



GRAND COUNTY MUNICIPAL BUILDING AUTHORITY REGULAR MEETING

Held virtually on Zoom and on YouTube
Moab, Utah

Watch on YouTube - search for: "GRAND COUNTY UTAH GOVERNMENT"

Watch on Zoom - <https://us02web.zoom.us/j/86716252356?pwd=UDd0dDF0bTdjODQ5UmNoWjNjU1Vadz09>

AGENDA

Tuesday, February 2, 2021

4:00 p.m.

- Call to Order
- Approval of Minutes (Quinn Hall, Secretary)
 - A. January 5, 2021 (Municipal Building Authority Special Meeting)
- Action Items- Discussion and Consideration of:
 - B. Approving Access Easement Agreement for 540 E 100 N, Moab UT (Chris Baird, Commission Administrator)
- Future Considerations
- Closed Session(s) (if necessary)
- Adjourn

NOTICE OF SPECIAL ACCOMMODATION DURING PUBLIC MEETINGS. In compliance with the Americans with Disabilities Act, individuals with special needs requests wishing to attend County Commission meetings are encouraged to contact the County two (2) business days in advance of these events. Specific accommodations necessary to allow participation of disabled persons will be provided to the maximum extent possible. T.D.D. (Telecommunication Device for the Deaf) calls can be answered at: (435) 259-1346. Individuals with speech and/or hearing impairments may also call the Relay Utah by dialing 711. Spanish Relay Utah: 1 (888) 346-3162

It is hereby the policy of Grand County that elected and appointed representatives, staff and members of Grand County Commission may participate in meetings through electronic means. Any form of telecommunication may be used, as long as it allows for real time interaction in the way of discussions, questions and answers, and voting.

At the Grand County Commission meetings/hearings any citizen, property owner, or public official may be heard on any agenda subject. The number of persons heard and the time allowed for each individual may be limited at the sole discretion of the Chair. On matters set for public hearings there is a three-minute time limit per person to allow maximum public participation. Upon being recognized by the Chair, please advance to the microphone, state your full name and address, whom you represent, and the subject matter. No person shall interrupt legislative proceedings.

Requests for inclusion on an agenda and supporting documentation must be received by 5:00 PM on the Wednesday prior to a regular Commission Meeting and forty-eight (48) hours prior to any Special Commission Meeting. Information relative to these meetings/hearings may be obtained at the Grand County Commission's Office, 125 East Center Street, Moab, Utah; (435) 259-1346.



**GRAND COUNTY
MUNICIPAL BUILDING AUTHORITY
REGULAR MEETING**

**Held virtually on Zoom and YouTube
Moab, Utah**

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**MINUTES
5 JANUARY 2021**

The Grand County Municipal Building Authority met in a regular meeting on 5 January 2021. The meeting was streamed/attended electronically. It was also broadcast and saved on YouTube. Commissioners in attendance were Mary McGann, Evan Clapper, Gabriel Woytek, Kevin Walker, Trish Hedin, and Jacques Hadler. Also present were County Commission Administrator Chris Baird, Associate County Commission Administrator Mallory Nassau, County Attorney Christina Sloan, and Clerk/Auditor Quinn Hall.

Call to Order

Chair McGann called the meeting to order at 4:30

Approval of Minutes (Quinn Hall, Clerk/Auditor)

A. November 4th, 2020 (Municipal Building Authority Special Meeting)

Motion by Gabriel Woytek to approve the minutes of November 4th, 2020.

Motion seconded by Trish Hedin

Discussion (none currently)

Motion passes 6-0

Presentation (none currently)

Discussion items (none currently)

Action Items – Discussion and Consideration of:

B. Electing President, Vice President, and Secretary

Presentation

Motion by Kevin Walker to appoint Mary McGann Chair, Gabriel Woytek as Vice President, and Evan Clapper as Secretary.

Motion seconded by Jacques Hadler

Discussion (none currently)

Motion passes 6-0

C. Ratifying 2020 Municipal Building Authority President's signature on a letter regarding Aspen Helicopter's lease at the airport (Andy Solsvig, Airport Director)

Presentation

Andy discussed the transfer of ownership to Aspen Helicopters - but Pinnacle Helicopters would lease it back. Christina noted Pinnacle leases the helicopters as well. Kevin asked about the number of helicopters and current helicopter activity. Chris described the role of the Municipal Building Authority – it's the role of the Building Authority to manage the lease revenue bonds, such as leases at the airport. The County leases the property through the Building Authority, and the revenue comes to the County although it's earmarked for the airport.

Motion by Gabriel Woytek to ratify the 2020 Municipal Building Authority President's signature on a letter regarding Aspen Helicopter's ground lease agreements at the airport.

Motion seconded by Evan Clapper

Discussion (none currently)

Motion passes 6-0

Public Hearing (none currently)

Future Considerations

Closed Session(s) (if necessary)

Adjourn

Chair McGann adjourned the meeting at 4:39 pm.

ATTEST:

Mary McGann
MBA President

Evan Clapper
MBA Secretary

**AGENDA SUMMARY
MUNICIPAL BUILDING AUTHORITY MEETING
FEBRUARY 2, 2021**

Agenda Item: B

TITLE:	Approving Access Easement across County property to serve EMS Facility
FISCAL IMPACT:	N/A
PRESENTER(S):	Christina Sloan

Prepared By:

Christina Sloan

FOR OFFICE USE ONLY:

Attorney Review:

Complete

SUGGESTED MOTION:

I move to approve the Access Easement across County property known as 580 E. 100 N. to provide deeded access to County property known as 540 E. 100 N.

BACKGROUND:

The EMS Facility construction is underway! The ROW for 100 N. ends prior to the County property at the top of 100 N. Thus, as part of the site plan approval process, the City has requested a deed Access Easement to serve the landlocked parcel known as 540 E. 100 N. (Parcel No. 01-0006-0035).

ATTACHMENT(S):

1. Access Easement with exhibits.

ACCESS EASEMENT

This **ACCESS EASEMENT** (the “Easement”) is made and effective as of the 2nd day of February 2021 by **GRAND COUNTY, UTAH**, a Utah political subdivision, as Grantor and Grantee.

WHEREAS, Grand County (“Grantor”) is the owner of the property located in the City of Moab, County of Grand known as 580 E. 100 N. (Parcel No. 01-0006-0036) and particularly described in the attached *Exhibit A*;

WHEREAS Grand County (“Grantee”) is the owner of the property located in the City of Moab, County of Grand known as 540 E. 100 N. (Parcel No. 01-0006-0035) and particularly described in the attached *Exhibit B*;

WHEREAS, Grantee is constructing an EMS facility, which shall be accessed through Grantor’s property, which EMS facility is in the public’s best interest; and

WHEREAS, Grantor is willing to grant to Grantee the Access Easement herein.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, the Parties agree as follows:

1. **Grant of Easement.** Grantor hereby grants to Grantee the following perpetual easement for vehicular and pedestrian access particularly described as:

A tract of land located in the northeast quarter of Section 1, T 26 S, R 21 E and the NW ¼ of Section 6, T 26 S, R 23 E, SLB&M, in the City of Moab, County of Grand, State of Utah, more particularly described as follows:

Beginning at a point located N 01°06'26” W along the W line of said Section 6 a distance of 966.08 feet and west 1.49 feet from the W 1/4 corner of said Section 6; thence N 01°11'35” W 55.00 feet; thence N 88°48'25” E 519.52 feet; thence S 46°02'35” E 185.48 feet; thence S 88°48'25” W 261.98 feet; thence N 01°12'36” W 27.13 feet; thence N 88°27'37” E 147.87 feet; thence N 49°09'52” E 11.19 feet; thence N 46°02'35” W 58.31 feet; thence S 88°48'25” W 503.71 feet to the point of beginning, containing 40438 square feet or 0.93 acres more or less

(Basis of Bearing is N 01°06'26” W from the W 1/4 corner to the NW corner of said Section 6),

as shown in the attached *Exhibit C* (the “Access Easement”).

2. **No Obstruction.** Neither party shall obstruct or restrict the use of any portion of the Access Easement.

3. **Maintenance.** The Parties shall maintain the Access Easement in a serviceable, neat and acceptable manner and in a manner so that the overall appearance of the Access Easement shall be uniform based on its pro rata use of the same.

EFFECTIVE as of the date first written above.

**GRANTOR AND GRANTEE:
GRAND COUNTY, UTAH**

Mary McGann, Chair
Grand County Commission

STATE OF UTAH)
) ss.
COUNTY OF GRAND)

Personally appeared before me, Mary McGann, Chair of the Grand County Commission, for Grantor and Grantee, who acknowledged that she executed, signed and delivered the above and foregoing Access Easement on February ____, 2021 in accordance with Utah law and the County's Policies and Procedures.

SEAL

NOTARY PUBLIC:

EXHIBIT A
GRANTOR PROPERTY

Parcel 01-0006-0036

BEGINNING at the Northeast corner of Lot 5, Section 6, Township 26 South, Range 22 East, Salt Lake Meridian; running thence South 628.5 feet; thence West 532 feet; thence North 200 feet; thence West 400 feet; thence South 200 feet; thence West 58 feet; thence North 276.5 feet; thence West 330 feet; thence North 55 feet; thence East 528 feet; thence North 297 feet; thence East 792 feet to BEGINNING,

LESS:

Beginning 691.5 feet North and 330 feet East of the West Quarter corner of Section 6, Township 26 South, Range 22 East, Salt Lake Meridian; running thence North 200 feet; thence East 58 feet; thence South 200 feet; thence West 58 feet to point of BEGINNING.

LESS:

A parcel of land in the Northwest $\frac{1}{4}$ of Section 6, Township 26 South, Range 22 East, SLB&M, Grand County, Utah, more particularly described as follows:

BEGINNING at a corner which bears East 739.6 ft. thence North 691.5 ft. from the West $\frac{1}{4}$ Corner Section 6, T26S, R22E, SLB&M, and proceeding thence West 22.0 ft. to a corner, thence N15°00'E 68.0 ft. to a corner, thence N75°00'W 108.0 ft. to a corner, thence N15°00'E 150.00 ft to a corner, thence East 317.4 ft. to a corner, thence South 238.6 ft. to a corner, thence West 247.5 ft. to the point of BEGINNING.

EXHIBIT B
GRANTEE PROPERTY

Parcel 01-0006-0035

BEGINNING 691.5 feet North and 388 feet East of the Southwest Corner Lot 5, of Section 6, Township 26 South, Range 22 East, SLM, running thence North 200 feet; thence East 200 feet; thence South 200 feet; thence West 200 feet to BEGINNING

ALSO, BEGINNING 691.5 feet North and 588 feet East of the Southwest Corner of Lot 5 of Section 6, of Township 26 South, Range 22 East, Salt Lake Meridian, running Thence North 200 feet; thence East 200 feet; thence South 200 feet; thence West 200 feet to place of BEGINNING.

LESS:

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A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 21 EAST AND THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 23 EAST, SALT LAKE BASE AND MERIDIAN, IN MOAB CITY, GRAND COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT LOCATED N01°06'26"W ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 966.08 FEET AND WEST 1.49 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 6;

THENCE N01°11'35"W 55.00 FEET;

THENCE N88°48'25"E 519.52 FEET;

THENCE S46°02'35"E 185.48 FEET;

THENCE S88°48'25"W 261.98 FEET;

THENCE N01°12'36"W 27.13 FEET;

THENCE N88°27'37"E 147.87 FEET;

THENCE N49°09'52"E 11.19 FEET;

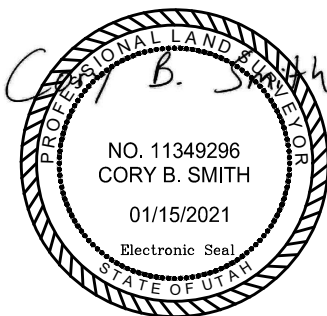
THENCE N46°02'35"W 58.31 FEET;

THENCE S88°48'25"W 503.71 FEET TO THE POINT OF BEGINNING.

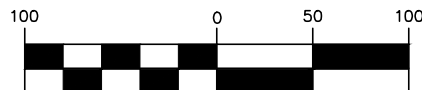
CONTAINING 40438 SQUARE FEET OR 0.93 ACRES MORE OR LESS.

BASIS OF BEARING IS N01°06'26"W FROM THE WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SAID SECTION 6.

NW COR SEC 6
(FOUND BRASS
CAP DATED 1911)

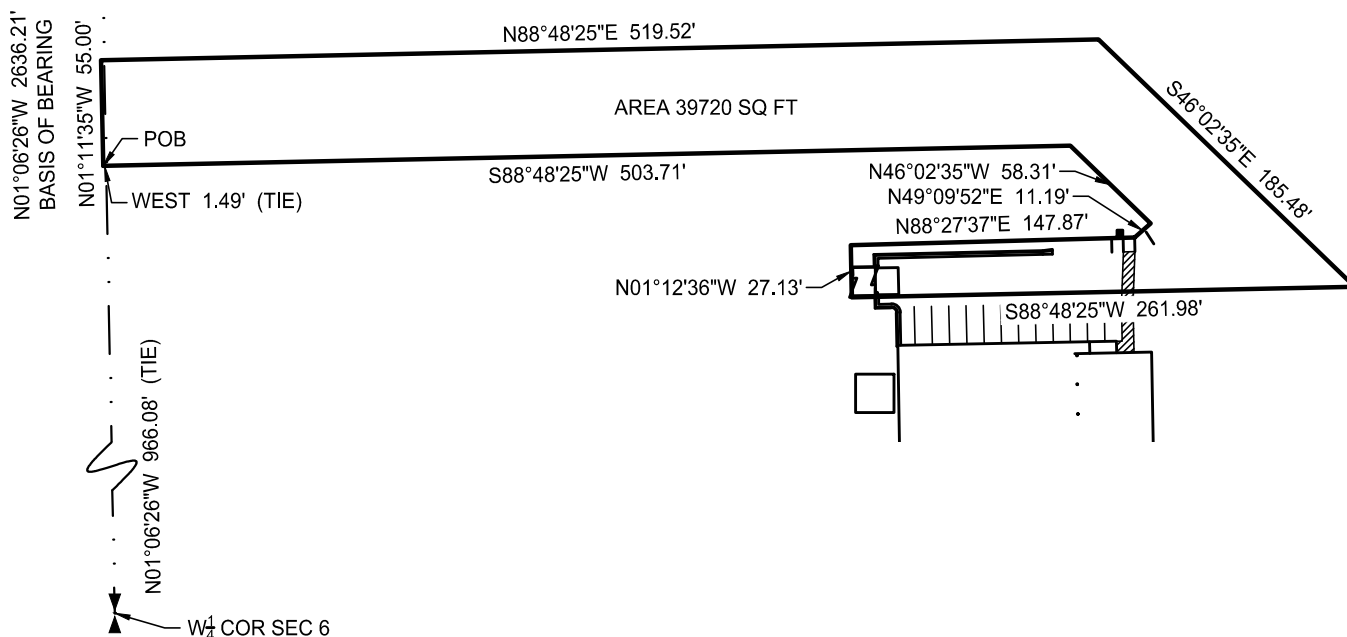


GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



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SCALE: 1" = 100'

GRAND COUNTY

FIGURE: A

EMS BUILDING

ACCESS EASEMENT AGREEMENT

DRAWN: CBS 1/13/21	FILE: 1909-041 PARKING AGREEMENT	PROJECT: 1909-041	SHEET: 1
CHECK:	UPDATED: 1/14/2021	PLOTTED: 1/15/2021	

Access Easement 540 E 100 N

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 26 SOUTH, RANGE 21 EAST AND THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 23 EAST, SALT LAKE BASE AND MERIDIAN, IN MOAB CITY, GRAND COUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS;

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THENCE S88°48'25"W 503.71 FEET TO THE POINT OF BEGINNING.

CONTAINING 40438 SQUARE FEET OR 0.93 ACRES MORE OR LESS.

BASIS OF BEARING IS N01°06'26"W FROM THE WEST QUARTER CORNER TO THE NORTHWEST CORNER OF SAID SECTION 6.

Parcel 01-0006-0035

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EXCEPTING therefrom all oil, gas, and minerals, EXCEPT gravel which is specifically excluded from this reservation.