

January 3, 2018

Meeting began at 7:00

Present: Steve Cox, Mayor; Gladys LeFevre, and Pete Benson (by phone), Council Members; Judi Davis, Michala Alldredge, Clerks; Farlan Behunin was excused and Conrad Jepsen was absent.

Public Present: Pete and Cookie Schaus, Curtis Oberhansly, Denise Pennington and Ray Nelson, Lisa Varga and Keith Watts, Tessa Barkan, Peg Smith, Kaden Figgins, Falyn Owens, Elizabeth Julian.\*.

Pledge of allegiance

Pete had requested that we apply for \$15,000 from **CIB for fire suits**, but our application was for \$10,000. We've only applied, and there will be an opportunity to change it. Gladys made a motion to approve requesting \$15,000. Pete seconded the motion, and the vote was unanimous.

Falyn Owens from the **County Travel Council** explained what they do and how the past year was. Revenue through the County was up, not only in restaurants and motels but also in national and state parks. They distributed 18,000 travel guides, and winter visitation is increasing. They are moving toward promoting adventures, with encouragement for people to stop and slow down. \*

Steve asked about the **County Transient Room Tax**; he would like a breakdown of how the \$2 million was spent. It is used to sponsor EMT training, among other mitigation efforts. He asked how it comes back to help the communities. Ray asked if any money was spent on trash collections. Falynn responded that that is part of the mitigation. Peg suggested that maybe the County Commission budget hearing is the best place to get information and offer suggestions.

Cookie stated that she didn't feel like we've had much response from the County Commissioners and asked who we can get information from. Keith stated that he feels like there was increased visitation from China and India and asked if there has been increased advertising there. Falyn said there has been some and that they are promoting visiting wilderness areas with experienced people. Keith felt it would be better to have quality visitors over quantity, to which Falynn agreed. Steve expressed appreciation for her support.

Kaden stated that he has been working on **updating the County's ordinance format**. He

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is trying to update and amend it. It will be published when their website is updated. Steve has heard that the County is working on a Short Term Rental ordinance and had a moratorium on them until the ordinance was ready. Kaden replied that there is not a moratorium, but that there is talk of having one. He stated that SITLA has paid for a study on glamping and that they have ideas on it but no rules. There is a moratorium on yurts. His time is 75% planning and 25% Economic Development. He has information on Enterprise Zones. Falyn and Kaden were excused.

There was discussion on proposed **Ordinance 2018-4** regarding **ADUs**. Steve, Curtis, and Gladys met with representatives of Boulder Farmstead Water Company. They will meet as a board and consider their policy, and we will abide by their rules. As shareholders, people should talk with them. They talked of making a separation between a guest ADU and a rental ADU in their bylaws. Steve said that a rewrite would fix the problems. Gladys and Pete were satisfied. Steve called for a motion. Gladys made a motion that we accept Ordinance 2018-4 as presented. Pete seconded the motion. The vote was unanimous, with Gladys, Pete, and Steve voting aye. Curtis recommended that Boulder Farmstead Water Company shareholders have a voice in requiring an extra hookup for guest houses.

Discussion followed on the possibility of putting a **Municipal Transient Room Tax** (TRT) in place. The County has a 4.25 tax, the State, 0.32, and municipalities are allowed a 1% tax which would come directly to us to use for whatever we feel is needed to **mitigate the impact of tourism in Boulder**. Tropic and Escalante have adopted it. We aren't required to have a public hearing, but the Mayor would like to have one. We will set a date for a hearing and get input from the people, especially the businesses. Gladys asked for clarification of the Resort Tax. Pete wondered where we want to spend the extra money. Steve suggested we need a list prioritizing the mitigation efforts needed as a result of tourism impacts. Gladys asked if those who have short term rental units need a business license. The County requires copies of the last two sales tax reports of TRT before renewing a business license. We will hold a public hearing on adopting the Transient Room Tax at 6:30 before the February 7 meeting.

We need to allocate the **excess fund balance** that was identified during our annual audit. We also need to submit to Five County AOG our one-year and five-year priority lists of projects for **CIB grant funding**. We need to budget \$15,000 for the one-year project (new suits for the fire department.) It has been suggested that we consider combining the playground renovation and parking lot projects for the five-year list.

Steve discussed **budget items** that could use additional funds from the excess balance. We don't have to spend it, but it does have to be allocated. We need to put new flooring in the Post Office, and it needs to be repainted. It probably isn't a big enough project that we would have to advertise it. We plan to move the current portable bank of boxes to the

north wall along with a second section which the USPS will furnish. The flooring and painting need to be done before the boxes are rearranged. A new counter will then be placed along the east wall.

The landfill was discussed. We need to have the County haul off the mattresses, furniture, etc. We also need to work with Conrad to come up with a list of building permit details that need to be checked on the ground. Pete hasn't been checking on-site for things that were okayed on paper. Steve will talk to Jared Woolsey about what we should be doing on our end to be sure everyone's in compliance.

The committee working on the General Plan will meet soon, probably Monday. The Planning Commission is working on the draft of a Short-term Rentals ordinance and has a meeting on Monday. The Wildland Fire group will meet later this month. The Tree Board has arranged to have Daniel Allen do a tree pruning workshop on February 6. In March there will be instruction on tree diseases. The Arts Council will hold a game night tomorrow. A group of concerned residents wants to have an activity to burn the tumbleweeds in Lower Boulder. We could provide a fire engine, but they need people to help organize and participate. Cookie volunteered to be the organizer.

Donna Owen had the firehouse door fixed.

The Capital Improvements list was submitted but without the trails. We need to do more research on it to come up with a cost. We need to decide on the length and will need to get encroachment permits. Jeff Stock in Cannonville can help.

Steve discussed the street lights. The Town's two lights are night-sky friendly. Garkane said the same light will cost \$250/fixture. We need to find out who owns the street lights around town. Garkane will replace the lights at their cost as needed. Dave Mock and Bill Muse had a verbal agreement that Dave would help with the cost of replacing fixtures.

The checks issued in December were reviewed. Gladys made a motion to approve them. Pete seconded the motion, and the vote in favor was unanimous.

Gladys made a motion the meeting adjourn, Pete seconded, and the vote was unanimous. The meeting adjourned at 8:35 p.m.