

Dec 5, 2019 Town Council meeting

Meeting began at 7:00 p.m.

Council present: Steve Cox; Mayor, Peter Benson, Judy Drain, Conrad Jepsen; Council members, Judi Davis and Michala Alldredge; Town Clerks

Council excused: Gladys LeFevre

Public present: Curtis Oberhansly, Tessa Barkan, Ashley Coombs, Peg Smith, Walt Gove, Cookie and Pete Schaus, Tina Karlsson, Donna Owen, Mark Nelson, Colleen Thompson, Elizabeth Julian

Pledge of Allegiance

Approve the minutes for November 7th and 18th Town Council (TC) meetings:

Mayor Cox had one change for the November 7th meeting minutes. In the last paragraph on page 2 in the discussion of the Community Center maintenance person, he clarified that it should read March 2020 instead of April 2020. Judy made a motion to approve the minutes with the changes, Peter seconded the motion and all approved. Peter made a motion to approve the November 18th canvassing meeting minutes, Conrad seconded the motion and all approved.

Interview and appoint two new Planning Commission (PC) members:

Mayor Cox explained that one is a two year position vacated by Perry Tancredi, who recently moved, and the other position is a full five year term to be vacated by Elizabeth Julian when her term is up at the end of 2019. He further explained that an executive session may be called for the TC members to discuss the character of the applicants. There were five applicants, two of which were in attendance at the meeting. He received statements from two others that he read. Donna Owen introduced herself and expressed that she is really interested in the planning of Boulder. She stated that she feels she is fair and would be unbiased with regards to the entire town. She also stated that she has been involved with the PC in the past.

Cookie Schaus introduced herself. She stated that she attended a workshop presented to the town and it was a turning point for her because the presenter Lee Nellis, gave us (the town) a way forward. She believes the worksheet he helped the town develop keeps the community focused on Boulder as a whole. She stated that if she is chosen for PC she would ask that the town at least consider and have a record of why the PC members voted a certain way. She explained that she has taken online classes, additionally she went to Bicknell for a class and finds it an interesting process. She stated that she doesn't have anything in particular to push forward. She expressed appreciation to the TC members in considering her for the position. Mayor Cox then read a statement from John Veranth, who plans to be in Boulder as a full time resident soon. In his letter, John apologized for not being in attendance due to an appointment he committed to months prior. He stated that should he be appointed, he would be in regular

attendance at the meetings each month moving forward. He stated that he would like to be considered for either of the two available positions. He stated that he has previously been in public service serving 9 years on the Utah Air Quality board so he is familiar with Utah public meetings and the functioning of citizen volunteers on official policy making bodies. He stated that he is retired from a faculty position at the University of Utah and previously worked in industry as a professional engineer. His vision for Boulder is to preserve the unique character of the community while providing opportunities for families with children to live and work here. He believes planning recommendations should address legitimate municipal concerns such as health, noise, traffic and safety in the least restrictive manner so as to balance the public interest in private property rights.

Next Mayor Cox read a statement from Alex Fuller. In her letter she stated that she would like to be considered for the two year, full time position. She stated that while she is a new member of the community, she is a sincere one and someone who believes there is value in the combination of new perspectives and deep, historic experience. She stated that the current PC looks to be made up of a wise and thoughtful collection of the latter and she could offer an injection of the former. She further stated that for twenty years she has been telling stories about the intersection of people and place, especially wild and rural places. To feed her family she does this for brands, usually in the guise of branded documentaries and campaigns. To fill her soul she does it in the forms of independent films, writing and photography. She grew up camping in the Boulder area and two years ago, she and her husband purchased property and moved here this summer and enrolled their daughter in Boulder Elementary school. She stated that she has a background in conservation and tourism promotion, and observed the tension and interrelation between the two being played out in Boulder, as it does in nearly every small town in the west. She stated that she grew up in Park City, Utah and in her twenties participated in a long-term community leadership program that sought to address the at times, competing needs for affordable housing, economic development and preservation. She started her career working with Utah Open Lands, a conservation land trust, then helped launch a different non-profit that aimed to bring developers into the conservation fold through density trading and other economically motivated solutions. She spent a decade as Creative Director at an advertising agency where she created the Mighty 5 campaign to promote Utah's national parks. She stated that she is clear eyed about the negative impact of tourism but she is also optimistic about the opportunities of well managed tourism for its host communities. She stated she doesn't have answers but she has ideas and will ask thoughtful questions. She apologized for not being at the meeting in person because she was in Kuwait teaching a documentary film workshop as part of a cultural diplomacy program with the U.S. State Department. She would be happy to respond to any questions upon her return later in the month.

Mayor Cox stated that the last applicant was Haylee Aperson and he didn't receive a statement from her. He stated that most people know her and her husband, who together operate Magnolia's (local food business) and have two children that attend Boulder Elementary school. He then turned the time over to TC members to ask questions. Judy said she believes all the

candidates are qualified and would do a good job planning. Peter stated that the PC requires more homework than any of the other volunteer jobs in town. He commended Donna and Cookie for coming to the meetings in the past as well as volunteering for the positions. Mayor Cox then made a motion to go into an executive session to discuss the candidates. Peter seconded the motion. There was a roll call vote and all agreed.

Upon their return Conrad made a motion to close the executive session and return to the regular meeting. Peter seconded the motion and all agreed. Mayor Cox stated that the mayor appoints new members to the PC with the advice and consent from the Council. He stated that all five applicants are well qualified and knowledgeable. He added that he was encouraged by the number of applicants and asked all the applicants that didn't get selected to please continue to apply as positions open. He presented a motion to the Council that they accept Haylee Apperson for the five year position and Cookie Schaus for the two year position, both to begin in January of 2020. Peter seconded the motion and all approved.

Appoint Michala Alldredge as a Deputy Zoning Administrator (ZA):

Mayor Cox stated that Jeff Sanders is currently a Deputy ZA and due to his work schedule he is not able to fulfill the duties and time commitment of the position. He explained that Curtis is the ZA and would like someone to start learning how things are done. He stated that Michala is involved as the town clerk with building permits, codification of the town ordinances, etc. and that the two positions dovetail nicely. He further stated that he would like to retain Jeff as a deputy ZA and add Michala. He then made a motion to appoint Michala as a deputy ZA. Peter seconded the motion and all approved.

EMS Training Incentive Program:

Mayor Cox stated that when the town received \$30,000 worth of firefighting equipment from Garfield county the county asked us to see if Boulder could increase the amount of training provided to our firefighters and EMTs. He added that he believes the town is in a position, with regards to budget, to make the volunteer positions more attractive by providing a monetary incentive. He stated that he believes that Boulder town is responsible for incentivising our EMS volunteers to show appreciation for their time and effort. Peter expressed that he would like to create more incentive for community members to volunteer for these positions. In addition to completing the necessary training he would like to see those volunteers remain a volunteer, instead of leaving. He proposed that if a volunteer takes the EMT training of ten weekends, plus taking a practical and written exam and remains on the squad for three years then the town would give the volunteer a significant amount of money to make their time and effort worth it. He feels that the incentive should be extended to firefighters as well. He believes the bonus should be proportional to the training involved so, if the ten weekend course receives a bonus of \$1000, then the three weekend course would receive \$300. He further detailed that the town would agree to pay the costs due to training (travel and lodging), then the volunteer would receive a portion of the bonus upon certification. Then the volunteer would sign a contract to stay on the

squad for a certain amount of time to receive the remaining balance of the bonus. He added that the current EMT's should get the bonus, because they have trained, certified and are currently on the squads. The TC discussed the current volunteers. There are three EMT's and twelve firefighters. Conrad asked who the town could recruit. Elizabeth stated there are currently five persons interested and that they have to commit by Monday because a new training session will begin soon. She added that Syllas has been working hard to recruit new EMT's. Donna stated that the drive to Sevier County-Richfield is a hardship, particularly in the winter. She suggested that there should be motivation to obtain grant money to bring the training to Escalante or Boulder. She stated that in the past there was local training and as a result eight people attended. She added that there is a training offered in Bryce but it is only offered every other year. She stated that even offering a local training every five years or so might make a difference in recruiting. Mayor Cox agreed that training is a big commitment. Conrad proposed changing the incentive to receiving \$500 of the bonus upon completion of training and the other \$500 at the end of the time period in the contract. Peter stated that the contract would also state that if the volunteer doesn't remain on the squad for the time agreed upon, then they would have to repay the town for the training costs. Mayor Cox stated that this is a first draft and that he would like a final draft by the January TC meeting for the council to vote on. He stated that there were two really good suggestions that he would like to see added to the final draft; the volunteer receiving a portion of the bonus at the end of certification and bringing training to our area. He will contact Commissioner Jerry Taylor about local training. Colleen reiterated that with more tourists and people in town, Boulder needs more EMS volunteers to provide services. Mayor Cox stated that when the town added a 1% municipal Transient Room Tax it was determined that a portion of the tax money collected would be put towards things that provide better services for the community. Increased visitation by tourists is impacting the towns ability to provide emergency services for everyone. Peter stated that he agrees that providing a bonus after passing certification is a good idea. Mayor Cox suggested there potentially needs to be a paid position for someone to keep records and provide bookkeeping for the EMT's and fire squad hours and calls. He asked Peter to consider that in his final proposal in January. Judi reminded the TC that Peter would no longer be a TC member in January. Peter stated he would complete the draft as his final act as a TC member. Mayor Cox and Peter iterated that Peter would help transition his responsibilities after his term ends. Judy asked if Mayor Cox had followed up on the repeater problem for the EMT radios discussed in the November TC meeting. He replied that he spoke with Commissioner Jerry Taylor, who has reached out to the other necessary personnel in an effort to remedy the problem.

Select and approve bids for purchasing a meeting room microphone system and a portable stage:

Mayor Cox reported that he emailed the TC members bids with a summary page for a microphone system for TC meetings and a portable stage to replace the aging stage the town has had on loan from the Boulder Heritage Foundation. He stated that he worked with the Utah

Division of Purchasing and posted the items on the Utah state contract website for companies to bid on. He continued that the town doesn't necessarily have to go with the lowest bid and can choose the one that is most compatible with our needs. Peter said he looked at the microphone systems bids and all three looked pretty similar but that more information is needed about the stages in order to make a decision, citing that although most of them come with a cart for transport, the cart provided may not work well on the dirt parking lot at the park. Mayor Cox suggested that the TC chose which company to purchase the microphone system from but pick a couple of bids for a stage, which Peter will give to the Boulder Arts Council to research and then select the one that has the needed components. Once they have decided on a bid they can then work with Judi to make the purchase. He then discussed details from the bids. He felt like a Utah company might be a better choice since it is local, should any problems arise with the system. Curtis asked if the three bids were equal choices and asked specific questions about functionality. Judy asked if anyone had looked at the reviews. Mayor Cox stated that there was a \$200 dollar difference in the Utah companies bids. Peter moved that the TC select the TVS Pro bid due to it being a bit cheaper and move forward. Mayor Cox will contact them about moving forward and work with Judi for payment.

Regarding the portable stage bids, Mayor Cox explained that he detailed the components in a summary sheet so the Arts Council could check to see if it has everything needed. There was a discussion about pricing versus quality amongst the TC and Conrad clarified a question on the price breakdown. Tina stated that Cookie did a bunch of work on this. She then spoke about particulars of the Stage Drop bid and reiterated plusses that Cookie identified in her earlier research. Curtis stated that he liked this bid because the shipping cost is reasonable, the stage is very strong, doesn't have crossboards and will not be higher than 18-24", which keeps it simple for assembly, disassembly, transport and storage. Mayor Cox stated that he liked the bids from Stage Drop and William Peterson Associates. He suggested that the Arts Council look at both bids, make a decision, and that the council gives them approval to move forward. Conrad suggested that someone local might be willing to go to Salt Lake City to pick it up for less money than the proposed shipping costs. Peter moved that the TC let the Arts Council pick between the Stage Drop and William Peterson Associates bids for a portable stage and work with Judi to go ahead with a purchase. Additionally, he made a motion to select the bid from TVS Pro for the microphone system. Judy seconded the motion and all approved. Mayor Cox stated he will call TVS Pro to see what is needed for the purchase.

Discussion of the town Capital Improvements list:

Mayor Cox explained that Boulder has a one year list and a two-five year list to look over and submit to Five County Association of Governments (FCAG) by January 7th, 2020. He proceeded to detail the three action items that were developed by town working groups. He stated that there was nothing on the one year list because of the recent purchase of firefighting equipment. The first item on the two-five year list was construction of a parking lot and playground on the north side of the community center. The second item was having an engineering or feasibility study done regarding putting in multi-use trails in town. He reported

that he spoke with a representative of Jones & DeMille Engineering who explained that through the Community Impact Fund Board (CIB) program, they can come to Boulder to conduct an engineering study, estimate how much both projects would cost and then help submit the application. The third item on the action item list is new welcome signs for each entrance to Boulder on Highway 12. He suggested that this might be something to add to the Capital Improvements list. He continued that by adding these items to the list it makes the town eligible to apply for CIB grants and/or loans. He then asked the TC members if they had anything to add. He furthered that tonight was not the deadline but any additions would be needed by the next TC meeting on January 2nd, 2020. He reminded the TC that the community center building remodel and the restrooms at the town park were made possible by the CIB program. Judy agreed with the items Mayor Cox mentioned. He clarified that when a town puts an item on its two-five year list it is for things they are not immediately looking to fund or create but more of a wishlist. Then the town builds funding towards the item. Once sufficient funding is achieved then the town adds it to the one year list for presentation to CIB for a grant or loan to complete a project. A discussion between Mayor Cox and the TC members ensued regarding CIB questions and details. Mayor Cox estimated that the pedestrian trail project would cost approximately \$1,000,000. Peter added that UDOT will be involved. Mayor Cox then tabled the discussion to be continued in January 2020.

#### Department Reports:

##### Cemetery and Buildings:

Mayor Cox reported for Gladys, and stated that Jace Allen was hired as the new building custodian for the winter and that an electrician came and looked at the community center building issues (a light and an outlet).

##### Roads and Landfill:

Judy reported that she used road base from the town park to fill the road at the Biglers. She reported that the town won't purchase any road base for the time being. She stated that she oversaw the installation of the stop sign in the King Estates subdivision. She called UDOT about adding a double yellow line to Highway 12 in front of the entrance to King Estates to prevent passing and any further accidents. She encouraged all in the meeting to go to the "click it and fix it" application through UDOT to submit requests or complaints. She reported that the replacement signs at Jepsen's road and at the cemetery would be installed soon. She had no news regarding the landfill.

##### Enforcement, Grounds, Park Committee:

Conrad reported that he is in the process of obtaining pricing to replace the metal planters in front of the community center.

Planning, EMS, Tree Board, Arts Council, Planning Commission:

Peter reported that there was a public hearing for two new RSTRs, Alex Fuller and Anson Fogel and Elizabeth and Troy Julian. In that meeting it was revealed that there might be deed restrictions that would prevent the properties from obtaining an RSTR, so it was held over until the issue is resolved. He furthered that otherwise both of the applications met the criteria. There were also two proposed subdivisions in the PC meeting. Daniel Kennedy wants to break off a six acre lot from a portion of his property and Sugarloaf Valley Farms wants to break off two lots, where the Lovato's property was. Peter stated that the issue with both is infrastructure and fire protection. He stated that this might be a way to get infrastructure done initially, especially for the Sugarloaf Valley Farms property. If they are going to want to build a road, Peter would like to see an agreement about who will maintain it. Mayor Cox clarified that both applications are concept plans. Peter confirmed that they are and there will be more information to follow. Peter stated that there was talk about changing the building permit section of the Boulder Zoning Ordinance. He reported that Curtis discussed either changing the wording from having a dollar limit, or in addition to add wording containing "not for human habitation" and setting a square footage limit that could be adjusted for inflation more easily than the current wording. Mayor Cox stated that the PC may approve that wording at their next meeting, so the TC would need to hold a public hearing (PH) in January to vote on those proposals. Judi confirmed that Peter will remain the Boulder town Fire Marshall when his TC term ends at the end of 2019. He then reported that there was continued discussion on the Table of Uses in the General Plan and the zoning ordinances. Peg added that the next PC meeting will start at 5:30 p.m. with a presentation from Kaden Figgins, followed by two public hearings. Mayor Cox asked if anyone had looked at the Garfield county zoning ordinances. He suggested that Boulder could look to the county ordinances for language to be used in our revisions. Colleen added that December's PC meeting would be full because Curtis will then be gone in January and February of 2020. Which will give the PC time to really delve into crafting and revising the wording in the Boulder town General Plan and Zoning Ordinances.

Peter stated volunteers are signing up for winter fire school and hopefully the upcoming EMT class.

Peter reported that the Tree Board met and the main thing they talked about doing was providing more educational classes for the community. For example educating folks about planting versus pruning trees. Peter confirmed that Pam was in the process of submitting the Tree City application.

Peter stated that there are Arts Council events coming up, so stay tuned!

Mayor:

Mayor Cox reported that Boulder town is working on the codification of our town records. The Clerks are working on compiling all of the ordinances and resolutions. The next step is to produce a draft copy for our review. Pete added that this will be an ongoing contract, so as changes are made they will be merged in as well. Mayor Cox reported that he and Judi met with

an auditor to have an annual audit of Boulders finances, who made some suggestions. He detailed that with our Capital Improvements project, we have an excess fund balance of \$81,000 that needs to be appropriated. The town needs to hold a PH in January to open the budget and decide where to appropriate the excess funds. Judi clarified that the town doesn't have to spend the funds, just appropriate them. He stated his intention is to add the funds to the Capital Improvements list. He added that the auditors advised the town to work with a computer based accounting company to keep better track of our budget. Judi has started the process of moving forward on the program they recommended. The auditors reminded them that the TC minutes need to be posted three days after they are approved.

Clerks: Judi will get the new process for monthly checks in January.

Public Comments:

Cookie thanked the TC for appointing her to the PC.

Conrad made a motion to adjourn the meeting, Peter seconded the motion, all approved and the meeting was adjourned at 8:50 p.m.