Grand County Council Chair

#### **ATTEST:**

  
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Diana Carroll  
Grand County Clerk/Auditor