

MINUTES of the public meeting of the Uintah County Commission held **January 03, 2022** in the Commission Chambers of the Uintah County Building at 147 East Main, Vernal, Utah. Meeting commenced at 11:00 a.m.

PARTICIPANTS: Commissioners Bill Stringer, Bart Haslem will Chair the meeting.

ATTENDANCE: Michael Davis, Cheryl Meier, Brenda McDonald, Pam Clinch, Matt Cazier, Michael Cook, Wayne Simper, Barbara Simper, Steve Labrum, Leshia Coltharp, Tegan Trainer, Ellen Kiever, Terry Keiver, Steven Sroka, Larry Moon, Cindy Scott, Heidi Lundberg, Sonja Norton, Jeremy Raymond, Darlene Reilley, Kent Bunderson, Wendi Long, Zeke Atwood, Quinn Bennion, Jordan Merrell

Minutes recorded by: Becky Richards

PRAYER: offered by: Jeremy Raymond

PLEDGE OF ALLEGIANCE: Wendi Long

COMMISSION CHAIRMAN DESIGNATION: *Commissioner Stringer moved to designate Bart Haslem as Commission Chair for the year 2022. Commissioner Haslem seconded the motion. The motion passed.*

APPROVAL OF MINUTES for December 27, 2021

Page 4 of the Executive order, replace the word absentee to absence. Page 5, add Haslem in the motion for the School District Boundaries.

Commissioner Stringer moved to approve the Minutes from December 27, 2021, with the two changes as presented. Commissioner Haslem seconded the motion. The motion passed unanimously.

REVIEW AND COUNTER SIGNATURE OF CERTIFIED LIST OF CLAIMS: Mike Wilkins presented the list of claims as follows:

1. John Deere Company Inc. Check #377892, in the amount of \$8,025.00. The original PO was in the amount of \$4,275.00. This increase is because of the shortage of tractors therefore, there was an increase in the price. This tractor was purchased for the Western Park.
2. Jones Paint & Glass, Check #377893, in the amount of \$32,356.90. This bill was for the Innovation Hub. Mike is recommending this item to be a claim because it was not bid out. Commissioner Haslem asked Quinn Bennion from Vernal City if this was sent out for bid. Quinn Bennion was present and verified that procedure was followed. Discussion and decision was made to deny this as a claim, and Vernal City will bill Uintah County for the work that was done at the innovation hub. Quinn Bennion clarified that the funding for this invoice is coming from the revitalization fund.
3. Scott Allred Paving, Check#377957, in the amount of \$274,380.90. Original bid was December of 2020, for a minimum square foot of 600,000 for the amount of \$111,000.00. The amount of asphalt that was needed was not known at the time of the bid. The maximum amount was not set on the original bid. Mike explained that because this invoice was out of the scope of the original bid he is bringing this to the Commissioners attention.
4. Waxie Sanitary Supply, Check#378003, in the amount of \$2475.40. The jail did not receive a PO for this purchase.

Commissioner Stringer moved to reject the claim for Jones Paint and Glass and moved to approve authorization of signatures for the remaining claims. Commissioner Haslem seconded the motion. The motion passed unanimously.

CEMETERY CERTIFICATES: Mike Wilkins presented the cemetery certificate.

1. Robert Moosman and Ilka Moosman, Block 334 Lot C Spaces 1-4, located in Rockpoint Cemetery Phase 2.

Commissioner Stringer moved to approve the cemetery certificate as presented. Commissioner Haslem seconded the motion. The motion passed unanimously.

TAX MATTERS: None to be presented at this time.

BUSINESS LICENSES: Gabby Hawks Blackburn presented the business licenses.

1. Everbuilt LLC located at 2795 W 1500 N Vernal, UT Serial #04:096:0028. This application is for approval of a home-based office business. Community Development is asking the County Commissioners to place the condition that all home-based business rules and regulations be followed and if commercial vehicles are obtained they are not parked at the residence without first obtaining a Conditional Use Permit.
2. Quality Welding & Fabrication located at 4294 W Skyline Dr. Vernal, UT Serial #04:112:0110. Community Development is asking the County Commissioners to place the condition that all home-based business rules and regulations be followed and if commercial vehicles are obtained they are not parked at the residence without first obtaining a Conditional Use Permit. Gabby noted that currently the applicant owns a Dodge Ram 3500, but this doesn't qualify as a commercial vehicle.

Commissioner Stringer moved to approve the business licenses providing that they follow all home-based business rules and regulations and no commercial vehicles are parked at the house without first obtaining a Conditional Use Permit. Commissioner Haslem seconded the motion. The motion passed unanimously.

MINERAL LEASE ALLOCATIONS: Commissioner Stringer explained that the January payment has not come in yet for the mineral lease allocations which would have been for the December 2021 allocation. Notification will be made to the Treasurer's Office of Financial Services in Salt Lake City of the new allocations. *Commissioner Stringer moved to propose the annual funds for Special Service District #1 \$500,000.00, Fire Special Service District \$1.7 million, Health Special Service District 1.0 Million, Animal Controls Special Service District \$804,000.00, Recreation Special Service District 3.0 million, Impact Mitigation Special Service District \$1,385,000.00, the remaining balance going to Transportation District. Commissioner Stringer noted that the goal is for the transportation, impact and recreation to be combined into the Special Service District #1. Therefore, any unspent balances are going to raise the Special Service District #1 amount from \$500,000, potentially up to about 7 or 8 million. When including some of the money coming in from the other districts as they are incorporated there should be more available money for some of the upcoming projects. Commissioner Haslem seconded the motion. The motion passed unanimously.*

PRESENTATION AND DISCUSSION ON COMMUNITY REINVESTMENT AREA (CRA) FOR THE DOWNTOWN AREA: Quinn Bennion, Vernal City Manager displayed and updated the Commissioners regarding the progress of the CRA for the upcoming downtown area project. Quinn explained that this presentation was given to the City Council on December 15, 2021 and a public hearing took place where there were 76 residents present. Quinn feels this presentation was well received by both Council and residence. The CRA is a state enabled economic development tool administered by the CDRA board. The purpose of this District is to revitalize historic downtown Vernal and enables future property taxes that are paid to the entities that already exist to be used for a focus purpose. Quinn displayed the proposed CRA area and explained some of the boundaries. There are about 350 property owners in the proposed CRA area. Quinn affirmed that the

CRA is not a new taxing entity and will not increase any property taxes. Furthermore, the creation of the CRA does not expand the ability of eminent domain and the funding for the CRA is only through future tax revenues that are generated by new development, renovation or revalue. Quinn briefly spoke regarding the current downtown business owners and appreciates their efforts to make downtown successful. Quinn discussed some of the current trends in the downtown which includes; vacant store fronts, decreasing property values and unmaintained parking lots. On the flip side, there have been more community events and some great new stores and investments that have moved into the downtown area. Quinn briefed the Commissioners about the Vernal Downtown Plan that had already been discussed at a previous meeting. The idea behind the CRA is to encourage investments, building and renovation in a particular area which increases property values. You start with a base taxable property value. For a residential property the tax rate is set at 55% and commercial properties are set at 100%. When this investment occurs on a property it increases the property value which creates an increase in property tax or increment taxes. In a CRA the majority of the increase or increment tax, goes towards the CRA. The base set tax stays the same and is dispersed properly to each of the taxing entities. The increment taxes collected are then dispersed, 75% of the increment tax or growth tax are placed back into the CRA and 25% of the increment tax or growth tax go back to the taxing entities. Quinn spoke highly of this use of funds in the CRA and feels it to be a pure use. Quinn is proposing that a portion of the CRA would go right back into the businesses and majority of it would go to a matching façade grant. If this grant is approved the projected time for availability is April or May and the match amount would be 40%. The property owner would come up with 60%. This grant would be used for windows, awnings, façade, and redo the exterior of some of the buildings. It is being proposed that if a property located in the CRA is not historic and needs to be demolished that the CRA pay to have the demolition done. Furthermore, if potential significant private development in the amount of 2 to 3-million-dollar range could possibly receive some incentive for that development based on the amount of future taxes they would pay. By law 10% of the CRA has to be used for affordable housing. Quinn explained that each of the taxing entities has the option to participate in the CRA and the only entity that has not been contacted is the Mosquito Abatement. Eventually, each entity would have an interlocal agreement with the CRA that states they want to participate in the CRA and defines the parameters of the CRA. The draft for this interlocal agreement is in play and will be sent out soon to all taxing entities. Quinn explained that it is proposed that the CRA run for 20 years and the increment percentage amounts which will be discussed in greater detail at a later date. The idea of 25% going back into the business is believed to increase the value of the properties. Quinn summarized that a public hearing has taken place and it is set to approve the project plan, area plan and budget plan for the CRA. The next step in the process of the CRA is the interlocal agreements. Quinn talked about the advantages in creating a CRA. Brenda McDonald from the recorder's department asked Quinn if the boundary is available in a legal description format because she will be the one that creates the tax roll. Quinn answered that the properties have been surveyed and there is a legal description available or he can provide a legal description of all the properties that lie within the CRA boundary. Jon Stearmer noted that in his past experiences with CRA's the interlocal agreements have taken quite a bit of time and legal work. Quinn explained that he has an attorney working on the draft for the interlocal agreement and is hopeful that it will be ready this week to send out to the entities. Mike Wilkins mentioned checking on the trigger point or base year for which this CRA is set and if there is a deadline to make the base year of 2021. Quinn noted that the attorney has stated that you can do your CRA at any point with any base year and is relying heavily on the attorney's advice. Quinn wanted to mention the CRA loan that the City is planning on getting upfront to pay for the façade grant program. The City will create a conservative projected number of what the increment tax increases would be for the loan.

CONSIDERATION OF AGREEMENT BETWEEN UTAH DIVISION OF RECREATION AND UTAH COUNTY FOR A FIG GRANT FOR TRAILS COORDINATOR: Zeke Atwood presented the agreement and explained that the grant is coming from Utah State division of Recreation for a FIG grant. A portion of all OHV fees that are paid go into a fund and then those fees fund the grant. The trust coordinator requested a 7 ½ foot by 14-foot enclosed trailer with a design wrap for advertising the OHV trails, ATV jamboree as well as the Division of Parks and Recreation logo on it for advertisements. The total project is \$15,000. The grant award is \$11,250.00 with a cash match requirement of \$3,750.00 for which the match will

be paid by Travel and Tourism Department. Lesha Coltharp verified the uses of the trailer and matching funds will be from Travel and Tourism.

Commissioner Stringer moved to approve the grant as presented with authorization of signatures.

Commissioner Haslem seconded the motion. The motion passed unanimously.

CONSIDERATION OF AGREEMENT BETWEEN UTAH DIVISION OF RECREATION AND UINTAH COUNTY FOR A FIG GRANT FOR SEARCH AND RESCUE Zeke Atwood presented the grant and explained that this grant is awarded for a 2022 Can-am side by side used for the Search and Rescue. The project total is \$28,000. The award amount was \$18,200 and there is a cash match amount of \$9,800.00 from the Sheriff's Department. Steve Labrum verified that the funds were voted on by the trust account and they approved the money for this grant.

Commissioner Stringer moved to approve the grant as presented with authorization of signatures.

Commissioner Haslem seconded the motion. The motion passed unanimously.

BOARD APPOINTMENTS. *Commissioner Stringer moved to appoint William Stringer to the 2022 UAC, Utah Association of Counties board to represent Uintah County. Commissioner Haslem seconded the motion. The motion passed unanimously.*

Regular meeting recessed at 11:48 am.

Readjourned at 12:40. *Commissioner Bill Stringer moved to recess to closed session for the purpose of discussing pending or imminent litigation. Commissioner Haslem seconded the motion. The motion passed unanimously.*

CLOSED SESSION FOR THE PURPOSE OF DISCUSSING PENDING OR IMMINENT LITIGATION: Commenced at 12:42 pm. In attendance Commissioner Bart Haslem, Commissioner Bill Stringer, Jon Stearmer, Mike Wilkins, Mike Cook and Teagan Troutner. Meeting adjourned at 1:00 pm.


BART HASLEM, CHAIR


MICHAEL W. WILKINS, CLERK - AUDITOR

