

**San Juan County Commission Work Meeting**  
**Hideout Community Center - Conference Room**  
**Agenda**  
**May 15, 2018**

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

**Attendees:** Joe B Lyman, Mark Lambert, David Carpenter, Bob Turri, Natalie Randall, Ryan Savage, Rhyn Taylor, Nick Sandberg, Angela Bulla, Amber Johnson, Cody Deeter

**Joe B Lyman - Event Sponsorship**

Joe came to the commission to ask the county to be a sponsor for a concert event on September 16, 2018. Joe explained how the event will take place, which artists will be playing, and how it will all work.

**Savage Engineers**

Ryan Savage and Rhyn Taylor came to the commission to talk about their business and let the commission know that they are still interested in helping San Juan County with projects.

**Natalie Randall - Economic Development**

Natalie presented a model to the commission on how to bring entities involved in Economic Development together to discuss issues and solutions. She also talked about upcoming events and marketing to international travelers

**Mark Lambert - BLM Updates**

Mark came to the commission to provide BLM updates on projects and things that are being worked on. He introduced the leadership team of Angela Bulla and Amber Johnson.

**Nick Sandberg - SJC Planning**

Nick talked about the Bears Ears planning effort with the BLM. He also talked about a meeting with the Forest Service on Friday, May 18th. Nick also talked about the Gunnison Sage Grouse lawsuit.

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**Attendees:** David Carpenter, Bob Turri, Natalie Randall, Cody Deeter, Norman Johnson, Jared Barrett, Maryleen Tahy, Jim Sayers, Steve Simpson, Cindy Tumeh, Jimmy Johnson, Chester Johnson, Jennifer Davila, Walter Bird, Rick Reeb

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

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

**A motion to go into Public Hearing was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous.**

Commissioner Adams explained that the purpose of the Public Hearing is to receive public comment on a draft project area plan and budget for the proposed bluffs community reinvestment area

Cody Deeter mentioned that the purpose of a CRA is encourage and enhance economic development. He gave a brief overview of how the CRA would work and how the project would use the money received from taxes.

Commissioner Adams invited Jared Barrett to provide insights about how the project originated and the status of the project so far.

Commissioner Adams opened the meeting up for public comment.

Jim Sayers - Bluff resident

Jim commented that there has been little support from the citizens of Bluff with the CRA. He also expressed concerns about the planning and management process.

Norman Johnson - San Juan County Water Conservancy District

Norman commented that he had concerns with the CRA the project, but that those concerns have been answered.

Jennifer Davila - Bluff Business owner

Jennifer commented that the funding that the CRA can provide is a great process, but that funding a project that has already been started is setting the wrong precedent.

Maryleen Tahy - Blanding resident

Maryleen commented that she would like to see other San Juan county residents have the opportunity to have their opinions heard about the project

Cindy Tumeh - Bluff resident

Cindy gave her perspective as a business owner on the project and how the economy could affect the business and the project.

Steve Simpson - Bluff business owner

Steve had several questions that were asked of Jared Barrett and Natalie Randall. He asked how the project would be assessed which was followed by more discussion.

Steve also asked about the projected occupancy to which Jared responded.

Jackie Warren - Bluff resident

Jackie expressed her concern about the future use of the taxes generated by the project and how those taxes will be used to help the City of Bluff.

Jared Barrett - Bluff project developer

Jared commented on Jackie Warren's comment and mentioned that whether he does the project or not, more tourists will be coming.

Commissioner Benally asked Jared what his projection would be on jobs that he would create.

Jared said that he anticipated hiring about 20 new people and that he would look to hire locally first.

Rick Reeb - Bluff resident

Rick commented on having a public hearing where more people could be more informed. He also asked how the assessment and taxation of the project would affect the county in other ways.

Steve Simpson - Bluff resident

Steve questioned Natalie Randall on the portion of the taxes that would be given to Jared Barrett.

**A motion was made by Commissioner Benally to leave the public hearing. Commissioner Lyman 2nd the motion. Voting was unanimous.**

Commissioner Lyman disclosed his profession as a CPA and his interest in the project. From a commissioner's point of view he commented that economically stimulating the county with a CRA would be beneficial to the county. He also supported others who would like to develop and grow. Commissioner Lyman also mentioned that the decision of the CRA board to move forward with the the project is a complex decision.

Commissioner Adams asked Cody if the project would affect the tax money that would be going to the Bluff Service Area and Bluff City. Cody explained that is would be up to the entities to participate in the CRA. If they choose not to participate then there would be no affect on the taxes in the areas.

Commissioner Adams asked for a motion to adopt the resolution adopting the Bluff Dwellings Community project area plan.

**RESOLUTION OF THE COMMUNITY REINVESTMENT AGENCY OF SAN JUAN COUNTY ADOPTING AN OFFICIAL PLAN FOR THE BLUFF DWELLINGS COMMUNITY REINVESTMENT PROJECT AREA**

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

Commissioner Adams asked for a motion to adopt the resolution adopting the project area budget for the Bluff Dwellings Community project area.

**RESOLUTION OF THE COMMUNITY REINVESTMENT AGENCY OF SAN JUAN COUNTY ADOPTING THE PROJECT AREA BUDGET FOR THE BLUFF DWELLINGS COMMUNITY REINVESTMENT PROJECT AREA**

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

A motion to leave CRA was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous.

Commissioner Adams read the title of an ordinance which adopts an official plan for the Bluff Dwellings Community project area.

**AN ORDINANCE OF THE SAN JUAN COUNTY COMMISSION ADOPTING AN OFFICIAL PLAN FOR THE BLUFF DWELLINGS COMMUNITY REINVESTMENT PROJECT AREA, AS APPROVED BY THE COMMUNITY REINVESTMENT AGENCY OF SAN JUAN COUNTY, AND DIRECTING THAT NOTICE OF THE ADOPTION BE GIVEN AS REQUIRED BY STATUTE.**

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

### **Walter Bird - SJC HR**

Walter came to the Commission to ratify the deputy clerk hiring of Mariah Harris. Five individuals were interviewed. A motion to ratify the hiring was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous.

Walter also presented multiple positions within the Road Department that needed to be filled. He requested that Ryan Norman to be hired to be a laborer/light equipment operator in the north district. A motion to hire Ryan Norman as the a laborer and light equipment operator was made by Commissioner Benally and 2nd by Commissioner Lyman. Voting was unanimous.

Walter also requested the hiring of two south and two north seasonal laborers. The individuals selected to fill those positions are Reuben Jim and Josh Perkins in the south district with John Shumway and Ryan Bird in the north district. A motion was made by Commissioner Benally allow the hiring of Reuben Jim, Josh Perkins, John Shumway, and Ryan Bird as seasonal workers for the Road Department.

Lastly, Walter conducted 3 interviews for 2 Blanding Senior Center Aide positions. He asked the commission to allow the hiring of Megan Black and Gerilynn Lee to fill those positions. A motion to hire Megan Black and Gerilynn Lee was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous.

### **John David Nielson - SJC Clerk**

John David presented the SSBG renewal contract for approval. He mentioned that this contract is renewed on an annual basis. A motion to sign the contract was made by Commissioner Lyman and 2nd by Commissioner Benally. Voting was unanimous.

### **Kelly Pehrson - SJC CAO**

Kelly presented the Drought Declaration for the month of May. A motion to sign the declaration was made by Commissioner Benally and 2nd by Commissioner Lyman. Voting was unanimous. Kelly presented an MOU that the county needs to sign every few years. He explained that the MOU is with the Department of Emergency Management to share resources and work together in case of an emergency event. A motion to sign the MOU was made by Commissioner Benally and 2nd by Commissioner Lyman. Voting was unanimous.

Kelly also mentioned that due some legislation in the State of Colorado, San Miguel County, Colorado could now join in a Mutual Aid Agreement with San Juan County to work together and share resources in case of an emergency. Commissioner Lyman made a motion to accept the agreement and was 2nd by Commissioner Benally. Voting was unanimous.

Kelly also presented a new aging waiver contract amendment for signature. A motion to approve the aging waiver contract was made by Commissioner Benally and 2nd by Commissioner Lyman. Voting was unanimous.

Finally, Kelly mentioned that the Planning and Zoning commission board has 3 open postions which are being advertised. He received an application from Melvin Nelson for applied for an

at-large position. A motion by Commissioner Lyman was made to have Melvin Nelson fill the at-large position. The motion was 2nd by Commissioner Benally. Voting was unanimous.