

October 4, 2007

Meeting began at 8:05 p.m.

Present: Gladys LeFevre (conducting), Pete Schaus, Wendell Roundy, Randy Ripplinger, Council members; Judi Davis, Clerk; Shelly Ripplinger, Gibbs and Kathryn Smith, Joe Parker, Bob and Naomi Brems, Tom Jerome, Sergio Femenias and Peg Smith, Cookie Schaus, Chris Robinson, Brock LeBaron, Scott Brodie, Mike Nelson, Alyssa Tippetts, Daniel Reeder, Steve Lowder, Eva Moore.

Pledge of allegiance

Randy made a motion the minutes of September 5, September 6, and September 27 be approved as presented. Pete seconded the motion. The vote was unanimous.

Mark presented a map (donated by Curtis) of the SITLA property. Mark and Scott were assigned to be a fact-gathering committee. They and Brock walked the land. Brock and Chris now would like to buy the 80 acres back to the Monument boundary. They aren't too keen on the horse arena idea that was proposed, although they aren't closed to anything. The first, flat 40 acres were at one time farmed; the other 40 are pristine. Past conversations held by the Town were about the mesa where the landfill is because of the access issues. The mesa on the other side needs to be considered, as it also has access problems. There are three possible access routes: 1) the access through the LeBaron-Robinson property from Highway 12; 2) an old stock road on the east mesa, which is problematic because of the steep slopes; 3) an access up the Boulder Creek from the Robison Ranch which allows access to service an irrigation pond. No access serves the whole parcel, nor do any of the three interconnect.

Lou Brown of the Richfield SITLA office indicates they are willing to look at all options. An old letter to the Town says they want to work with us and will give the Town first option to obtain the property, but they have no immediate plans for disposal of the property, so there is no rush. Chris stated that, initially, they thought an appraisal wasn't prudent, but they have reconsidered and approached SITLA about having one done. It will have to be appraised as if it has access, but Chris and Brock also asked for an appraisal without access.. SITLA is willing to solicit bids for appraisals. Brock and Chris are willing to help pay the cost, because they want to know the value of the property so they can decide if they even want to pursue the purchase. Mark stated that SITLA will call for bids for appraisals and that they need at least three. If they choose, they can exercise eminent domain to provide access.

SITLA is open to a trade and they want the Town involved, but they will make the final

decision on the disposal. They are sensitive to the Town's ordinances and wishes and want the Town to be happy. They don't want to break out a piece then trade or sell the rest. It will probably be one or two weeks before the appraisal bids come in, then five to six weeks until the appraisal is done. Walt volunteered, so Mark had him look online at comparable SITLA properties in this part of the state. He thanked Walt for his work. Mike Empey from Jim Matheson's office can help, but he needs a letter from the Town asking him to help.

Scott worked on the possibility of a trade. He reported further on the access issues. He talked to Rusty Lee of the Escalante BLM office. The access along Boulder Creek from the South is probably not going to be available except to access water. The BLM didn't finish the scoping project on the access through the dump. They are obligated to provide access to that mesa. They probably wouldn't trade anything within the Monument. Until the issue is addressed in the Resource Management Plan, they can't talk about specifics. Those properties that might be available for trade will come out in the RMP for comment in about a year. Scott's feeling is that they would like to have this piece in the Monument. Brock stated that they would like to be bordered on three sides by Federal land. The adjacent piece on the south is WSA and Monument. We will table the issue for now until the Mayor is here, then decide whether to form a committee to explore the issue further. Chris is concerned that it will die, but they will continue to stir the pot in a friendly way by doing the appraisal. Next month we will decide how to proceed. The Council thanked Mark and Scott for their research and work on the project.

Tom reported on progress of the park project. They have spent about \$5,000, or half of what was allotted to them. Phase one (the Post Office pocket park, rock work, planters, bulletin board, and benches) is nearly finished and should be finished by the next meeting. Phase two is replacing the lawn and installing a sprinkler system. Someone has offered verbally to help, but it's not firm. Tom and Tim are burned out and won't start this phase until the spring.

The Tract Park was discussed. Tom can probably get 20 trees donated. We need the water hooked up first. The line should be installed within the next few weeks, then we can arrange for equipment to get and plant trees. The Park Committee is asking permission to get the trees. They would also like approval for an underground propane tank at the site of the current firehouse tank and are requesting that \$2,000 come from the Town Park budget and the remaining expense, probably about \$1,500, come from the Town's budget.

Tom next discussed the concept plan for the town grounds. He recapped what has been done and what is planned. An events shelter is planned for the north side of the firehouse. The playground equipment needs to be upgraded, as does the firepit; they are

studying the possibility of a mobile firepit. Some kind of use area is planned off the west of the kitchen, with a sports area to the north. The first projects to be done will be a path and the events shelter. They want permission to work up costs of the shelter and to come up with funding for it. We need to continue with our original plan for the Tract parcel and not risk losing it. We need to proceed with something there. We need a foot bridge over the water ditch.

Naomi expressed thanks to Tim and Tom for their time and work. Tom stated that the trees can be donated, but they need money for the drip system and fencing around them. Pete made a motion we give approval to the Park Committee to go ahead with the planting of the trees. Randy seconded the motion. The vote was unanimous. There was discussion on the underground propane tank. It was suggested that if you own your own tank, you can negotiate the price of the propane with different companies. Joe questioned the bid that was received, and Tom will do some research on it. The Town and Fire Department should pay for it, rather than have it come from the Park Committee budget. Pete made a motion we approve the Park Committee's getting a bid and cost sheet for the events shelter. Randy seconded the motion. The vote was unanimous.

Mike Nelson is supervising a group of seven pre-school-age children who are getting together once a week for two hours a day (Thursday) and would like to use the Town Hall without charge. They may meet two days a week in the winter. Judi checked with the insurance company, who said there was no problem as long as it is a "family togetherness group" and not a preschool. Pete made a motion that we allow Mike to use the Town Hall for family hour. Randy seconded the motion. The vote was unanimous.

Next on the agenda was the Kelly Roundy/Boulder Farmstead subdivision. Our attorney is not concerned about the equipment access issue, as the statute allows the Mayor to declare an emergency (if one exists), in which case equipment can be taken across private property without an easement or permission. After 60 days, the Town Council can declare the emergency ongoing, allowing more than the initial 60 days. Randy made a motion we approve the Kelly Roundy/Boulder Farmstead Water Company Subdivision. Pete seconded the motion. The vote was unanimous.

Even though Daylight Savings Time will still be in effect, the November meeting will begin at 7:00 instead of 8:00 because of the earlier darkness. Randy made a motion we schedule a CDBG public hearing at 6:30 on November 1, followed by the regular Town Council meeting at 7:00. Pete seconded the motion. The vote was unanimous.

A regular municipal election will be combined with a statewide election on November 6. All registered voters can vote on the statewide school voucher issue, and residents of Boulder Town can also vote for municipal officers.

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Wendell reported that Wade Barney has talked to him about a request from Boulder King Ranch Estates to have the approach to the subdivision made wider. It could be done by building to the end of the culverts which are in place. This would add two feet. There is room on the south side to make it wider. Wendell will see what can be done and what the cost would be.

Pete reported a dumpster fire in lower Boulder which burned the lids and the paint. Pete will see the County about repairs to them. He is going to apply for a CDBGrant for a new fire truck. The roof on the firehouse is patched. Randy reported that the conditional use permit for Comnet was granted. Don Montoya presented a proposed historic preservation district ordinance to the Planning Commission, and there was some discussion on it. Don will bring someone from Salt Lake to explain it to the Town Council.

Wendell made a motion the meeting adjourn. Randy seconded the motion. The vote was unanimous.

The meeting adjourned at 9:25 p.m.

Minutes prepared by Judith Davis, Town Clerk

Approved by Bill Muse, Mayor