RURAL UTAH INFRASTRUCTURE COALITION
MEETING MINUTES
September 10, 2026 at 10:00 a.m.
Utah Valley Convention Center (Anchor Location + Electronic)
220 W Center St.
Provo, Utah 84601
(801) 712-7622

Board Members Present: Jared Haddock (Carbon County), Dennis Worwood (Emery County), Greg Jensen (Sevier County) virtual, Sonja Norton (Uintah County), Silvia Stubbs (San Juan County), Greg Miles (Duchesne County), Jack Lytle (Daggett County), and Scott Bartholomew (Sanpete County) virtual.

Also in attendance: Keith Heaton, Brian Barton, Jon Stearmer, Stacey Herpel, Melanie Sasser, Doug Rasmussen, Lynn Sitterud, Joel Brown, Steve Rogers, Ashly Kulland, and Cody Deeter.

Attended telephonically: Kelly Carter, Melissa Cano, Candace Powers, Mike Hawley, Jay Johnson, Heather Paulsen, William Savery, Will Lane, Anne Harvey, Stan Holmes, Ray Kidd, Ted Franklin, and Jack Fleck.

Others Present: (Please notify staff at 435-817-0025 of any spelling corrections or if you were present and not listed.)

Public Meeting Participation Information:
Please click the link below to join the webinar:
https://jonesanddemille.zoom.us/j/81812623532

Or Join by Telephone:
1-253-215-8782 or
1-346-248-7799 or
1-669-900-6833

Webinar ID: 818 1262 3532

1. Welcome and Pledge of Allegiance (Jack Lytle)

Chairman Lytle welcomed everyone to the meeting on September 10, 2026 at 3:00 PM. Chairman Lytle recognized everyone in attendance and online. Chairman Lytle led the pledge of allegiance.

2. Public Hearing Throughput Infrastructure Funding Amendment (Jack Lytle)

Public comment was accepted verbally, during the meeting, telephonically by Zoom, and by electronic written submission at stacey@ruic.utah.gov. Electronic written comments will be forwarded to the Board Members. All comments are summarized in the meeting minutes. A complete copy of any written comments submitted may be requested at the email address provided herein.

Melissa Cano reiterates that this first section of the meeting is dedicated to the public hearing comment. There will be additional time for public comment after the public hearing portion has closed. Each speaker today will be provided 2 minutes to make a comment. We'll be providing verbal cues in order to respectfully provide time to all those wishing to participate today. Once your time is up, the host will mute your microphone and prompt the next speaker to begin.

Public Comment – Anne Harvey: Anne Harvey (Oakland resident) noted she submitted a prior written comment by email. She expressed concerns regarding late notice for the meeting, recent website schedule inaccuracies, and limited time to review the newly released Nordistello report. Ms. Harvey requested an additional publicized hearing and at least a two-week extension on the written public comment period.

Public Comment – Stan Holmes: Stan Holmes noted he submitted a brief preliminary email comment regarding coal supply issues due to the short turnaround since the Nordistello report's release on Saturday. Mr. Holmes expressed appreciation for the continued comment period and reiterated Dr. Anne Harvey’s request for an additional public hearing to allow time for informed public input.

Public Comment – Ted Franklin: Ted Franklin (Oakland resident, No Coal in Oakland) noted that he submitted a prior written comment by email. Mr. Franklin questioned the financial viability and public funding requests for the proposed coal terminal. Mr. Franklin noted that major private equity entities (Galena/Trafigura and JMB Capital) have not committed private funds to the estimated $430M–$625M project and questioned why public Utah subsidies are being sought. He highlighted that the Nordistello report omits financial projections and funding disclosures, contrasting this with a 2015 financing proposal by Jeffrey Holt.

Public Comment – Jack Fleck: Jack Fleck (Oakland resident) expressed opposition to the proposed coal terminal, highlighting legislative, legal, and environmental hurdles. Mr. Fleck cited California legislation (AB 40) requiring a full Environmental Impact Report for coal terminals, ongoing Bay Area Air District review of coal dust concerns, potential mandates for covered coal railcars, and strong local community opposition in Oakland.

Public Comment – Ray Kidd: Ray Kidd (West Oakland resident) expressed strong opposition to the proposed coal terminal, citing severe public health risks from coal dust carried by bay winds into nearby residential areas, schools, and parks. Mr. Kidd highlighted market risks based on IEA projections that global coal demand will peak around 2030, warning the terminal would open in a declining market and risk bankruptcy. He emphasized widespread local opposition and urged the Board to use public funds within Utah rather than financing the project.

Chairman Lytle thanked Ms. Cano, and stated that public comments will be open until close of business of September 17, 2026.

3. Public Comment (Jack Lytle)

Public comment was accepted verbally, during the meeting, telephonically by Zoom, and by electronic written submission at stacey@ruic.utah.gov. Electronic written comments will be forwarded to the Board Members. All comments are summarized in the meeting minutes. A complete copy of any written comments submitted may be requested at the email address provided herein.

There were no public comments.

Chairman Lytle thanked Ms. Cano. Chairman Lytle then moved to the next item on the agenda.

4. Approval of Meeting Minutes for August 13, 2026 (Jack Lytle)

Chairman Lytle inquired about changes or updates to the minutes. Chairman Lytle requested a motion to approve the minutes as written with corrections.

Motion to approve the August 13, 2026 meeting minutes as written, by Commissioner Bartholomew and seconded by Commissioner Miles.

Chairman Lytle called for a vote to approve the minutes as written with corrections.
The motion passed unanimously. Chairman Lytle moved on to the next agenda item.

5. Greendale Resort Project (Keith Heaton)

Chairman Lytle turned the time over to Director Heaton for the Greendale Resort Project update.

Director Heaton reported on recent developments regarding the Greendale Resort project in Daggett County. Following the late-July expiration of the County's contract with the Governor's Office of Economic Development (GOED), initial outreach to three prospective private investors concluded without partnership agreements. In response, the project team devised a phased, organic development plan beginning with low-impact public amenities (hiking, cross-country skiing, and mountain biking trails, followed by a tubing hill and tow rope) with potential to transition into a full recreation resort.

Director Heaton noted that this approach aligns with models such as Fairview's Snow Land and addresses the absence of a state park in Daggett County. GOED requested a formal written submission for a new grant to fund U.S. Forest Service environmental clearance and a Plan of Development. The application is scheduled for submission immediately, initiating the project as a phased public initiative with opportunities for future private sector involvement.

Chairman Lytle asked if there were any questions for Director Heaton or discussion. Seeing none, Chairman Lytle moved to the next agenda item.

6. ICF Extension (Keith Heaton)

Chairman Lytle turned the time over to Director Heaton to request an extension for ICF.

Director Heaton requested a Board motion to extend the contract with ICF, the primary contractor assisting the Surface Transportation Board (STB) with railroad project permitting. He reported that the U.S. Fish and Wildlife Service is actively working on a revised biological opinion due to the STB by October 24th, with ongoing communication among ICF, STB, and Fish and Wildlife to minimize delays. Because ICF's current agreement is set to expire before work completes, Director Heaton requested a time-only extension through the end of the calendar year, emphasizing that remaining budget funds are sufficient and no increase in funding is required.

Chairman Lytle requested a motion to approve the ICF extension.

Motion to approve the ICF time-only extension, by Commissioner Worwood and seconded by Commissioner Norton.

Chairman Lytle called for a vote to approve the ICF time-only extension. **The motion passed unanimously.** Chairman Lytle moved on to the next agenda item.

7. Venable Proposal for Ocean Terminal (Jon Stearmer)

Chairman Lytle turned the time over to Jon Stearmer to review the Venable proposal for the Ocean Terminal project.

Jon Stearmer (Legal Counsel) updated the Board on legal preparations for the Ocean Terminal project, highlighting complex contractual needs spanning Utah operations, port throughput agreements in Oakland and Longview, and international maritime law. Recognizing the specialized nature of international shipping contracts, Mr. Stearmer consulted Venable LLP, the firm currently providing legal representation for the rail project. After a thorough vetting meeting involving Mr. Stearmer, Director Heaton, Cody Deeter, and Jay Johnson during the American Coal Council Conference, staff expressed strong confidence in Venable's specialized capabilities. Mr. Stearmer recommended and requested a Board motion to approve expanding legal services with Venable LLP for the Ocean Terminal project, with an estimated fee range of $300,000 to $375,000.

Chairman Lytle requested a motion to approve an engagement letter with Venable for the Ocean Terminal project.

Motion to approve an engagement letter with Venable in the amount stated between $300,000 - $375,000 to be ratified at the next board meeting, by Commissioner Miles and seconded by Commissioner Jensen.

Chairman Lytle called for a roll call vote. **The motion passed unanimously.** Chairman Lytle moved on to the next agenda item.

8. County Project Updates (Board Members)

Chairman Lytle stated that he will turn the time over to the board members for any project updates at this time.

Commissioner Stubbs updated the Board on the August Legislative Energy Tour hosted in San Juan County, which brought together state legislators, department officials, and the new Associate Vice President of the local Utah State University campus. Following a luncheon at USU, the group toured the Velvet-Wood Mine and the regional mineral processing facility. Commissioner Stubbs reported that new funding will allow the facility to expand operations and process uranium and rare earth minerals concurrently rather than sequentially. This expansion is projected to double the workforce from 100 to 200 employees over the next two years, offering significant training and job opportunities for local Native American workers. Commissioner Stubbs emphasized ongoing needs regarding transportation infrastructure for rare earth minerals and energy products, educational curriculum integration, and housing for the expanding local workforce.

Commissioner Norton updated the Board regarding the upcoming Uintah County Energy Summit, taking place September 22–24 at the Uintah County Conference Center. She outlined

the agenda, noting a charity golf tournament on Tuesday, September 22, followed by the main summit sessions on September 23 and 24 featuring updates from industry leaders, state legislators, and government officials. Commissioner Norton extended an invitation to Board members and highlighted the regional benefits of the event, encouraging participation from neighboring counties such as Carbon and Emery.

Commissioner Worwood updated the Board on key developments in Emery County, emphasizing ongoing achievements at the San Rafael Energy Research Center. He detailed new state research projects underway at the facility, which focus on advanced energy solutions and innovation. Additionally, Commissioner Worwood shared details regarding Valor's community open house event, noting its role in building public trust, informing residents, and strengthening regional partnerships across energy sectors.

Commissioner Miles updated the Board on key developments in Duchesne County, concurring with Director Heaton's status update on the rail project. He emphasized the ongoing importance of the rail project to local constituents, citing five separate inquiries from residents in recent days asking about permitting progress as the project nears completion. Additionally, Commissioner Miles noted that the Board's November 12th meeting date coincides with the DOGM Oil and Gas Collaborative meeting, and proposed holding the November Board meeting in Duchesne to align with the collaborative event.

Chairman Lytle thanked the commissioners and moved on to the next agenda item.

9. Executive Director Report (Keith Heaton)

Chairman Lytle turned time over to Director Heaton for the director's report and any project updates. Director Heaton thanked the chairman and the board.

Director Heaton addressed the Board regarding coalition progress, emphasizing the vital economic weight of rural job creation and thanking financial advisor Cody Deeter for key negotiation support. On the rail project, he reported positive progress on tribal surface use agreements via Bureau of Indian Affairs (BIA) coordination and noted ongoing alignment with the Forest Service while awaiting Fish & Wildlife's biological opinion.

Regarding the Ocean Terminal, Director Heaton detailed ongoing developer negotiations in Oakland and Longview designed to bolster the Community Impact Board (CIB) fund, referencing a $75 million DOE investment in Oakland. Finally, he stated that staff will present

CIB funding requests at either the October 1st or early December meeting depending on final proposal readiness.

Director Heaton stated that is all the updates at this time and he is willing to answer any questions.

Chairman Lytle thanked Director Heaton for the update and all the work he has been doing. Chairman Lytle asked if there were any questions about the Executive Directors Report, seeing none, he then moved on to the next agenda item.

10. Engineers Report (Jones & DeMille)

Chairman Lytle turned the time over to Brian Barton with Jones & DeMille for the Engineers Report. Mr. Barton stated that they sent out a memo yesterday to all the commissioners. This report includes funding coordination applications, supporting documents to support all those efforts, and budget tracking.

Brian Barton updated the Board on engineering and technical progress across key projects. For the Uinta Basin Railway, Mr. Barton announced the completion of required biological surveys funded via CIB supplemental funds, coordinated through Dusty Carpenter with US Fish & Wildlife and the Ute Tribe; this ensures BIA and Forest Service authorizations can move forward promptly upon STB action. Regarding the Greendale Resort project, he explained that removing private developer dependencies streamlines the Forest Service authorization process for Daggett County and the coalition. Finally, Mr. Barton noted team follow-up visits to Lisbon Valley mining facilities, highlighting technological advancements at the Mariana Mine and remote operational logistics at the Velvet Wood Mine..

Mr Barton stated that is all the updates at this time and is happy to answer any questions.

Chairman Lytle thanked Jones & DeMille for their update and all the work they have been doing. Chairman Lytle asked if there were any questions for Mr. Barton, seeing none, he then moved on to the next agenda item.

11. Communications Report (Melissa Cano)

Chairman Lytle turned the time over to Melissa Cano for the Communications Report. Ms. Cano thanked Commissioner Lytle.

Melissa Cano provided an update on meeting participation and communications metrics. She announced plans to attend next month's Board meeting in person and voiced support for holding a session in Duchesne to address remaining items directly, adding that any pending items not emailed beforehand will be reviewed during that meeting. Regarding social media monitoring for

the Uinta Basin Railway, Ms. Cano shared that overall engagement remains steady and status quo, averaging between 50 and 150 messages per month with no unexpected volume spikes.

Chairman Lytle thanked Ms. Cano for their update and all the work they have been doing. Chairman Lytle asked if there were any questions about the Communications Report, seeing none, he then moved on to the next agenda item.

12. Auditor Selection (Smuin, Rich & Marsing)

Chairman Lytle turned the time over to Doug Rasmussen to go over the auditor selection process.

Doug Rasmussen updated the Board on auditing services proposals received from Aycock, Miles and Associates (Roosevelt) and Kimball and Roberts (Richfield). He informed the Board that evaluation forms have been distributed to members and requested that completed scores be returned within 1 to 2 weeks. Mr. Rasmussen also clarified that a single audit is required because federal funding expenditures exceed $1 million.

Since all of the reviews have not been completed, a motion for a new auditor has been tabled until the next board meeting.

Chairman Lytle thanked Mr. Rasmussen and moved on to the next agenda item.

13. Presentation, Approval and Adoption of Monthly Expenses (Smuin, Rich & Marsing)

Chairman Lytle turned the time over to Doug Rasmussen for the presentation, approval and adoption of monthly expenses. Mr. Rasmussen presented the financial information and requested payment approval today. He went on to request payment approval amounting to $77,267.88. If there is any discussion or review of any items included in the payment request today, he is happy to entertain or discuss those individual line items.

RURAL UTAH INFRASTRUCTURE COALITION PAYMENT APPROVAL
September 10, 2026 at 3:00 pm
Utah Valley Convention Center
220 W Center Street
Provo, Utah 84601

Expenses Previously Approved by Board :

Vendor	Check #	Invoice #	Amount	Description	Funding Source

Checks Currently Being Approved:

Vendor		Invoice #	Amount	Description	Funding Source
Smuin, Rich & Marsing	ACH	56786	4,449.38	Consulting Per Contract	General Grant
Keith Heaton	ACH	52	760.29	Director's Travel and Admin Expenses	General Grant
Stacey Herpel	ACH	826	1,408.00	Contract Labor	General Grant
Public Employees Health Program	ACH	872538	1,843.08	Insurance Premium	General Grant
Health Equity	ACH	nw7wffe	2.10	HSA Administration Fees	General Grant
Jones & DeMille	ACH	0142308	2,611.00	Program Management and Engineering	General Grant
Kunz PC	ACH	535	2,596.76	General - Legal Service	General Grant
Kunz PC	ACH	523	1,670.60	Uinta Rail Line - Legal Service	Uinta Basin Railway Project Grant -STB Regulatory and Other Legal Services - Phase 2
Venable LLP (1/2 Invoice)	ACH	2972544	10,000.00	Uinta Rail Line - Litigation Challenges to STB Decision	Uinta Basin Railway Project Grant -STB Regulatory and Other Legal Services - Phase 2
Jones & DeMille	ACH	0142309	18,900.00	Uinta Rail Line - Engineering	Uinta Basin Railway Project Grant - Program Management Services - Phase 2
Jones & DeMille	ACH	0142309	12,100.00	Uinta Rail Line - Engineering	Uinta Basin Railway Project Grant - Strategic Communications - Phase 2
Jones & DeMille	ACH	012309	5,500.00	Uinta Rail Line - Engineering	Uinta Basin Railway Project Grant - EIS - Phase 2
ICF Jones & Stokes, Inc	ACH	2026-114404	1,208.75	Uinta Rail Line - EIS	Uinta Basin Railway Project Grant - EIS - Phase 2
Kunz PC	ACH	524	640.00	Greendale Resort Planning - Legal	Daggett County
Jones & DeMille	ACH	0142310	3,000.00	Greendale Resort Planning - Engineering	Daggett County
Kunz PC	ACH	525	10,577.92	Ocean Terminal Planning - Legal	Bulk Commodities Ocean Terminal Planning - Phase 1
Total Payment Approval			**$ 77,267.88**		

Motion to approve expenses for August in the amount of $77,267.88 was made by Commissioner Miles seconded by Commissioner Worwood.

Chairman Lytle called for the vote. **The motion passed unanimously.**

Mr. Rasmussen then reviewed the balance sheet which was completed by August 31, 2026. It shows the total assets and liabilities of the Coalition with the second page showing profit and loss statements for August. We also have included a profit/loss by class which shows the funding and expenditures by project. We have detailed information for activity that has happened through August by project as well. He then asked if there were any questions regarding the financial information.

Motion to approve the financial report for September was made by Commissioner Norton seconded by Commissioner Jensen.

Chairman Lytle called for the vote. **The motion passed unanimously.**

Mr. Rasmussen stated for information purposes only, then reviewed the project sheet. This does not require any approval from the Coalition. He stated that this concluded the financial update to the Coalition.

Chairman Lytle thanked Smuin, Rich & Marsing for their work efforts and moved to the closed session.

14. Motion for closed (executive) session pursuant to 52-4-205 (Litigation, personnel, real estate acquisition, &/or character/professional competency). (Jack Lytle)

Chairman Lytle then requested a motion for a closed session.

Motion to move into closed session for litigation was made by Commissioner Haddock seconded by Commissioner Stubbs.

Chairman Lytle called for a roll call vote to move into closed session. Motion passed; closed session began at 4:14 PM.

RURAL UTAH COUNTY INFRASTRUCTURE COALITION VOTING

Carbon Board Member	Yea _X__	No ___
Daggett Board Member	Yea _X__	No ___
Duchesne Board Member	Yea _X_	No ___
Emery Board Member	Yea _X_	No ___
San Juan Board Member	Yea _X_	No ___
Sanpete Board Member	Yea _X_	No ___
Sevier Board Member	Yea _X_	No ___
Uintah Board Member	Yea _X_	No ___

Chairman Lytle requested a motion to move back into open session and exit the closed session.

Motion to move out of closed session was made by Commissioner Worwood with a second by Commissioner Haddock.

Chairman Lytle called for a roll call vote with motion passing at 5:16 PM.

RURAL UTAH COUNTY INFRASTRUCTURE COALITION VOTING

Carbon Board Member	Yea _X__	No ___
Daggett Board Member	Yea _X__	No ___
Duchesne Board Member	Yea _X_	No ___

Emery Board Member	Yea _X_	No ___
San Juan Board Member	Yea _X_	No ___
Sanpete Board Member	Yea _X_	No ___
Sevier Board Member	Yea _X_	No ___
Uintah Board Member	Yea _X_	No ___

15. Motion to Adjourn (Jack Lytle)

A motion to adjourn was made by Commissioner Norton at 5:17 PM.

A motion to approve the September 10, 2026 meeting minutes was made by Commissioner _____, seconded by Commissioner _____.

SEVEN COUNTY INFRASTRUCTURE COALITION VOTING:

Carbon Board Member	Yea ___	No ___
Daggett Board Member	Yea ___	No ___
Duchesne Board Member	Yea ___	No ___
Emery Board Member	Yea ___	No ___
San Juan Board Member	Yea ___	No ___
Sanpete Board Member	Yea ___	No ___
Sevier Board Member	Yea ___	No ___
Uintah Board Member	Yea ___	No ___

_____

Co-Chair: Greg Miles

_____

Co-Chair: Jack Lytle

(COALITION SEAL)

ATTEST:

_____

Stacey Herpel