

MINUTES TO BE APPROVED AT _____ TOWN COUNCIL MEETING

Boulder Town Council Regular Meeting

June 6th, 2024 7:00 PM

Meeting Minutes

Town Council Members present- Mayor Judy Drain, Josh Ellis, Ray Gardner, Gladys LeFevre, John Vernath

Town staff present or on Zoom- Town Clerk Jessica LeFevre, Deputy Clerk Lacy Allen, Zoning Administrator Erin Smith

Meeting was called to order at 7:01PM

The Pledge of Allegiance is spoken

Approve agenda

Councilmember commented to pull the review of the fee schedule and Councilmember Ellis asked about minutes and the council decided to postpone approval of the minutes.

Councilmember Lefevre made a motion to remove #4 and #16 from the agenda. Councilmember Ellis seconded the motion. All in favor. Approved.

Department report, council and administrators

Councilmember Ellis reported on Wildfire that there is a grant deadline. He stated progress has been made on the Emergency operations procedure.

He reported on behalf of the Fire Department there was an accident outside Hills and Hollows and a sign should be placed on the road since it is hard to see people coming. Fire restrictions are in effect starting June 1st.

Councilmember Ellis also reported that there's a new compliance officer for the dump and there are things that need to be done to be in compliance.

Councilmember Lefevre reported that the fire hydrants around the city center had some gravel put down and the garbages were repainted.

Councilmember Lefevre asked Lacy Allen to report on the Independence Day celebrations and Lacy reported on the celebrations.

Councilmember Veranth reported on roads and the Art Council. Some of the road projects have been started and the Arts Council is getting a proposal ready to store their materials and that will come to the Town Council to look at.

Councilmember Gardner reported on trees at the park that are mostly dead and there needs to be a plan to remove some trees with the Park Committee.

Mayor Drain reported on the tree committee that there are trees that are trying to get planted and which trees will be removed.

Mayor Drain also reported on Garfield County that some Ordinances are changing in an effort to keep agricultural land and one CUP.

Zoning Administrator Erin Smith reported that there are concept plans going through the process now and there are some project permits submitted.

Town Clerk Jessica Lefevre reported that the signs on the highway for the restrooms need more clarification as to where they are located.

Town Clerk Jessica Lefevre also gave her resignation and will be leaving the position hopefully by August 1st.

Public Comments

Donna Owen asked if someone could take out the rabbit brush on exit from Lower Boulder Road onto Highway 12. She also said there is a need to fix Lower Boulder Road and asked if there were intentions to fix the road.

Councilmember Veranth clarified where the rabbit brush was located and it is at the 4 way stop where Lower Boulder Road Meets The Burr Trail.

Elena Hughes asked if the Town Council had plans to get back to the RV Ordinance.

Communications from Planning Commission

Commissioner Tosta reported the importance of communication between the Town Council and the Planning Commission. She reported that right now they are busy working on the Subdivision Ordinance. They are hoping to have a draft by the end of June. She suggested getting a list of priorities from the Town Council. The Planning Commission plans on working on changes in the zoning codes, application forms need to be revised and fees need to be revised. She mentioned the General Plan also needs to be revised.

Commissioner Hughes presented a follow up on the housing forum. Regarding Transfer of Development Rights, the Planning Commission wanted to run everything by the Town Council. She went over some examples of these Transfer of Development Rights and what options could look like.

Councilmember Veranth commented that these Transfer of Development Rights can be very useful and that the Planning Commission should keep these as a tool they can use.

Councilmember Ellis feels that talking about Transfer of Development Rights is a topic to think about later down the road.

Councilmember Lefevre asked how they can discriminate between short term rentals and low income rentals? Supply and demand determines what they should do. If it isn't feasible to do low income housing, maybe short term rentals are more realistic.

Councilmember Gardner says he supports attainable housing and the numbers need to work, but doesn't know if duplexes make sense.

Councilmember Veranth stated he wants to make sure the rules don't block people from doing good things.

Mayor Drain agreed. Making a way for housing to happen and believing people should be able to have an opportunity for people to do what they want on their properties.

Councilmember Ellis made a motion to let the Planning Commission make it a top priority for the Planning Commission to investigate the possibility of legalizing duplexes and/or multi-family housing in town.

Councilmember Veranth seconded the motion.

All in favor. Motion carries.

Public Hearing for FY 2025 Budget

Councilmember Lefevre made a motion to open the hearing for the 2025 budget. Councilmember Gardner seconded the motion.

All in favor. Motion carries.

No Public Comments.

Councilmember Gladys made a motion to close the public hearing.

Councilmember Gardner seconded the motion.

All in favor. Motion carries.

Councilmembers talked about the budget that was discussed at the previous meeting.

Town Clerk Lefevre went over the changes that were made to the budget.

Councilmember Ellis made a motion to adopt the 2025 Budget as presented.

Councilmember Lefevre seconded.

All in favor. Motion carried.

Vote on Tree Services Bid

Mayor Drain presented the bid.

Councilmember Veranth made a motion to approve the bid.

Councilmember Ellis seconded the motion.

All in favor. Motion carried.

Landfill Policy Resolution update for Campers/RV's presented by Josh Ellis

Councilmember Ellis proposed an addition of RV's and tiny houses so the dump would be able to accept items like these.

Councilmember Veranth made a motion to approve revision 4 of the landfill and dumpster resolution as revised.

Councilmember Lefevre seconded the motion.

All in favor. Motion carried.

Technical Planning Assistance and Community Impact Board Grants

Town Clerk Jessica Lefevre asked if this could be assigned to a Councilmember to apply for these grants.

Councilmember Veranth stated he would be interested in taking this on.

Fire Hydrant Protection Agreement

Mayor Drain disclosed Randy is her nephew which poses a conflict of interest disclosure and she does not plan to recuse herself.

Discussion between the council was had about the fees regarding Fire Hydrant maintenance and the notification time period for training.

The overall concern from the council was the cost being asked to pay for maintenance.

Councilmember Lefevre stated she wanted Boulder Farmstead Water Company to do maintenance in the winter months. She proposed summer months the residents can help clean around fire hydrants.

Other Councilmembers agreed that they would like to see Boulder Farmstead be in charge of the maintenance in the winter months.

Councilmember Ellis stated there is a June 6th version of the agreement with noted changes and that it should be sent to the Attorney Michael Winn for further review.

Councilmember Veranth made a motion to send the June 6th version with Josh's markups to the Town Council and to Mr. Winn for a decision to be made at the next month's meeting.

Councilmember Lefevre seconded the motion.

All in Favor. Motion Carried.

Tax Rate presentation (continued) by Josh Ellis

Councilmember Ellis continued the Tax Rate Presentation.

He suggested a rate increase to just over 8% at a rate of 11.5% which would bring in about \$30,000 in revenue from property taxes.

The consensus was that taxes would not be raised this year, but it would be a consideration for next year.

Councilmember Lefevre recommended that the increase be put out to get feedback from the public.

Councilmember Veranth remarked how to discourage developers and second homeowners. By raising taxes, it disincentives second home owners.

Councilmember Gardner commented that a consensus from the community sounds appropriate and to move forward based on that.

Councilmember Lefevre asked the council to think of creative ways to increase revenue if the consensus is that raising taxes isn't what the public wants.

Capital Plan Wish list

Discussion between the Councilmembers on Capital Plan wishlist.

Items listed by Councilmember Veranth were the Pedestrian Path, Affordable Housing Grants, Safe Schools Grant, UDOT parking lot expansion, Repaving Boulder King Estate Subdivision roads, replacing or expanding the landfill, 300N 200E Safe Schools. Repaving Lower Boulder Road, the Arts Council is looking for an Arts building.

Councilmember Veranth asked the council to consider which of these may take priority.

Town Clerk Jessica Lefevre brought up the Pickleball court and it needs a new surface.

Mayor drain mentioned the importance of the Ordinances, Zoning and revising the General Plan. She also added the sprinkler system at the Community Center needs to be updated.

Councilmember Ellis added a watertender for the Fire Department. He believes there is a state grant for this.

Councilmembers discussed the date for the next meeting and decided Tuesday would be a better day than the 4th of July date.

Councilmember Veranth made a motion to reschedule the July meeting to Tuesday, July 2nd. Councilmember Lefevre seconded the motion.

All in favor. Motion carried.

Upcoming Business for July

Councilmember Veranth stated the importance of RV Ordinance, April, May and June Minutes, Fee Schedule, Agreement with Garfield County on Fire Protection and the Fire Hydrant agreement.

Approval for May Checks Issued

Councilmember Veranth made a motion to approve May checks. Councilmember Lefevre seconded the motion.

All in favor. Motion Carried.

Adjourn

Mayor Drain adjourned the meeting.