MINUTES OF BOARD OF COUNTY COMMISSIONERS MILLARD COUNTY THE 19th DAY OF AUGUST 2014 AT THE COURTHOUSE, FILLMORE, UTAH

PRESENT:	Alan M. Roper.ChairpersonJames I. Withers.CommissionerDaron P. Smith.Commissioner
	Richard Waddingham
ALSO PRESI	Hannah Jones
	Wendy Loe and Margene Stevens Citizens

PURSUANT TO AN AGENDA WHICH HERETOFORE HAD BEEN PROVIDED TO each member of the governing body, posted at the principal office of the Millard County Commission, posted on the Utah Public Notice Website, and provided to the Millard County Chronicle Progress, a newspaper of general circulation within Millard County, Utah, as required by law, the following proceedings were had:

PUBLIC WAS WELCOMED

The meeting began at 10:00 a.m. after a brief welcome by Commissioner Roper to the public and Commission members.

OPENING STATEMENTS

Commissioner Roper asked if anyone had an opening statement to give. Commissioner Smith said the invocation. Everyone stood and said the Pledge of Allegiance to the Flag.

APPROVAL OF AUGUST 5, 2014 COMMISSION MINUTES

The proposed minutes of a regular County Commission meeting held August 5, 2014 were presented for consideration and approval. Commissioner Withers made a motion to approve the minutes of August 5, 2014, as presented.

Commissioner Smith SECONDED the motion. The voting was unanimous and the motion carried.

FOLLOW UP ACTION ITEMS FROM AUGUST 5, 2014

The School Board will be taking out a lease on the building owned by SITLA and located in Garrison.

Commissioner Roper asked if the agreement for the private land owners on the Oak City project is ready. Attorney Waddingham will prepare the agreement.

Commissioner Smith wanted to make a correction on the minutes from July 15, 2014. He said that he had made a motion that was seconded and passed. In the explanation the commissioners discussed a possible cost of living adjustment (COLA) for all county employees. He said that he made the comment that the elected officials would be excluded. He wanted to clarify that only the county commissioners were excluded from receiving a COLA. The elected officials and their chief deputies were part of the discussion process to be included in the budget hearing held previously and will be included in receiving the 2% COLA.

Commissioner Smith made a motion to reflect and to clarify in the minutes from July 15, 2014 that the elected officials and their chief deputies will be included when a 2% COLA is given.

 $\label{lem:commissioner} Commissioner \ Withers\ SECONDED\ the\ motion.\ The\ voting\ was\ unanimous\ and\ the\ motion\ carried.$

DISCUSSION AND POSSIBLE ADOPTION OF ORDINANCE 14-08-19, AN ORDINANCE TO REPEAL THE CURRENT MILLARD COUNTY PURCHASING POLICY AND ADOPT A NEW MILLARD COUNTY PURCHASING POLICY

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Commissioner Smith made a motion to table the adoption of Ordinance 14-08-19, an ordinance to repeal the current Millard County Purchasing Policy and adopt a new Millard County Purchasing Policy.

Commissioner Withers SECONDED the motion. The voting was unanimous and the motion carried.

DISCUSSION AND POSSIBLE APPROVAL OF BILLING BY THE LDS CHURCH FOR WATER SHARES ON THE CHURCH BALL FIELDS

Bart Whatcott, East Millard Recreation Director, discussed the lease with the LDS Church for the use of the Church ball fields. He said that there is a \$10.00 a year fee which he thought had been paid. He asked Deb Brunson, who worked at the Bishop's Warehouse, for a copy of the agreement.

Mr. Whatcott also discussed the water share on the property which Klint Penney, East Millard Maintenance, said that the County does not use because the lines kept getting clogged up when they used the irrigation water.

Mr. Whatcott spoke to Susan Kesler, Fillmore Water Users, and was told that the Church ball fields have 2.95 shares of water.

Commissioner Withers questioned where the water shares are going if the County is not using it. Commissioner Roper said that he has visited with the Church affiliates in Beaver regarding this issue.

It was suggested to look into this further and to see how much the County is paying Fillmore City for the culinary water and to possibly amend the contract with the Church to remove the use of the water shares.

Mr. Whatcott discussed the possibility of putting in a ball park complex to have the soccer fields together in one location and the baseball fields together in one location. He suggested to see if the City and the School Board would be willing to participate in the responsibility of the ball park complex since it would also benefit those entities. He said that he will line up a meeting with the two entities.

APPOINTMENT OF INTERIM SUCCESSORS

Clerk Brunson presented the interim successors list she received from the Treasurer's Office.

DISCUSSION ON TRANSWEST EXPRESS - FILLMORE BLM MANAGER MIKE GATES

Mike Gates, Clara Stevens and Joelle McCarthy, all with BLM, discussed the Transwest express line that runs through Millard County. Mr. Gates said that they had a conference call with Transwest Express regarding the alternate route going through Millard County and into Beaver County. He said that BLM has tried to work with the entities and the Counties to make the preferred alternative route inside the Westwide Energy Corridor.

Mr. Gates handed out and went over some maps of reference on the areas west of Delta

where the transmission line runs.

Mr. Gates discussed BLM's concerns, one being that the structures over 100 feet high require lights. He said that the structures inside the IPP Corridor do not have lights and those structures' average height is around 138 ft. He said that there is a possibility that if they were to move the Transwest Express alternative route to the IPP Corridor those structures may not need to be lit up either. He said that Telescope Array is concerned that if they are required to have lit structures it would be a major impact on their project. Mr. Gates said that if they were to move the route to the IPP Corridor then it may alleviate the concerns of Telescope Array.

Mr. Gates said that the military has major concerns with the long ridge project. He said that it sounds like it is a cumulative issue with the Utah Test and Training Range (UTTR) due to the fact that there are more structures going in with potential impacts going on with the UTTR. He said that they are starting to get to a point that it will diminish their ability to conduct their exercises in that area.

Clara Stevens said that the FAA requirement is 200 feet. The military have their flights down to 100 feet so they are concerned about safety for their pilots.

Mr. Gates asked if the County had any concerns in moving the alternative route into the IPP corridor.

Commissioner Smith said that the IPP line is the corridor. He said that the original corridor was one mile wide. He said that there are other utility companies in the corridor, one of which was moved out west due to some cultural issues. He said that they can look at moving Transwest Energy, but the County's concern is that its preferred alternative route would be to go through the corridor and not through Leamington Canyon.

Mr. Gates said that they will have to mitigate with Transwest on the height of the towers so as to not create issues by having taller towers than IPP. They will work with IPP on their concerns as well

Joelle McCarthy said that the reason the corridor affecting the cultural issues was moved out was due to the cost. She said without any projects going through the Westwide Energy Corridor they will not know if that will be the same situation as it is with the IPP corridor, so they would have to determine if the Transwest project would go in to the east or west side of IPP, based on the surveys and trying to mitigate the impacts to cultural sites. Mr. Gates said that they were trying to avoid that but it looks like it is unavoidable.

Ms. Stevens said that right now the Transwest structures are proposed to be located west of the IPP line which would go further up the mountain. Mr. Gates said that they are going to try to push the project east. They really think that it would be better to be east of IPP. It was said that the military would probably like that as well since they are already use to the IPP structures.

Ms. Stevens said that they are trying to get this resolved so that they can move forward. Commissioner Smith said that if they were to agree with the move they would write a letter stating that there are no issues of changing the agencies preferred alternative for that specific section. He said that this may take several months since it would require a plan amendment.

DISCUSSION AND POSSIBLE APPROVAL OF A FINAL PLAT FOR MAJOR SUBDIVISION APPLICATION #Z-2014-014 FOR DESERET HERITAGE PARK SUBDIVISION. DESERET HERITAGE ASSOCIATION - OWNER

Todd Anderson, Attorney for Deseret Heritage Association, presented a letter from all of the utility providers verifying that all the lines were run to the subdivision.

Commissioner Roper said that the County will not be requiring a bond for this project since the utilities are all run to the subdivision.

Commissioner Smith made a motion to approve the final plat for major subdivision application #Z-2014-014 for Deseret Heritage Park Subdivision. Deseret Heritage Association - Owner.

Commissioner Withers SECONDED the motion. The voting was unanimous and the motion carried.

OTHER BUSINESS

Commissioner Smith said that Klint Penney, East Millard Maintenance, submitted telephone bids for the East Millard Swimming Pool deck floor project. The lowest bid was received from PEP Systems in the amount of \$22,613.00.

Commissioner Smith said that the pool is scheduled to be shut down so that they can get started on the project.

Commissioner Smith made a motion to accept the lowest bid in the amount of \$22,613.00 from PEP Systems International for the East Millard Swimming Pool deck floor project and to enter into a contract with it for that project.

Commissioner Withers SECONDED the motion. The voting was unanimous and the motion carried.

DISCUSSION AND POSSIBLE PLAT APPROVAL FOR THE SUNSET VIEW ESTATES SUBDIVISION APPLICATION #Z-2003-001. MIKE AND JOYCE BARNEY - OWNER

Scott Barney presented the plat map and said that they have received all of the necessary signatures. Commissioner Smith explained that this has been done in phases so as the lots become available they could develop them and move utilities out as they are sold. At that point they could be recorded.

Commissioner Withers made a motion to approve the plat for the Sunset View Estates Subdivision Application #Z-2001-001. Mike and Joyce Barney - Owner.

Commissioner Smith SECONDED the motion. The voting was unanimous and the motion carried.

DISCUSSION REGARDING NATURAL GAS LINE EXTENSIONS TO BE RUN TO UNSERVED COMMUNITIES - LINDA GILLMOR

This agenda item was combined with the Public Hearing.

PUBLIC HEARING TO DISCUSS THE PROPOSED NATURAL GAS LINE EXTENSIONS TO

THE COMMUNITIES OF FLOWELL, SOUTH TRACK AND SUTHERLAND/ABRAHAM

Commissioner Withers made a motion to enter into a public hearing for the purpose of receiving public comment on the proposed natural gas line extensions to the communities of Flowell, South Track and Sutherland/Abraham.

Commissioner Smith SECONDED the motion. The voting was unanimous and the motion carried.

Present were: Hannah Jones, Sheryl Dekker, Robert Dekker, Linda Gillmor, Sheri Dearden, Brandy Grace, Connie Hansen, Brian Florang, Brad Simons, Gaelynn Froyd, Marlo V. Costanlo, Wayne Jackson, Pat Manis, James Springer, Steve Maxfield, Ed Zmitravich, Tony Fuller, Don & Claudia Johnson, Howard & Syd Bassett, Doug & Jaquie Turner, Lana & Scotty McCausland, LeRay & Nancy Fowles, Phil Jensen, Susan Wilcox, Kendel Twitchell, Jim Anderson, Jason Wardle, Forrest Roper, Leo England, Fern Springer, Jolene & Dwayne Petersen, Mike Black, Craig Bartholomew, Kent Crapo, Ed Carroll, Arnold Pew, Janette Brady, Richard Herbst, Dexter Anderson, Jason Despain, Steve & Leslie Williams, Sandra Health, Ken & Juvene Porter, Scott & Marilu Robison, Paul Christensen, Matt & Wendy Loe, Margene Stevens and Johnathan Ward.

Commissioner Roper called the public hearing to order at 10:57 a.m..

Commissioner Roper said that he appreciates all of those in attendance today. He said that for years the Commission has been approached by citizens who inquired about natural gas in their areas. He said that Linda Gillmor, Millard County Economic Development Director, has looked into the possibilities and the cost of bringing natural gas into those areas. Linda Gillmor has worked hard on this project. He then turned the time over to Ms. Gillmor.

Ms. Gillmor said that about 2 ½ years ago several citizens from several communities came to the Commission and expressed that they need a more affordable source of heat, namely natural gas. She said that those citizens publicly expressed their concerns which started a process that was quite a bit longer than anticipated. Both Commissioner Smith and Commissioner Withers were actively working with Senator Ralph Okerlund and Representative Merrill Nelson on this.

Ms. Gillmor said in February, Questar Gas went to the Public Service Commission, where they received a new cost allocation. The Public Service Commission will be watching this for the next couple of years to see what it accomplishes including whether or not more rural areas get natural gas.

Ms. Gillmor said that they also started working with a special assessment program so that those who will be benefitting from the natural gas would be the ones who will pay for it. This is a way to make it fair to the taxpayers. They had to find an affordable way to finance the project. The State saw a need and agreed to partner with the County on the project using Community Impact Board (CIB) funds for natural gas. She said that the County's application would be the first application to go through to the Board.

Ms. Gillmor said that there is a total of 263 homes in these areas including 50 homes in Flowell, 50 homes in South Track and a combined 163 homes in the Sutherland/Abraham area. She

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said that this did not include all of the homes because some of them are so far away from the natural gas line that it would have made the project too expensive. She said there has to be a significant benefit in order to have a special assessment area.

Ms. Gillmor passed out a handout which shows the estimated figures for the project. She asked Brad Simons, Questar Gas, to explain how they calculated to get those figures. Mr. Simons explained that an average home uses 80 dekatherm (DTH) of natural gas a year. They increased the 80 DTH to 93 DTH on average, then they spread that amount out over the course of 12 months taking into consideration more DTH are used in the winter and less are used in the summer. They then tried to compare the BTU value of a DTH versus BTU value of a gallon of propane. He said that 93 DTH equals to be about 1,015 gallons of propane. They took the 1015 gallons of propane and by distributing it out in the same manner as a DTH, they picked an average amount and applied that with the current general service rates that are in effect as of March 1, 2014 to come up with an average cost for both commodities. He said that these amounts do not include a propane tank rental fee if there is one.

Ms. Gillmor said that the data received was data from within the company. She said that they did an average to see what the average home spends on heating. She said that an average home would spend \$901.49 on natural gas with the average cost of one DTH being \$9.69. The same size of home using propane in gallons would spend \$2,955.32 at \$2.91 a gallon of propane. An average home would see about a \$2,000.00 savings if converting to natural gas.

Ms. Gillmor went over the second handout and explained that there is certain criteria of how they could rate this. She said that they rated these at 90% of the weight on improved market value and 10% on acreage. She said that they do not want the farmers to be unduly burdened to pay for natural gas to run to their homes. On the other hand by having a natural gas line run by their property on the main road would give them access.

Ms. Gillmor said that the average assessment for the main line and the service line to the home would be approximately \$968.25, in Flowell; \$1,197.86 in Sutherland/Abraham; and \$1,021.18 in South Track. She said that they looked at structure and those who would have the line run to their property would pay that average. The second tier would be a more exact figure.

Commissioner Smith said that the assessment would be an annual cost for 20 years per residents. Ms. Gillmore said that everyone within that assessment area would have to pay the main line assessment. It will not be the whole amount because it will just be the main line. Those who want the service brought to their homes will have to pay an additional fee. She said that gas prices fluctuate so this is an average. She said that they wanted to give the figures to the citizens so that they could make a decision based on all of the information.

Mr. Simons explained that the larger volume of DTH you use, the amount you are charged per DTH is lower. He said that an average home will not exceed 93 DTH.

Ms. Gillmor explained that there are programs out there that will help those who are at or below poverty level, including the HEAT program and the Single Family Rehabilitation Residential Program.

Johnathan Ward, Zions Public Finance, went over what a special assessment area is. He said that it is a financing tool that enables the government entity to finance improvements. The intent is

to use the tool to designate the geography to benefit those who use it. It is a lengthy governmental process that the legislature has been updating throughout the years.

He said that the process will consist of the Commission approving the designated area. Then notices will be put in the paper and a mailer full of information will be sent to those who are located in the assessment areas. Then a hearing will be held so that the citizens can discuss their concerns and interests. At the end of the hearing there will be a 60 day period for a thought process. At the end of the 60 day period the County will determine who is in favor and who is against. He said in this process the ones who will have to pay will have the most say.

Mr. Ward explained that if 50% of the citizens vote against the project the process will stop. Once that period has run its course, presuming the majority is in favor, the County can create the assessment area. They will be put on notice and will start construction. Based on bids for the project the commission would approve an assessment ordinance, which would levy special assessments on the property like a lien. This will supercede any liens already on the property. If you want to refinance or sell the property it will have the special assessment on the property and it is a very strong lien. This lien will allow recourse over a few years. The County has the legal obligation to start foreclosure proceedings if those assessments are not paid.

Mr. Ward explained that the special assessments need to be paid off in 20 years with interest. Citizens could choose to make a one time payment to avoid interest. He explained that once the project is approved there is 25 days in which property owners can make the payment in full or in part to avoid interest. He said that if you miss the 25 day window you start accruing interest.

Ms. Gillmor clarified that there are three separate assessment areas who will vote as a body Flowell, South Track and Sutherland/Abraham.

Citizens in attendance asked questions pertaining to the project itself and the costs associated with it.

Ms. Gillmor said that they would have more of an idea on what the total project will cost the citizens after the meeting with the CIB on September 11, 2014.

She also said that the public hearing today was basically to see if there is enough interest from the citizens to move forward with the process. She said that once they get to the point of voting on whether the project will happen or not, everyone in the special assessment area will receive notice of the public hearing and will have the opportunity to vote anonymously whether the project will move forward. This public hearing will take place inside the special assessment areas and will be held at night for convenience. Nothing will happen until after the second public hearing.

Mr. Ward said that if it is approved to move forward, the construction bids are estimated for around January or February of next year and the assessment would be imposed around the same time. In approximately March a Board of Equalization would take place after the assessments are levied one last time to give the citizens the option of opting out if they feel it is too high. The County wants to be as conservative as possible with the funding costs.

Tony Fuller thanked Ms. Gillmor and the commissioners for considering this project. He said that it has been needed for a very long time. Commissioner Roper said that Ms. Gillmor does a good job and has been looking at all sides of the issue to make it most cost effective for the citizens.

Commissioner Withers discussed how it would affect those who just own farm land in the assessment area. Mr. Ward clarified that the statute has to include those owners. He said that if 51% of the community vote yes, the 49% of the property owners who vote no would still have to pay their portion of the assessment. It will also be assessed to the people who have only farm ground. He said that if the main line passes the property that property owner would be assessed the main line assessment but could opt out of having the service line run to their homes.

For those residents who are not in the area where the main line will run, and would like the service, it was suggested to contact Questar Gas personally and they will estimate the cost for the main line and a service line to be run to those properties. If someone were to decide later that they would like the service line they would need to contact Questar Gas as well. It was also said that it would be much cheaper for the properties wanting the gas line ran to their homes to have it done during the process in the special assessed area.

The assessed amount would be offset if the County receives the grant money and they will know by September 11, 2014 if the County will receive that money.

Mr. Simons explained that Questar Gas is a regulated public utility and there are three different segments that go into the rate charged to the customers. He explained that by statute they are not able to mark up the cost for natural gas; they pass it on dollar for dollar.

Commissioner Roper read comments in favor of moving forward with the process which were submitted by residents who were unable to attend the public hearing today.

The majority of the citizens who attended the hearing today were in favor of moving forward with the process. There were only two citizens who were unsure about the process and did not say they were for moving forward with the process.

There were no other comments made.

Commissioner Smith made a motion to go out of the public hearing.

Commissioner Roper stepped from the chair and SECONDED the motion. The voting was unanimous and the motion carried. The public hearing closed at approximately 12:37 p.m..

Commissioner Smith made a motion to take a short recess.

Commissioner Roper stepped from the chair and SECONDED the motion. The voting was unanimous and the motion carried. The meeting recessed at 12:38 p.m..

Commissioner Smith made a motion to reconvene the meeting.

Commissioner Roper stepped from the chair and SECONDED the motion. The voting was unanimous and the motion carried. The meeting reconvened at 12:45 p.m..

DISCUSSION AND POSSIBLE APPROVAL OF COUNTY SUPPORT FOR VETERANS ATTENDING HONOR FLIGHTS

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Wayne Jackson, Military Liaison, said that it has been quite an honor to be a part of the Honor Flights Program. He said that the total cost of the flight is \$42,120.00. The balance owed is \$13,720.00. The rest has all been paid. He introduced the men in attendance and read the names of all those who would be going on the flight scheduled for September 12, 2014 and returning September 14, 2014.

Mr. Jackson gave a brief history on Camp Blad who is a BYU teacher. He said that Mr. Blad was able to help find and pay for seven guardians to go on the flight with the veterans. He said that Honor Flight participated \$5,000.00 and \$2,700.00 came from Morton Thiokol.

Mr. Jackson asked if the County could help with the balance of \$13,720.00, which would be funding for Millard County citizens only.

He said that they are already past date because they only had until the 12th. He said that they have already paid for the plane tickets and all the stuff except for the motels and transportation costs.

Commissioner Roper said that it is a project for which the County has not budgeted. Commissioner Smith said that they need to see if there is money available in special projects. The County would like to support this.

Commissioner Smith made a motion to approve supporting the veterans to attend the Honor Flights in the amount of \$13,720.00, based on if the County has the money and it is in accordance with Millard County's Purchasing Policy.

Commissioner Withers SECONDED the motion. The voting was unanimous and the motion carried.

Mr. Jackson said that they really appreciate the County and the Veterans who are able to attend are grateful as well.

Mike Turner also thanked the Commissioners and said that they will be transporting a total of 175 veterans this year to the memorials. It will be their first year of multi year veterans and they will make it work.

Commissioner Smith said that the veterans deserve to see the memorials that are there and to see the things that they fought for.

Mr. Turner said that they will be having a homecoming for the veterans coming home from the Honor Flights and invited the Commission to attend.

PUBLIC INPUT

Mr. Jackson reported on the Veteran's Memorial Wall. He said that all the names are turned in. They had to have a lot of input on the eras. There are 8 eras since post 1976. They would have to build two more walls to add the names to the headers. They decided to put them on a legend board and name them in order and go with straight names from that point forward. He said that he hopes that this does not offend anyone but that is the best way they could come up with it.

Mr. Jackson said that there are 400 new names in the era which pushed him over the limit on the wall. He said that they can add to the wall at no cost to the County. He thinks that they can get that built through the same people who built the original wall.

The dedication and deadline is November 11, 2014.

OTHER BUSINESS CONTINUED

Sheriff Dekker said that the covered parking lot project has increased another \$1,600 due to other requirements added by the building inspector. He said that this would be a capital item. Commissioner Smith said that since it is a requirement they could pay it out of the same capital line item, because it is something that they had to do.

Commissioner Withers thanked Mr. Jackson and the other gentleman who have helped to get the veterans where they need to be. He said that they owe a lot to them and he appreciates it very much.

Commissioner Roper said that the Millard County Fair was a great success. There were a lot of activities and involvement. They will try to improve the weaknesses and work on the strengths.

DISCUSSIONS FROM EACH COMMISSIONER, COUNTY ATTORNEY, ELECTED OFFICIAL AND SECRETARY

Commissioner Roper said that the commissioners had a Six County Association of Governments field trip to Donkey Reservoir. They looked at the problems they are having from a fire a few years ago. They had lunch and visited with the congressional people.

Commissioner Roper said that the Commission has a meeting on August 28, 2014 at 2:00 p.m. with BLM and the congressional staff of Stewart and Hatch. He said that hopefully representatives from Eskdale will be there as well. He said that Eskdale is running out of land and is trying to come up with some more land so they can develop their community.

Commissioner Smith said that the Wellness Committee sponsored a dinner during the County Fair. There were valuable gifts and the commissioners cooked hamburgers and hotdogs. He thinks that everyone had a good time.

Commissioner Roper said that the Wellness Committee met and were trained by people by the State. They received some ideas on how to keep the employees healthy. They will be implementing some of those ideas in the coming year.

Commissioner Roper said that he has a Constitutional Defense Counsel meeting at 9:00 a.m. on August 28, 2014 in Salt lake City.

Attorney Waddingham acknowledged the veterans. He said that Mr. Jackson and his group have done a tremendous job. He said that it runs deep in his family with having his dad, a brother and a son who have served or are currently serving. He thanked the veterans for sacrificing for their country.

POSSIBLE REVIEW OF COUNTY POLICIES AND CONTRACTS

There was none.

POSSIBLE CLOSED MEETING PURSUANT TO UTAH CODE ANNOTATED SECTION 52-4-204 &~205

There was none.

WHERE UPON THE MEETING ADJOURNED

Commissioner Withers made a motion to adjourn the meeting.

Commissioner Smith SECONDED the motion. The voting was unanimous and the meeting adjourned at 1:07 p.m..

Attest:	Approved: