

September 6, 2007

Meeting began at 7:05 p.m.

Present: Bill Muse, Mayor; Pete Schaus, Randy Ripplinger, Wendell Roundy, Gladys LeFevre, Council members; Judi Davis, Clerk; Marvin Bagley, Attorney; Tom Jerome, Peg Smith and Sergio Femenias, Shelly Ripplinger, Cookie Schaus, Don Montoya, Kay and Larry Ripplinger, Clifford and Carolyn Fuller, Dennis Bertucci, Tim Clarke and Scotty Mitchell, Mike Nelson, Brock LeBaron, Chris Robinson, Alyssa Tippetts, Mark Nelson, Tim Mutcher, Denise Pennington, Joe Parker, Scott Brodie.

Pledge of allegiance

Pete made a motion to approve the minutes of August 2 and August 17 as presented. Gladys seconded the motion. The vote was unanimous.

Tom reported on the progress of the park projects, which are proceeding. A lot of people have helped. Tim presented the master plan. He would like to post it inside the building and get comments next month. He also presented a sketch of a proposed shelter to be built off the north side of the firehouse, which will be posted with the master plan. An update on the proposed underground propane tank was given. If approved, they would like it to be funded separately from the rest of the park project. Tom is caring for the water while the Bremses are gone.

Cookie announced the availability of the Post Office contract effective November 1. Anyone interested in bidding on it should contact her. Cookie will post a notice of the availability.

The Kelly Roundy subdivision was re-considered, as we have received the requested documents. There is still some concern about access for maintenance. Before making a final decision, Gladys and Wendell will walk the easement. (Mark Austin, John Wolfer, Kathy McCance, Lisa Varga, Bobbie Cleave, Dan Reeder, and Steve Lowder joined the meeting.)

Our Capital Improvements List needs to be updated. The list must be submitted in order to be considered for the next year's granting cycle. Other than the one-year list, it is mostly a wish list. Rural Development money may still be available, but will come through a different channel if it comes. (Bill Cox came.)

Restoration of the Town Hall and grounds improvement will still be #1. Tom has asked

major volunteers to give the Town invoices for tax purposes and for proof of time volunteered for grant matching. Tim stated that the engineer found the front part of this building in good condition. The engineer recommended that we take the back off and replace it with a community hall, office, rest rooms (accessible from inside and out), kitchen, etc. Mark recommended we begin by preparing the scope of the work. The estimated cost of renovation will probably be in the \$450,000 range. There could be historic preservation money available. The Town would plan to match a grant with \$50,000. (Walt Gove came.) We will take the feasibility study for acquiring the water company off the list.

Gladys had other suggestions: We could upgrade some roads, and we need to make improvements at the cemetery. She is not too concerned about acquiring the rodeo grounds. Randy likes the roads idea. Gladys made a motion we update our lists as follows: One-year - restore Town Hall and make improvements to the Town grounds; Five-year - Development of Town park, road improvements, cemetery improvements, acquire rodeo grounds, sewer system. Randy seconded the motion. The vote was unanimous.

Department reports were given. The roads, landfill, and grounds are okay, and no building permits were issued. The Fire Department had an incident yesterday, but it was not a serious problem. The roof materials will be delivered tomorrow. They had four calls last month, including fires and EMT calls. Thanks were expressed to LeFair for a donation. The Fire Department will arrange to have someone come to check personal fire extinguishers. The EMT's treated the Fire Department personnel to dinner, compliments of the County, in thanks for their help in driving. The Planning Commission met with the Town Council in a workshop with Bruce Parker yesterday. (Curtis and Dianne Oberhansly came.) Pete and/or Gladys will try to go to upcoming meetings in Panguitch on grants. (Katie Austin and Dell LeFevre came.)

A brief recess was taken from 8:00 to 8:05.

An open town discussion was held to discuss the SITLA parcel. Chris Robinson spoke for himself and Brock LeBaron. They bought some 150 (more or less) acres from Karl Roundy next to the SITLA Trust Lands and are concerned about the open-ended nature of the parcel. One part of it used to be farmed. They would like to acquire that portion. This parcel is a lightning rod for controversy. They would like to come up with a win-win situation for the Town and SITLA. SITLA is in the business of making money. (Abbe Sparks came.) They have to balance between satisfying the beneficiaries and not stirring up trouble. Chris and Brock want to understand the hot buttons on the parcel and then have a group from the Town meet with them and with SITLA to find a win-win-situation. The only access to that parcel is through their property. Bill stated that SITLA

wants a plan for the whole parcel.

Tim discussed the scoping process some years ago regarding access through the corner of our landfill. Scoping didn't go anywhere and now appears to be dead. Chris reported that they don't want to sell the land without access. The BLM isn't willing to act without the good feelings of the Town. The Mayor reported that the Town's decision was to grant no access.

Cliff asked if the property is bringing any income now. Bill replied that Kelly Roundy holds a grazing lease, which he wouldn't mind giving up. The Robisons may be interested in leasing it.

Walt wondered if there were potential access through BLM and Forest Service lands that could bypass the Town land. Besides being nearly impossible, any other access would be against Town ordinances.

Scott asked if SITLA access is landlocked by their property. The answer is yes. The only access is through their property. Mark Austin felt that the no-access issue should be part of the appraisal. (Larry Davis came.)

Mike Nelson stated that the Gibbs Smith parcel adjoins SITLA. Chris responded that, if Gibbs had access to his mesa, he could access the SITLA parcel. Joe thinks an old right-of-way gives him access. Chris wondered if we would allow access to a subdivision on top of the mesa with such a steep road as access. The history of that question was reviewed by Curtis. The outcome was that there are too many problems which probably can't be overcome to put a road up that slope.

Mark Nelson asked how much acreage Chris and Brock want and what they are planning to do with it. They want the flat lands (35-40 acres of the 480 acre total) marked by the natural boundaries. They feel it is a natural extension of their property and don't want to wake up sometime and find it sold. They may at some time want a house or two—it would be very low density.

Chris asked what the concerns are. Mark feels we should pursue a trade out. (Blake Spalding came.) Chris wants to be a catalyst to resolve the question of the whole 480 acres. We can't get unanimity in town. Mark asked why, if SITLA has no imminent need to dispose of it, is there a need for a catalyst. Lisa wondered if they're more concerned about potential neighbors.

Peg stated that there is probably no argument that we want to maintain the quiet, rural, ranching atmosphere, but agriculture is declining. She issued a challenge to them to

provide a place for a community horse arena, where events could be held or people could just ride. It could be a public recreation area. The 25-40 acres would be ample, but would need access. Cliff stated that one access to their current property is through his land. Katie responded that, if they would acquire that parcel, it could be a win-win situation. Chris replied that SITLA wants value for the whole property. How would joint participants come up with value for the whole piece? It is possible that a third of the parcel is usable, if it had access. Joe asked if we help get the property, would they trade out for a piece closer to the highway. Chris' response was that the problem is how to satisfy SITLA.

Dell stated that they have to buy the whole parcel. If ranchers can keep public lands grazing, they won't have to subdivide their ag lands.

Mark Austin asked them to find a reasonable value and challenged them to protect the viewshed—don't develop the mesa tops. Chris replied that there is no point in their having it appraised.

Walt wondered if some of it could be traded and some used, as some has value just because of its scenic properties. Maybe it could be divided and distributed to different uses.

Lisa wondered if the BLM might be interested. Mark Nelson replied that a SITLA representative told him the BLM is interested in this parcel. Now would be a good time to attach it to similar legislation. Scott replied that the BLM requires an act of Congress to make it part of the Monument. If the Town and Chris and Brock decide the best use is no development, without access it is useless. If all three refuse access, maybe SITLA could be pressured to lower the price. Chris replied that they like the piece and would like a retirement home there sometime. Having it become part of the Monument would be their second choice. Their desire would be to make everyone happy, even if they have to trade some.

Scott summarized what he thought they were saying: they would acquire the whole 480 acres, then preserve the two mesa tops and have the bottom part to do with what they want? Chris replied that their only interest is the bottom portion; maybe a consortium or land trust would acquire the rest. They don't want to see any heavy development or maybe none on the mesa tops. SITLA will sell the whole property at once; it will not be piecemeal.

Bill asked if there would be a consortium of which they would be a part which would buy it and put some development restrictions on it. We would like some idea of what level of development they would plan to do. Chris would like to have the Town appoint a

subcommittee who could figure out a proposal that would be a win-win situation for everyone. It would need creative financing to deal with the whole parcel.

Cliff stated that, at the last meeting where this was an issue, the BLM didn't want anything inside the Town, which conflicts with what Mark was told today. Mark replied that that's why it should be a part of the Monument.

Cookie thanked Chris for clarifying that their goals are different from the Town's goals. They have rights to do what they want within the ordinances. She doesn't want the Town or a committee to work with them. She would like them to come to the Town with a proposal. Chris replied that there needs to be a level of trust in a committee, or it will never happen. If the Town's values were explored, community benefit could be gained.

Don is hearing a lot of self-interest. We're not looking at what benefit this is to the community. He wondered if we are being good stewards. He wonders what our plan is. We talk of town goals, but we see self-interest. He thinks we should require developers to donate land for parks, etc. Chris asked what the Town's self-interest is so we can meet in the middle somewhere. Bill stated that private property ownership is sacred. There's little private property in our whole area.

Walt is concerned that, once the 40 acres becomes theirs, they may want just one or two homes on it, but when sold down the line, no one knows what will happen. They should have restrictions on future development. He feels they should come to us with proposals.

Gladys thinks we need consensus on whether the community wants the parcel to go back to government ownership or do we want it to go into private ownership. She appreciates Chris' and Brock's honesty. Land is valuable. How can we come up with the money to buy it? Brock feels like there is mistrust in the community. It is difficult to reach agreement with a large group of people. Bill stated that the Town Council doesn't have time to spend in more meetings. We need your input first.

Curtis challenged us to call on concerned people. He has heard total preservation suggested. Take those people to explore that. Call some to explore a private-public partnership. Keep talking. Don't leave and do nothing. Those people could report on a quarterly basis. Brock and Chris can explore their options. Bill replied that the Town Council doesn't want to be the committee.

Mark Nelson said that SITLA is very sensitive about this piece of property. The Town would need to be involved. Chris and Brock's application isn't a done deal.

After some discussion on committee make-up and guidelines (follow the General Plan,

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get facts), Bill asked Mark Nelson to be chairman of a committee, with Scott and Walt helping. He asked them to report their factual findings at the next meeting. Chris and Brock will be available to help.

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

The meeting adjourned at 9:45 p.m.

Minutes prepared by Judith Davis, Town Clerk

Approved by Bill Muse, Mayor