



BOARD OF COMMISSIONERS MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
May 16, 2023 at 11:00 AM

MINUTES

The public will be able to view the meeting on San Juan County's Facebook live and Youtube channel

Audio Link: <https://www.utah.gov/pmn/files/979455.MP3>

Video Link: <https://www.youtube.com/watch?v=taRWI4KE9Ww>

CALL TO ORDER

Time Stamp 0:03:20 (audio & video)

Commission Chair Adams called the meeting to order at 11:17 am.

ROLL CALL

Time Stamp 0:04:07 (audio & video)

Present – Commission

Commission Chair Bruce Adams

Commission Vice Chair Sylvia Stubbs

Commissioner Jaime Harvey

Present – Others

Mack McDonald, Chief Administrative Officer (CAO)

Brittany Ivins, County Attorney

Lyman W. Duncan, Clerk/Auditor

INVOCATION

Time Stamp 0:04:0 (audio & video)

Invocation offered by Lynn Stevens, former San Juan County Commissioner.

PLEDGE OF ALLEGIANCE

Time Stamp 0:05:42 (audio & video)

Commission Chair Adams led the audience in the Pledge of Allegiance

PUBLIC COMMENT

Public comments will be accepted through the following Join Zoom Meeting <https://us02web.zoom.us/j/3125521102> One tap mobile +16699006833,,3125521102# US (San Jose)

There will be a three minute time limit for each person wishing to comment. If you exceed that three minute time limit the meeting controller will mute your line.

Time Stamp 0:06:08 (audio & video)

Kylie Miller, resident of Spanish Valley, asked the commissioners to oppose the Balanced Rock Resort. She expressed that the county needs more single family residences, not more overnight rentals.

Brenda Brown, from Aneth (Chapter), asked the commissioners to oppose the Off-Premise Beer license application by the Family Dollar store in Montezuma Creek.

Colby Smith, resident of Spanish Valley, opposes the Balanced Rock Resort. He is concerned that the change in residential to residential "flex" is inconsistent with the local area.

Monette Clark, from Spanish Valley, asked the commissioners to oppose the Balance Rock project. She feels the public needs more time to assess the proposed development issues.

Marlene Huckaby, resident of Spanish Valley, is concerned with the growth in northern San Juan County. She asked the commissioners to oppose the Balanced Rock Resort.

CONSENT AGENDA (Routine Matters) Mack McDonald, San Juan County Administrator

The Consent Agenda is a means of expediting the consideration of routine matters. If a Commissioner requests that items be removed from the consent agenda, those items are placed at the beginning of the regular agenda as a new business action item. Other than requests to remove items, a motion to approve the items on the consent agenda is not debatable.

Time Stamp 0:21:12 (audio & video)

Mack presented the consent agenda for the commission to review and approve.

Motion made by Commissioner Stubbs, Seconded by Commissioner Harvey.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

1. Approval of the April 18, 2023 Board of Commission Work Meeting Minutes
2. Approval of the April 18, 2023 Board of Commissioners Meeting Minutes
3. Approval of the Following Small Purchase Orders of \$1,498.47 for Computer and Items for Emergency Operations, \$2,975.70 for Patch Machine Hose Repair for the Road Department, \$5,509.34 for Radios for the Fire Department, \$5,483.00 for Garage Door Repair, \$3,370.00 for Removal and Replacement of Air Conditioning Condenser
4. Approval of the April 13 to May 11, 2023 AP Check Registers

RECOGNITIONS, PRESENTATIONS, AND INFORMATIONAL ITEMS

5. Presentation and Update from Utah State University on the Monument Valley Campus. Kristian Olsen, Associate Vice President

Time Stamp 0:23:24 (audio & video)

Kristian Olsen, Utah State University (USU) Vice President presented the plans to build a new campus in Monument Valley. The current building is outdated and in poor condition. USU proposes to build a new \$14 MM campus in Monument Valley and leave the old dilapidated building near Goulding's store. The San Juan School District has leased several acres to USU for the new campus building. The building will house a welding room, nursing/CNA lab, and academic space for other general credit courses. The new building will also provide space for academic support staff. The State of Utah – Legislature has approved \$5 MM, the USU Logan campus has pledged \$5 MM, the remaining \$4 MM will come from other public & private donations. The Navajo Nation leadership has committed to be involved in the project.

6. Presentation from Utah Department Agriculture and Food. Craig Buttars, Commissioner

Time Stamp 0:44:35 (audio & video)

Craig Buttars, Commissioner from the Utah Department of Agriculture and Food (UDAF). He is meeting with counties from all over the state and is pleased to be in San Juan County today. He highlighted the responsibilities that UDAF performs for the residents of the state. He highlighted the availability of mental health counseling for farmers and ranchers that is available statewide.

Kelly Pearson, former San Juan County Administrator, related when Governor Cox asked UDAF leadership to create a strategic plan, hence, they have toured the state and gathered information regarding the strength and weaknesses of the producers. The state is losing significant parcels of land along the Wasatch front to residential/multi-use development and the desire is to preserve existing farmland keep it open and in production. San Juan County is split 51% to 49% between crops and livestock production. The Food Security Grant program is open for applications until the end of May 2023.

7. 2022-2023 San Juan Assessment Values Comparison. Lyman Duncan, County Clerk/Auditor

Time Stamp 1:11:44 (audio & video)

Lyman Duncan, County Clerk/Auditor, provided a handout of 2022-2023 Assessment Values Comparison. The report indicated that centrally assessed values declined almost \$32 MM when compared to the past year. He stated that the decline will directly affect the counties operating budget and will reduce property tax distributions to the school district and other special service districts.

PUBLIC HEARING

Time Stamp 1:14:52 (audio & video)

Commission Chair Adams asked for a Motion to enter into a Public Hearing:

Motion made by Commissioner Stubbs, Seconded by Commissioner Harvey.

Voting Yea: Commission Vice-Chair Adams, Commissioner Stubbs, Commissioner Harvey

Lyn Creswell, San Juan County Administrative Law Judge, presented the ordinance for the commission to review and approve. The ordinance provides a path or administrative appeal process for residents, employees, and county leadership to request Lynn to “De Novo” or “to start afresh” on a difficult legal issue. The appeal process or review hopefully is to mediate or mitigate court cases before they become filed with the Judge. The Ordinance also provides for financial penalties if individuals continually ignore and violate the mediation process of the proposed Ordinance.

Commission Chair Adams asked for a Motion to exit the Public Hearing

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

8. CONSIDERATION AND APPROVAL OF AN ORDINANCE AMENDING AND UPDATING SAN JUAN COUNTY CODE PROVISIONS RELATING TO ADMINISTRATIVE APPEALS. Judge Lyn Creswell

Time Stamp 1:35:25 (audio & video)

Lyn Creswell, Administrative Law Judge for San Juan County, asked for the Commission to review and accept the revised ordinance. He answered several questions from the Commission.

Motion made by Commissioner Stubbs, Seconded by Commissioner Harvey.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

BUSINESS/ACTION

9. Consideration and Approval of the San Juan Counseling’s Area Plan, Tammy Squires, Director, San Juan Counseling

Time Stamp 1:35:38 (audio & video)

Tammie Squires, CEO for San Juan Counseling, presented the 2024-2026 State of Utah Area Plan for the Commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

10. Consideration and Approval of Reappointment of Lois Young to Represent the Town of Bluff on the San Juan County Board of Health. Grant Sunada, Public Health Director

Time Stamp 1:42:03 (audio & video)

Grant Sunada, Public Health Director, presented the reappointment of Lois Young to the County Public Health Board.

Motion made by Commissioner Stubbs, Seconded by Commissioner Harvey.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

11. Consideration and Approval of Budget for Monticello Cancer Screening Program. Grant Sunada, Public Health Director

Time stamp 1:42:49 (audio & video)

Grant Sunada, Public Health Director, presented the proposal to utilize excess Covid-19 Crisis Workforce grant funding into the Monticello Radiation Cancer program for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

12. Consideration and Approval of San Juan County Health Department Environmental Service Delivery Plan FY2024. Grant Sunada, Public Health Director

Time Stamp 1:54:53 (audio & video)

Grant Sunada, Public Health Director, presented the Environmental Service contract for the Commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

13. Consideration and Approval of San Juan County Health Department Public Health Infrastructure - 2023. Grant Sunada, Public Health Director

Time Stamp 1:56:32 (audio & video)

Grant Sunada, Public Health Director, presented the Public Health Infrastructure contract for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

14. Consideration and Approval of the Dozer Repair Purchase Order. Jed Tate, Landfill Manager

Time Stamp 2:00:09 (audio & video)

Mack presented the proposal for the repair of the landfill dozer. The purchase order is for \$126,212.

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

15. Consideration and Approval of Local Consent Form for Off-Premise Alcohol sales at Family Dollar Store in Montezuma Creek. Lyman Duncan, County Clerk/Auditor

Time stamp 2:02:22 (audio & video)

Lyman W. Duncan, County Clerk/Auditor, presented the initial Local Consent Form for the commission to review and approve or deny. The commissioners asked several questions and indicated their desire to deny the Local Consent Form.

Motion to deny:

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.
Voting Nay: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

16. Consideration and Approval of Two Portable Vehicle Lifts. TJ Adair, Road Superintendent

Time Stamp 2:08:08 (audio & video)

TJ Adair presented the proposal for the purchase of two (2) vehicle lifts for the South Road shed.

Motion made by Commissioner Stubbs, Seconded by Commissioner Harvey.
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

17. Consideration and Approval of Purchase of a Motor Grader Front Push Blade. TJ Adair, Road Superintendent

Time Stamp 2:09:21 (audio & video)

TJ Adair presented the proposal to purchase push blade for snow and rock removal.

Motion made by Commissioner Stubbs, Seconded by Commissioner Harvey.
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

18. Consideration and Approval of the 2024 State Task Force Grant (STFG) between the Utah Commission on Criminal & Juvenile Justice (CCJJ) and San Juan County Sheriff's Office Major Crimes & Drug Task Force. Jay Begay, Task Force Commander

Time Stamp 2:10:31 (audio & video)

Jay Begay, County Task Force Commander, virtually presented the 2024 Major Crimes & Drug Task Force grant for review and approval

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

19. Consideration and Approval of the La Sal Library memorandum of understanding (MOU) with Utah Education and Telehealth Network (UETN) for Fiber Optic, Nicole Perkins, Library Director

Time Stamp 2:11:55 (audio & video)

Nicole Perkins, Library Director, presented the MOU for Fiber Optic installation for the La Sal Library, for the commission to review and approve.

Motion made by Commissioner Stubbs, Seconded by Commissioner Harvey.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

20. Consideration and Approval of the Economic Mobility and Opportunity Cohort Grant Subgrant Agreement of \$35,000 from the Bill & Melinda Gates Foundation's Economic Mobility and Opportunity (EMO) Program through the International City/County Management Association. Mack McDonald, Chief Administrative Officer

Time Stamp 2:15:20 (audio & video)

Mack presented the Economic Mobility and Opportunity grant from the Bill & Melinda Gates Foundation for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

21. Consideration and Approval of Balanced Rock Resort Rezone Application. Scott Burton, Planning and Zoning Administrator

Time Stamp 2:16:40 (audio & video)

Scott Burton, Planning & Zoning Director, presented the Balanced Rock Resort rezoning application for the commission to review and approve or deny.

Motion made by Commissioner Stubbs, Seconded by Commissioner Harvey.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

22. Consideration and Approval, Lonesome Left Estates Subdivision Amendment 6. Scott Burton, Planning and Zoning Administrator

Time Stamp 2:25:18 (audio & video)

Scott Burton, Planning & Zoning Director, presented the rezoning for the Lonesome Left Subdivision amendment for the commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.
Voting Yea: Commission Vice-Chair Adams, Commissioner Stubbs

23. Consideration and Approval of Hassen Estates Subdivision Amendment 3. Scott Burton,

Time Stamp 2:26:48 (audio & video)

Scott Burton, Planning & Zoning Director, presented the Hassen San Juan Town Homes Overlay for the Commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

24. Consideration and Approval of the Participation Agreement with San Juan County and Territory Holdings, LLC Participating in Obtaining a Right of Way for the Potential Relocation of "Ranch Road". Scott Burton, Planning and Zoning Administrator

Time Stamp 2:30:50 (audio & video)

Scott Burton, Planning & Zoning Director, presented the Participation Agreement for the Commission to review and approve.

Motion made by Commissioner Stubbs, Seconded by Commissioner Harvey.
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

25. Consideration and Approval of the Notice of Award to Kilgore Companies, dba LeGrand Johnson for Asphalt Repair and Replacement Projects at Multiple Locations in San Juan County. Sam Long, Facilities Maintenance Supervisor.

Time Stamp 2:33:17 (audio & video)

Sam Long, Facilities Maintenance Supervisor, presented the proposal for asphalt repair of several county building parking lots with LeGrand Johnson for the Commission to review and approve.

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.
Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

26. Consideration and Approval of the Notice of Award to TM Premier Services, Inc. for Landscape Services at Multiple Locations in San Juan County. Sam Long, Facilities Maintenance Supervisor.

Time Stamp 2:35:27 (audio & video)

Sam Long, Facilities Maintenance Supervisor, presented the proposal for landscape Services at multiple locations for the Commission to review and approve.

Motion made by Commissioner Stubbs, Seconded by Commissioner Harvey.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

COMMISSION REPORTS

Time Stamp 2:37:18 (audio & video)

Commission Chair Adams recommended for the commission reports be moved to the next meeting in June 2023.

EXECUTIVE SESSION

Time Stamp 2:37:30 (audio & video)

Commission Chair Adams requested a Motion to enter into Executive Session at 2:13 pm.

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

27. A Closed Executive Session to Discuss For a Strategy Session to Discuss Pending or Reasonably Imminent Litigation As Permitted Under UCA 52-4-205.

A Closed Executive Session to Discuss The Character, Professional Competence, or Physical or Mental Health of an Individual As Permitted Under UCA 52-4-205.

ADJOURNMENT

Time 3:04 pm.

Motion to adjourn:

Motion made by Commissioner Harvey, Seconded by Commissioner Stubbs.

Voting Yea: Commission Vice-Chair Adams, Commissioner Harvey, Commissioner Stubbs

The Board of San Juan County Commissioners can call a closed meeting at any time during the Regular Session if necessary, for reasons permitted under UCA 52-4-205

All agenda items shall be considered as having potential Commission action components and may be completed by an electronic method **In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice**

APPROVED: _____
San Juan County Board of County Commissioners

DATE: _____

ATTEST: _____
San Juan County Clerk/Auditor

DATE: _____