

San Juan County Work Meeting
Hideout Community Center - Conference Room
Agenda
October 23, 2018

Present: Bruce Adams - Commission Chairman
Rebecca Benally - Commission Vice Chairman
Phil Lyman - Commissioner
Kelly Pehrson - CAO
John David Nielson - Clerk

Attendees: Jerry McNeely, Ryan Collins

Jerry McNeely - SJC Liaison

Jerry reported on his meetings with the Grand County Water District and the BLM. He also had a special meeting with Grand County and the BLM where the 2008 RMP was discussed. Jerry also met with SITLA, the Forest Service and briefly discussed the current RMP.

Kelly Pehrson - SJC CAO

Kelly asked the commissioners to help fund a baseball/softball facility in Blanding. Kelly explained that Southern Academy would like to build the facility and also provide camps for baseball and softball athletes. Kelly explained that the requested funds of \$5,000 would be used from State PILT recreation funds

A motion to go into executive session was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous

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Present: Bruce Adams - Commission Chairman
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Attendees: Jerry McNeely, New SJR editor, Ryan Collins, Scoot Flannery, Kirk Benge, Greg Adams, Scott Burton, Randy Rarick, Clark Hawkins, Benny Musselman, Danny Fleming, Patricia Kudsy,

A motion to approve the minute was made by Commissioner Benally and 2nd by Commissioner Lyman. Voting was unanimous.

A motion to go into the Local Building Authority was made by Commissioner Benally and 2nd by Commissioner Lyman. Voting was unanimous

Commissioner Adams explained the Local Building Authority Board was conducting a public hearing to receive public comments with respect to the issuance of the Bonds and any potential economic impact that the Senior Center project, funded in whole or in part by the Bonds, might have on the private sector.

There were no public comments.

A motion to come out of LBA was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous

A motion to approve the issuance of Bonds for the Senior Center project was made by Commissioner Benally and 2nd by Commissioner Lyman. Voting was unanimous.

Scott Burton - SJC Deputy Assessor

Scott came to present a new subdivision in Kane Creek Canyon Estates for approval. He explained that this is the 2nd phase of the project and that the planning and zoning commission has reviewed and approved of the subdivision. A motion to approve the subdivision as it was

presented was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous.

Clark Hawkins - SJC Road Department

Clark came to the commission to request the purchase of fencing material for the Road Department yard in LaSal. He mentioned that the cost of the material has gone up to \$8,183.65 and that San Juan Building Supply was the only vendor that put together a complete bid. A motion to approve the purchase was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous.

Benny Musselman came to request the purchase of 5 loaders for \$674,715. Benny explained that if it fits the needs of the landfill, one of the loaders would be rented and left at the Landfill for use. A motion to approve was made by Commissioner Benally and 2nd by Commissioner Lyman. Voting was unanimous.

Kelly Pehrson - SJC CAO

Kelly presented the updated changes for the policy and procedures which were read by Commissioner Lyman.

Commission Meeting:

- Commission Meetings will be held at the County Seat in Monticello, UT (It is easier for Commissioners to travel than county staff to another location.)
- Commission Meetings will be held the 1st and 3rd Tuesday of each month unless dates are changed by Commissioners
- All agenda items must be to Natalie Freestone by Thursday before to put on any agenda.
- Work Meeting will be held from 9:00 - 11:00. Commission Meeting will start at 11:00
- No action items can be taken in a work meeting.
- In order for it to become an action item on a commission agenda, it must be presented in a work meeting for discussion. It can't be presented in both work meeting and commission in the same week unless time sensitive or emergency, new hires, contracts, etc..
- Any changes to these policies have to be approved in a commission meeting.

Policy and Procedures on Commission Travel:

- Every year in January the Commissioners will identify specific assignments that Commissioners will be tasked to oversee (ex. Public Health, Roads, Aging, CCP, etc..)
- Commissioners can only travel to County related assignments and county sponsored meetings
- Any travel outside of assignment or not county sponsored has to be pre-approved in a commission meeting.
- All Commissioners Travel vouchers have to be signed off by County Administrator.
- All Out of state travel has to be approved in commission meeting beforehand.
- All travel expenses have to be reimbursed, nothing will be pre-paid.

- Commissioners will not be given a county vehicle or a county gas card, they will be able to check out county fleet vehicles for travel.
- Any changes to travel policy have to be approved in a commission meeting.

After the policy and procedures updates were read and discussed. A motion was made by Commissioner Lyman to approve the changes. Commissioner Benally 2nd the request. Voting was unanimous.

Kelly talked about the Bluff Transfer station. He explained that the county helps out the other municipalities by providing a transfer bin for the municipalities to use and that the municipalities provide their own employee at the transfer bin. He suggested that the county turn the operations of the landfill over to the City of Bluff. A motion was made by Commissioner Benally to turn the operations of the transfer station in Bluff over to the City of Bluff. Commissioner Lyman 2nd the motion. Voting was unanimous.

Kelly discussed the Monticello Cemetery CIB project of building a new facility. Kelly explained that the Monticello Cemetery would need to get a bond which is not feasible at this time. Kelly suggested that the county may be able to loan the Cemetery District half of the money, \$180,000, needed for the new facility. The Cemetery District would need to go to CIB and request the remaining balance of \$180,000 in the form of a grant. A motion was made by Commissioner Lyman to allow the county to lend the Monticello Cemetery District \$180,000 at a rate of 2.50% for 30 years. Commissioner Benally 2nd the motion. Voting was unanimous.

Kelly brought a recreation request to the commission. He asked the commission fund a \$5,000 request from Southern Academy to help build a new baseball/softball facility. Commissioner Lyman made the request to approve the funding request. Commissioner Benally 2nd the motion. Voting was unanimous.

Kelly also talked about the bids for the Spanish Valley Water and Sewer project. Kelly explained that the contract bids for the sewer project were in excess of the engineers' estimate and that the county would go to CIB for the additional funding. He explained how the funding would take place. A motion was made by Commissioner Lyman to allow the Commission Chairman to sign the contracts with CIB. The motion was 2nd by Commissioner Benally. Voting was unanimous.

Public Hearing

Commissioner Adams explained that the public hearing was to discuss the submission of an application to the Community Impact Board for the funding of a new Road Shop in Monticello.

Kelly explained that the county went to CIB to obtain funds to build a new emergency operations center, but instead decided to buy the old Road Shop in Monticello. With the potential purchase, the Road Department would like to build a new shop. Kelly said that a preliminary construction budget has been obtained and that a grant request for the funds is being sought.

Kelly explained they will be seeking \$1,870,000 to construct the new building. \$935,000 in cash from the County and \$935,000 in grant from CIB. The Building will be constructed in the back lots behind the old shop which San Juan County currently owns.

After no there were no public comments Commissioner Adams closed the public hearing.

There was a motion by Commissioner to approve the submission of the application to CIB

A motion to go into Public Hearing for Mexican Hat Special Service District board was made by Commissioner Benally and 2nd by Commissioner Lyman. Voting was unanimous.

Commissioner Adams explained that the public meeting is to get public input on the Mexican Hat SSD submitting an application CIB to fund a new sewer pump at Mexican Hat.

Danny Fleming, Operator of the Mexican Hat water and sewer systems, explained why the new sewer pump was needed. The old system failed and this will be an emergency request to CIB. Mexican Hat SSD only has 15-20 connections and this is something they could not possibly budget for. Scoot Flannery with Jones & Demille said that the cost of the project would be \$255,000 and that the application would be seeking all funds from a grant.

No public comment was made

Commissioner Adams closed the Public Meeting

A motion to come out of Mexican Hat Service District was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous.

A motion to approve the submission of a CIB application for the new sewer pump system was made by Commissioner Benally and 2nd by Commissioner Lyman. Voting was unanimous.

Greg Adams - SJC Assessor

Greg came to the commission to discuss several parcels with BOE questions.

A motion to go into Board of Equalization was made by Commissioner Benally and 2nd by Commissioner Lyman. Voting was unanimous.

Greg discussed the parcels and requested the following changes:

Parcel 26S23E341801 - The land value is being reduced to \$10,000

Parcel 36S22E274854 - The value of a house (\$189,200) was added to the property

A motion to come out of Board of Equalization was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous.

A motion to accept the County Assessor's recommendations was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous.

Commission Reports:

Commissioner Lyman - Commissioner Lyman reported that he listened to a Public Lands call where Dirk Clayson discussed Bel Weather cases. Commissioner Lyman also mentioned that broadband was discussed with the 7 county coalition. He explained that there were 2 phases to the broadband project and that the first phase would get broadband down to the Bluff and Montezuma Creek area. Commissioner Lyman also talked about budgeting and mentioned that centrally assessed properties are down in value, but hopes that it will turn around soon. He also met with Senator Lee's staff about the opportunity zone.

Commissioner Benally - Commissioner Benally listened in on a call with UAC and the Governor's Economic Development office where several locations were discussed to have a new BLM office out west. She also went to the state capitol for meetings. Commissioner Benally said that she had a phone call with Allyn Mitchell about a survey to called Sharp Survey which would gather data in schools to help with different behavior issues. She explained the process of getting the survey. Commissioner Benally also talked about an intergenerational poverty report. She also mentioned several upcoming meetings.

Commissioner Adams - Commissioner Adams talked a Navajo Revitalization meeting and what was discussed. He also mentioned other meetings that he has planned to attend.

A motion to close the meeting was made by