

March 7, 2019

Meeting began at 7:00 p.m.

Council members present: Steve Cox, Mayor; Conrad Jepsen, Gladys LeFevre, Pete Benson, Council Members; Judi Davis, Michala Alldredge, Clerks.

Public Present: Randy and Shelly Ripplinger, Curtis and Dianne Oberhansley, Ashley Coombs, Jerry Taylor, Pete and Cookie Schaus, Tessa Barkan, Judy Drain, Donna Owen, Barbara VanQuill, Eizabeth Julian, Bob Phillips, Peg Smith.

Pledge of allegiance

Pete made a motion to accept the February 7, 2019, meeting minutes. Gladys seconded the motion, and the vote was unanimous.

The first order of business was to fill the vacancy created by Farlan Behunin's resignation. There were three applicants: Steve Johnson, Judy Drain and Cookie Schaus. Steve Johnson wasn't in attendance due to an unexpected doctor's appointment. Mayor Cox publicly expressed appreciation for Farlan's service to the town and his extensive knowledge of roads and landfill. He also discussed Farlan's ability to make decisions that were for the good of the town. He expressed his hope that the town council members will continue to make decisions in the same manner. Farlan has agreed to assist in mentoring his replacement. Each **candidate** introduced themselves, talked about why they were interested in the position and any qualifications or experiences they have that may be important in filling the position. After, the council members were given an opportunity to ask the candidates questions. Conrad stated that he knew both candidates and liked them both. Gladys didn't have any questions. Pete Benson asked Judy Drain if she were to get this position would she stay on the county planning commission? She replied yes. He followed up wondering whether it would be a conflict or too much time committed to do both. She stated it wouldn't be a conflict because the meetings for county planning and town council are on different days at different times. Mayor Cox asked each to tell one or two things that they want to focus on or that they would push for as a council member. Cookie discussed roads in town, specifically Lower Boulder road and needing to finish the road off. She is also interested in the dump, what happens to the contents and how to get a grip on it. She would like to hear from neighbors to find a project she can work on. Judy agreed with Cookie about roads being important. She is concerned about safety in walking along the roads especially with all the tourist traffic in town. She supports the dark skies initiative but believes that businesses need to thrive, and that they need lights on after dark for the safety of their customers.

Mayor Cox asked for a motion for council to move to an executive session to discuss the character and competency of personnel of the candidates. Gladys made a motion and Pete seconded it. Roll call vote was unanimous. Donna Owen asked if there was a statement to read of Steve Johnson's. Mayor Cox stated that nothing was received and thanked her asking.

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Council members moved to executive session to discuss personnel. Pete moved to end executive session, Gladys seconded it. Roll call vote was unanimous.

Mayor Cox asks for a motion to end the executive session. Pete made the motion to return the regular session. Gladys seconded it. Roll call vote was unanimous.

Mayor Cox explained that each council member would say who they voted for and why. He also reminded everyone that the term for the seat being filled ends at the end of this year/barely into January. Therefore, this June anyone can apply to run for one of two town council positions coming available next year. This is a temporary position and then it becomes a 4-year term.

Conrad voted for Judy. He said that both were good candidates and he voted for Judy because he had talked to her several times and asked her to join town council. Gladys also voted for Judy citing she had also prompted her to join town council. Peter voted for Cookie. He's known her for a long time. She's involved at the county level. He expressed how glad he is that people are interested in getting involved. He also stated that his term is up at the end of the year and he doesn't think he is going to run for re-election in November. Mayor Cox also voted for Cookie because she has shown up to both town council and planning commission meetings and is the most informed and able to move forward quickly. He expressed appreciation to Judy for her representation on the county planning. He then explained that due to a tie in votes that state statute says the candidates can draw from a deck of cards, draw a short stick or you can flip a coin. Cookie asked if she could concede to Judy. Mayor Cox explained that we can't do that and proceeded with a coin toss. He asked Judy to call it and she won the coin toss. Judi Davis then swore her in.

The second agenda item was to appoint an **alternate planning commission member**. Initially there were 3 applicants: Jane Phillips, Donna Owen and Marion Johnson. Jane Phillips withdrew her name due to the time commitment. Donna was present and Marian was not present. Donna introduced herself, talked about why she was interested in the position, and discussed her relevant qualifications and experiences. Council was given opportunity to ask questions. Council didn't ask any questions. There was no written statement from Marian. Mayor Cox then proposed that the council also hear from the applicants for the maintenance position prior to adjourning for an executive session to determine who would fill both positions versus adjourning to two separate executive sessions. It was agreed to. There were two applicants for the **maintenance/custodial position**: Bob Phillips and Shadow Tippets. Bob spoke about his experience in the position for the last 3 years and how his duties have expanded and are taking more time. He wants to continue in the position and asked that the council consider splitting the position into 2 positions. He would like to continue in his current role of maintenance of the town park for 15 hours per week. He asked that the custodial and grounds maintenance of the community center be separated into a new position. He also suggested that a reminder message be given to the users of the community center facility to reiterate the rules about clean up after use.

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Conrad asked how many hours it was taking to do both jobs. Bob estimates 30-35 hours per week. Bob suggested that maybe Shadow could do the community center position at 10 hours per week. Gladys asked if he thinks the building custodial position needs to be split from the grounds. Bob thinks ultimately that is a good idea. Mayor Cox read a written statement from Shadow introducing himself, expressing his interest in the position, his desire to live in Boulder again, as well as some of his past work experience.

Mayor Cox asks for a motion to move to executive session. Pete made the motion. Gladys seconded the motion. The roll call vote was unanimous.

Council members moved to executive session to discuss personnel. Gladys moved to end executive session and return to the regular session. Pete seconded it. The roll call vote was unanimous.

Mayor Cox decided upon advice of the town council to appoint Marian Johnson as the alternate planning commission member. He explained that the planning commission doesn't currently have representation from the upper or north Boulder area. He chose Marian because she lives in that area. He then made a motion to accept her in the position. Gladys seconded it. The vote was unanimous. He thanked Donna for applying. He then offered Bob 15 hours per week at the park, which includes the restrooms there. He stated that he would offer Shadow 10 hours per week. To include the community center building and grounds, including the free-box area and fire hall. The position will go until the end of October 2019 at which time the council will revisit. If Shadow doesn't want the position with reduced hours the council will re-advertise the position. Mayor Cox makes a motion to accept the two positions. Pete seconds the motion. The vote is unanimous.

Next on the agenda is the Vanquill request for status of the road encroachment. Mayor Cox read from the December 2018 meeting minutes, page 2-3. The Town received a communication from the Bremses regarding the Encroachment Agreement and drawings of what they are asking for. They weren't present at the meeting to answer questions, and the Council all agree that we need a better map so we can have a legal description of where and what the encroachment will be. Steve asked Curtis if we have to record the encroachment. Curtis said it will have to be signed before a notary and that both parties will have to sign. It will then be sent to the County Recorder to be recorded. This is why we need a map showing lot boundaries, location of encroachment, etc. The encroachment will become a legal record and will go with the property if it is ever sold. The shed is nonconforming. We will write a letter to the Brems family stating that we need a map showing the existing encroachments (septic system, shed, etc.) in addition to the maps. Mayor Cox also mentioned the letter from neighbors Camille and Doug Hall opposing any additional encroachment on 100 West street. Gladys recommended that we table the issue until we receive the information we need from them. Mayor Cox asked Barbara Vanquill if the letter was sent to them. He explained that the council needs a better, legal type map with the proposed encroachment plus any other existing encroachments before the council can decide on what they are agreeing to in the

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proposed encroachment agreement. Gladys asked if the county has a map with the roads in question. Judi replied yes. Mayor Cox recommended contacting Les Barker at the county recorder's office.

Pete reported that as part of our Boulder **community wildfire preparedness plan (CWPP)** the Wildfire Council will sponsor a public education day on March 23, 2019, with presentations at the community center about being prepared for wildfire, followed by a home tour assessing home preparedness. Gladys asked that signage be posted, and an email reminder be sent via Pegboard. Next, he reported that he anticipates the Planning Commission will likely approve the Residential Short-Term draft in their upcoming meeting. Then they will schedule a public hearing. The General Plan Revision is going on and should be completed by May or June. He anticipates it will be presented in an upcoming Planning Commission meeting. He also reminded the council that Daniel Allen is coming to Boulder to give a pruning workshop on April 6, 2019.

Gladys expressed her concerns with the use of the community center and not following the clean up rules beginning to be a problem. She brought up the issue of charging people to utilize the building since some groups are not following the guidelines and rules for cleanup. She and Mayor Cox suggest that the issue be added to the April agenda to discuss and take further action. Judi to have a list of groups and people that use the building and the categories of use. She had nothing to report regarding the cemetery.

Judi Davis gave an update on the post office. Jimmy Catmull and Troy Julian are going to make the changes discussed at the Post Office. The Post Office will close Saturday, March 9<sup>th</sup> until Monday, March 11<sup>th</sup>, 2019 for the repairs to be done. Judi will send an email via Pegboard to remind the community.

Mayor Cox gave an update on the discussion with the county and UDOT about putting in a left turn lane on the west side of the intersection at Burr Trail road and Highway 12. Currently, the county and UDOT are trying to find a suitable pit locally that can provide the fill material/gravel needed. The county and UDOT do not want to haul the material in from Wayne county or long distance. They estimate that construction will begin in 2020 with a joint agreement between Boulder, Garfield county and UDOT. Jerry Taylor added that Brian Bremner is working on identifying a local pit for fill material within 4-5 miles and that 1,500 cubic yards of crushed material/gravel is needed for the road construction. He said this will cost right around \$35,000. Then the county and UDOT will haul the material into place. Mayor Cox added we may need to appropriate some road money for gravel. Jerry Taylor suggested it might be cheaper if obtained from a local source.

Mayor Cox reminded the council that we need to purchase a vehicle for the town park and asked Conrad to get a proposal together by April 2019. He directed him to Judi Davis for specific purchasing guidelines. The goal is to have it by this summer. He also discussed the need for new tables and a new portable stage for the town park pavilion. The existing tables are not in great shape and the stage is older and

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becoming unsafe. He added that the park committee could help in finding both items. Gladys suggested a company called Lifetime for picnic tables. Pete suggested that the arts council could help in identifying a portable stage.

Judi Davis proposed that we reimburse Donna Owen for \$50 for re-certifying to be a town volunteer E.M.T. Mayor Cox approved it. Judi also asked that the council look over the checks issued for the month to approve. Gladys made a motion to accept the checks for February 2019. Pete seconded the motion. The vote to accept all was unanimous.

Mayor Cox reported that he contacted the Bureau of Land Management about the issue of Boulder acquiring the town park which has been in process for 15-20 years now. Due to the recent furlough and people moving around nothing had been done but the new Lands and Realty Specialist for the Kanab field office will be appointed April 15<sup>th</sup>, 2019 and they will put us at the top of the list. He also reported that Sharlene Wilde, who presented last month on affordable housing, sent him an email. She has found a lender that's interested in working in rural Utah and she was wondering if we had found any land owners that would be willing to participate by either donating land selling land at a lower cost to provide low-income housing. She also said she had spoken to the 5 county association of governments and they are going to have some community development block grants, money for purchase, acquisition of land and infrastructure. Perhaps money becoming available after the latest legislative session that can be used for some of those things. He forwarded the message to Catherine Smith because she has expressed an interest in helping with affordable housing in Boulder. He asked if anyone had any suggestions of people to contact to please let him or Sharlene know.

Mayor Cox reported that Autumn Peterson is exploring the idea of bringing her business of natural oil finishes from Escalante to Boulder. She would like to put it on her property in Lower Boulder. He told her he would investigate permitting and zoning. In researching light manufacturing, wholesale sales and retail sales he found that none of them are permitted anywhere except in commercial zones. He proposed that we ask the Planning Commission to look at whether we are too restrictive even when it's a business that could potentially diversify the economy and provide local jobs. Pete stated that it might be possible to issue a conditional use permit and advised that the conditions be carefully worded. Mayor Cox asked Peg Smith to add it to the Planning Commissions meeting agenda.

Peg Smith is working on the Enterprise Zone application. She will complete and submit the application by the end of the week. This will enable people to receive low interest loans or tax credits, etc. It fits in with Sharlene Wilde's affordable housing program.

Cookie Schaus reported that the mobile mammogram van will be in Boulder April 20<sup>th</sup>, 2019 and will need a flat spot to park where it can be seen. She asked if they could park in the driveway at the community center. It was decided they can park in front of the community center.

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Pete made a motion to adjourn the meeting. Gladys seconded the motion. All members agreed and meeting adjourned.