

**MINUTES OF THE
THE WASATCH COUNTY COUNCIL
MARCH 16, 2022**

The Wasatch County Council met in regular session live and by Zoom at 3.00 p.m. and the following business was transacted.

PRESENT: Vice Chair Spencer Park
Danny Goode
Steve Farrell
Kendall Crittenden
Marilyn Crittenden via Zoom
Jeff Wade via Zoom

EXCUSED: Chair Mark Nelson

STAFF: Dustin Grabau, Wasatch County Manager
John Heber Lefgren, Assistant Wasatch County Manager
Scott Sweat, Wasatch County Attorney
Wendy McKnight from the Clerk's Office
Rick Tatton, Court Reporter via Zoom
Natalie Foster, Wasatch County Manager's Secretary
Mike Davis, MIDA Coordinator
Joey D. Granger, Wasatch County Clerk/Auditor

PRAYER: Councilman Jeff Wade via Zoom

PLEDGE OF ALLEGIANCE: Vice Chair Spencer Park

Vice Chair Spencer Park called the meeting to order at 3:00 p.m. on March 16, 2023 at 3:00 p.m. and indicated that the Wasatch County Council are present with Councilman Jeff Wade and Councilwoman Marilyn Crittenden present via Zoom. Chair Mark Nelson is excused. The record should further reflect that the Wasatch County Council is meeting in the Wasatch County Council Chambers in the Wasatch County Administration Building located at 25 North Main, Heber City, Utah 84032.

THE OPEN AND PUBLIC MEETING AFFIDAVIT

The Open and Public Meeting affidavit is made a part of the record.

LEGISLATIVE ISSUES FOR FUTURE MEETINGS

Councilman Steve Farrell indicated that we should have Jeremy Hales, from the Wasatch County Sheriff's Office give us an update on emergency preparedness plan because of all that is happening in the world today. That would make us better prepared in Wasatch County Council. Dustin Grabau, the Wasatch County Manager indicated that he will come to the first Council meeting on April 6, 2022.

ADMINISTRATIVE ISSUES FOR FUTURE MEETINGS

Vice Chair Spencer Park asked if there was any administrative issues for future meetings and there was none.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Vice Chair Spencer Park asked if there is any public comment on matters not on the agenda and there was none.

NEW ASSISTANT WASATCH COUNTY MANAGER

John Heber Lefgren, the new Assistant Wasatch County Manager, was introduced and he gave a history of his past employment. The Wasatch County Council indicated that they are glad to have him here.

APPROVAL OF THE MINUTES FOR MARCH 2, 2022

Councilman Steve Farrell made a motion to approve the minutes for March 2, 2022 as written. Councilman Danny Goode seconded the motion and the motion carries with the following vote:

**AYE: Vice Chair Spencer Park
AYE: Danny Goode
AYE: Steve Farrell
AYE: Kendall Crittenden
AYE: Marilyn Crittenden via Zoom
AYE: Jeff Wade via Zoom**

NAY: None.

COUNCIL

DISCUSSION/CONSIDERATION ON ROLL BACK APPEALS

Joey D. Granger, Wasatch County Clerk/Auditor, addressed the Wasatch County Council and indicated that we had four separate appeal hearings. The first one we heard was the Assessor's Office had actually decided to withdraw but there was a small hearing but it was withdrawn. The second one was Lake Creek Farm holdings and it was five contiguous parcels. Randy decided to undo roll back with the receipt of the actual lease agreement for running animals on property and they would reinstate the roll back per phase. The tax payer has 14 days from hearing to provide a copy. The third one was Mill Stream properties and Randy agrees the 13 acres does not qualify and the appeal was denied. The fourth one Joseph Tegerdine and the recommendation was to change roll back tax amount based on a realistic value of \$175,000.00. The new amount will be due of \$10,033.63.

Councilman Steve Farrell made a motion that we approve the recommendations made by the Clerk/Auditor on the four green belt appeals that we heard last week and was decided last week. Councilman Danny Goode seconded the motion and the motion carries with the following vote:

AYE: Vice Chair Spencer Park

AYE: Jeff Wade via Zoom

AYE: Marilyn Crittenden via Zoom

AYE: Steve Farrell

AYE: Danny Goode

AYE: Kendall Crittenden

NAY: None.

MIDA UPDATES

Mike Davis, MIDA Coordinator, addressed the Wasatch County Council and indicated that there was a meeting last Friday and our next group meeting with the staff is April 15, 2022. Working on a meeting with Joey Granger, Don Wood and Paula from MIDA who are getting together to work out base tax value stuff possibly this week. There is an issue that Extell is trying to shift some of their centrally assessed properties to locally assess and we are waiting on them. Our side has provided all the information necessary.

A survey has to be provided with it and that has not yet been completed. The impact fees issue are coming up which I understand will be in one more week. Extell has been working with the fire district on their end of things and Extell was going to give some recommendations.

We are just waiting for some things to be finalized with regard to the frontal road and the acceptance of the Parkway. MIDA has hired another wetland mitigation person to try to help on the mitigation of those wetlands. They may contact the County just to get some information.

We are just trying to arrange a meeting with Councilman Kendall Crittenden, Doug Smith, the Wasatch County Planner, and myself and some people that MIDA is looking at for workforce housing development and we are looking at March 31, 2022.

Dustin Grabau, the Wasatch County Manager, indicated that MIDA agreed to provide funding to the County for hiring a consultant to do the assessing work in MIDA Project area and it is the Assessor Office's responsibility and \$30,000 was given for that purpose with the ceiling amount. We will see how far the \$30,000 gets us and then if there needs to be more we can have a discussion with MIDA to see if they are willing to contribute more or if the County needs to do some of that. Councilwoman Marilyn Crittenden was concerned about \$30,000 being enough because we need to take care of what is happening in the County already. Mike Davis indicated that with regard of the changing economy status Extell hasn't indicated anything with regard to that and they are going forward at full steam because a lot of construction stuff was purchased previously. The end of this year they are expected to have people in the Pioche apartments and there are a certain number of the units that are employee designated apartments but most of them are market.

Councilman Steve Farrell asked if there is any movement on the Mayflower property because at one time Extell and MIDA was looking at buying that out. Mike Davis indicated that this meeting on the workforce housing is connected to that and it is in progress. They also would like to do some park and rec type improvements to some of the properties there and whether they will qualify for exemptions from impact fees which needs to be work out through the advisory board of the Council to see if they fit in with whatever plan. The Council may be having to allow for that to happen and that hasn't been done yet. We need to work through some of these issues with impact fees.

COUNCIL/BOARD REPORTS

Councilman Steve Farrell indicated that with regard to our recommendation for the cowboy nomination I would suggest Nancy Cummings and to find out information about her you could contact Kathy Bingham who is a daughter and she could provide what information you will need.

Councilman Steve Farrell indicated that an Open Space Board meeting was held last Monday night and received two notices of interest. One was for 40 acres and another one was 119 acres which we are starting to work through the process. Also had a discussion with an individual in the north part of the North Fields this afternoon who has 57 acres and he is interested in doing something. We are seeing some action in that direction. Also have been in contact with the Open Space Board about changing the by-laws so that we could cooperate with municipalities on buying property and selling it and the Open Space Board was in agreement that the by-laws could be changed to make that work. Some of this property that the County bought we could put a conservation easement on

it and then put it up for sale and maybe the Open Space Board could help cover some of the difference between what we bought it for and what we are selling it for with the restrictions on it. The attorney was going to check the by-laws to see if that is already covered. Also Heber City has a small proposal that is coming to the Open Space Board for a nature park on the north end of the Muirfield Park and have bought ten acres around it and would like to add to that. We will make a recommendation to the Council at a later date concerning that.

MANAGER'S REPORT

DISCUSSION AND POTENTIAL ACTION FOR ADOPTING ADMINISTRATIVE POLICIES.

Dustin Grabau, the Wasatch County Manager, addressed the Wasatch County Council and indicated that these policies are related to Fund Balance Policy, Conflict of Interest Policy, Ethics and Conduct Policy and Recognition Policy. With regard to anyone who may have a conflict of interest would need to be disclosed on an annual basis. We would give the conflict of interest disclosure forms to our personnel director for distribution among the elected officials.

The next is the Ethics and Conduct Policy which was recommended by the fraud risk assessment by the State Auditors for the County to adopt which is just a general assertion about the standards that we expect employees to hold and there is nothing objectionable in this section.

There is an Employee Recognition Policy which outlines the conditions under which we would provide financial incentives to employees and limits not to exceed for different amounts. For large amounts they would have to be okayed by the County Manager. Dustin Grabau also indicated that he has a line under his budget for things like this which is about \$22,000 dollars to be used for incentives. Councilman Steve Farrell indicated that his only concern is that some managers would want to give their employees incentives every month and others that will use it very sparingly and the County Manager should have some kind of barometer in there when to authorize it and make sure it is shared. Dustin Grabau indicated that one area that the policy addresses is regard to the ongoing incentives and has a section addressing like an incentive program. This is not to supplement someone's income but a recognition of exceptional performance and a person goes above and beyond and would expect our employees to be competent and capable and good at their jobs and this would be something that is really outstanding. Councilman Steve Farrell indicated that this is a very good approach and will help with the morale. This program needs to be run by the Manager and no politics involved. Dustin Grabau indicated that he would like to do a summer party for the employees and use some of that money for just as a thank you for all County employees.

Dustin Grabau indicated that with respect to the Fund Balance Policy and how much money we are to retain in the fund balance. Dustin Grabau indicated that we are close to the maximum allowable of fifty percent of our annual income and expect that we will reach it this year and some money will have to be taken out and put in some project or put in the capital improvement fund.

We also had the RFP for the needs assessment close on Monday and received four applications for architectural firms to do a needs assessment which is to have a firm come in and talk with departments and figure out what our future projected needs are for staffing and give us ultimately a space needs assessment which is how much space we need to fit those employees in and how we might arrange it and what it would cost for us to build a facility like that. Also if any of the Council would like to be involved in the selection process because we would like to interview the firms and would be glad to include you in that discussion so just let me know who might be interested in doing that. Councilman Spencer Park indicated that he would be interested in doing that. One of the issues would be what the most economical way to address our needs is. We just need to take a careful approach to this matter.

Councilman Steve Farrell made a motion that we go ahead and go with the policies and procedures that have been outlined by the manager for these four policies. Councilman Kendall Crittenden seconded the motion and the motion carries with the following vote:

**AYE: Vice Chair Spencer Park
AYE: Danny Goode
AYE: Steve Farrell
AYE: Kendall Crittenden
AYE: Marilyn Crittenden via Zoom
AYE: Jeff Wade via Zoom**

NAY: None.

Councilman Steve Farrell made a motion to leave our regular session and go into closed session for Personnel and Pending or Reasonably Imminent Litigation. Councilman Danny Goode seconded the motion and the motion carries with the following vote:

AYE: Vice Chair Spencer Park
AYE: Danny Goode
AYE: Steve Farrell
AYE: Kendall Crittenden
AYE: Marilyn Crittenden via Zoom
AYE: Jeff Wade via Zoom

NAY: None.

Councilman Jeff Wade via Zoom made a motion to leave our Closed Session and go back into regular session and then continue the meeting to 6:00 p.m. when we will hold the one public hearing scheduled for this evening. Councilman Danny Goode seconded the motion and the motion carries with the following vote:

**AYE: Vice Chair Spencer Park
AYE: Danny Goode
AYE: Steve Farrell
AYE: Kendall Crittenden
AYE: Marilyn Crittenden via Zoom
AYE: Jeff Wade via Zoom**

NAY: None.

Vice Chair Spencer Park indicated that the record should show that the Wasatch County Council is again in session to hear the public hearing. All the Council are present with Councilman Danny Goode and Chair Mark Nelson is excused.

Councilman Kendall Crittenden made a motion to leave our regular Council Agenda and go into the Wasatch County Fire Protection District Governing Board. Councilman Jeff Wade via Zoom seconded the motion. The motion carries with the following vote:

**AYE: Vice Chair Spencer Park
AYE: Steve Farrell
AYE: Kendall Crittenden
AYE: Marilyn Crittenden via Zoom
AYE: Jeff Wade via Zoom**

NAY: None.

Board Chair Steve Farrell, Chair of the Wasatch County Fire Protection District Governing Board, and called the Fire Board meeting to order at 6:00 p.m. And indicated that all the Board Members are present except Board Member Danny Goode and Board Member Mark Nelson who are excused and then proceeded to call the first agenda item.

**PUBLIC HEARING
MARCH 16, 2022**

**DISCUSSION/CONSIDERATION OF MAKING APPLICANTS TO THE COMMUNITY
IMPACT BOARD FOR A PROJECT TO CONSTRUCT A NEW FIRE STATION.**

Board Chair Steve Farrell indicated that this is a discussion and consideration in making an application to the Community Impact Board for a project to construct a new fire station. The items to be discussed is funding options, project scope, implementation schedule and its effects on residents.

Mark Anderson, Vice President of the Zion's Bank Public Finance, addressed the Wasatch County Fire Protection District Governing Board. The record should reflect that the minutes for this public hearing was taken by the Wasatch County Fire Protection District Board secretary which will be made a part of the record.

Board Member Jeff Wade via Zoom made a motion to leave the Wasatch County Fire Protection District Governing Board and go back into our regular Council Agenda and adjourn. Board Member Marilyn Crittenden seconded the motion and the motion carries with the following vote.

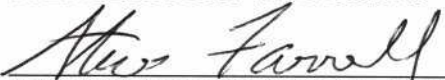
**AYE: Board Chair Steve Farrell
AYE: Board Member Kendall Crittenden
AYE: Board Member Marilyn Crittenden via Zoom
AYE: Board Member Jeff Wade via Zoom
AYE: Board Member Spencer Park**

NAY: None.

Meeting adjourned at 7:00 P.M.



SPENCER PARK/VICE CHAIR



STEVE FARRELL/BOARD CHAIR



JOEY D. GRANGER/CLERK/AUDITOR

