

## SAN JUAN COMMISSION MINUTES

NOVEMBER 23, 1987

The San Juan County Commission met in regular session November 23, 1987 at the hour of 10:00 A.M. at the San Juan County Courthouse, Monticello, Utah.

Commissioners present were: Calvin Black  
Kenneth Bailey  
Mark Maryboy

Commissioner Mark Maryboy made a motion to approve the minutes of November 16, 1987 as corrected. Commissioner Kenneth Bailey seconded the motion. UNANIMOUS.

**State Tax Commission:** The following members of the State Tax Commission met with the San Juan County Commissioners: Commissioner R. H. Hanson, Commissioner Roger O. Tew, Commissioner Joe B. Pacheco, Director of Property Tax Mike Monson, and Attorney Blaine G. Davis. There being no formal agenda to follow, the following items were discussed with the San Juan County Commissioners, County Treasurer Marion Bayles, County Assessor Barbara Montella, and County Clerk Gail Johnson.

**License Plate Contracts:** The State Tax Commission indicated that contracts for handling license plates will be uniform for all counties. As noted in a newspaper article Box Elder County's contract was given early due to personnel changes.

**State Assessed Property Taxes** - Taxes assessed by the State for additions to the tax rolls were sent out too late to be put on the current notices as they had already been mailed to County residents. There is also a problem of putting past-years tax collections on the computer records. The Tax Commission did not offer a solution to that problem only that it would be taken care of when the taxes were paid.

**Sales Tax Reports** - Commissioner Black expressed appreciation for getting the Sales Tax Reports. He did indicate that when errors were found on the report, regarding giving credit to the rightful entities, there were problems getting any response from the State. A change of personnel within the State Tax department may correct that problem. It was suggested that a form could be implemented to have the errors corrected by the various counties and returned to the state.

**Semi-annual Payment of Property Taxes** - The subject of semi-annual payment of property tax was discussed as it had been brought up at the UAC meeting in St. George. Commissioner Black expressed opposition to this as it would double the cost to the Counties. He would not be opposed to legislation giving the counties the option to adopt this policy, but he would be opposed to legislation mandating such a policy.

**Board of Equalization** - The County Board of Equalization hearings were discussed. It was reported that more people had attended the Board of Equalization hearings than ever before. Most of the people had appraisals on their homes as a result of the federal tax law that eliminated interest deductions on everything but homes. People applying for home equity loans were required to get appraisals before closing the loans. These appraisals were used at the Equalization hearings as a basis for requesting a reduction on the valuations of their residences. After the hearings, valuations in Blanding were determined to be over by 42% and 36% in Monticello enabling the County to reduce virtually every tax notice presented. Commissioner Black expressed his concern for a fair taxation of all people when they did not choose to attend the Board of Equalization hearings.

Commissioner Black and Commissioner Bailey felt that the state tax law was not being administered the same on the Wasatch Front as in the rural areas. They cited various examples from personal knowledge.

The law requires that adjustments on taxes be made according to a sales ratio study performed by the tax commission. Commissioner Bailey indicated that property values in San Juan County are decimated but the sales ratio study does not reflect this fact. If people want a home or piece of property for a certain use they will pay an inflated price just to obtain the property. He felt the sales ratio study was off by 30%. The County Commissioners were asked how more and better data could be gathered by the State Tax Commission so that it reflects what the market is. Commissioner Black indicated that rural sales are too sporadic to reflect a normal market and the possibility that rural people may be more honest than urban people when replying to state sales study questionnaires. County Assessor, Barbara Montella, could find no error in the sales ratio study for what it reported, but stated it did not reflect a true market value for San Juan County.

The Tax Commission expressed appreciation for the comments of the meeting as they welcome input into the analyzing of the data used to assess taxes.

**COMMISSIONER CALVIN BLACK'S REPORT**

**"Shop at Home" Policy Letter** - The following letter was written by Commissioner Black to the San Juan Record in response to two letters sent to the newspaper concerning the County "shop at home" policy:

San Juan Record  
Monticello, Utah 84535

Dear Editor:

There seems to be some confusion with respect to the suggestion of a "shop at home" policy in San Juan County as evidenced to two letters to the editor.

The issue was discussed in a Commission meeting because quotes on prices on firearms were presented without any from local businesses, recent bids on vehicles where local businesses were not the low bidder, a report in the newspaper that "shopping trips" were scheduled by the senior citizens buses, and an anonymous note to Commissioner Black citing his talk to the Monticello Chamber on the benefits of shopping at home and the County apparently not practicing it.

It was later found that the newspaper report was erroneous and that senior citizens tours are not scheduled for "shopping" out of the County

The County has been requiring that local vendors be contacted for quotes and bids on purchases. Because of this matter having been brought to the attention of the Commissioners, we are discussing the advisability of some small percentage differential for local businesses on items competitively bid or quoted.

We also discussed the benefits which would accrue to all of the County if all of us, including Commissioners, other public entities and officials, employees, and all other citizens would consciously begin buying everything we could locally. The need for people in business to become more competitive and provide a greater variety of goods and services were also discussed.

The discussion and effort to promote "SHOP AT HOME" policy and attitude was not to cast aspersions at others, but for the County and Commissioners to take the lead and set an example of the benefits of shopping locally and to urge, (not order) others to do so in all of our best interests.

We appreciate the interest this issue has aroused and believe there should be much more discussion and follow through.

Calvin Black, Chairman  
San Juan County Commission

**Private Vendors/Public Buildings** - Commissioner Black expressed the concern of private vendors coming into public buildings and taking the time of public employees to sell their products. This matter will be discussed further at the next commission meeting.

**BLM Meeting** - Commissioner Black and Commissioner Bailey met with the Bureau of Land Management this morning to discuss the road access into the new gas plant to be built east of Blanding.

**Land Trade Proposal/Lake Powell** - Commissioner Black met with John Lancaster and Irv Mortensen, Supervisor to Glen Canyon, to brief them on the Land Trade Proposal of Governor Bangerter. The trade would save the federal taxpayers money and help the Park Service with management and law enforcement relating to visitors coming into the area.

**Budget Request** - A budget request for \$47,637.00 has been received from the Southeastern Utah District Health Department for calendar year 1988.

#### **COMMISSIONER KENNETH BAILEY'S REPORT**

**Road Department Mechanics** - A motion was made by Commissioner Bailey to accept the recommendation of the Road Department to hire Max Halls and James Harvey for the Monticello Road Shed and Bruce Bushore for the Blanding Shed at Grade 10 Step 1 (\$7.06) with a probationary raise after 90 days to Grade 10 Step 2 (\$7.35).

Victor Nebeker to be hired as shop supervisor to replace Robert Bryan at Grade 18 Step 1 with a probationary raise to Grade 18 Step 2 after 90 days.

Commissioner Maryboy seconded the motion. UNANIMOUS.

**Heavy Equipment Operator** - Applicants for the heavy equipment operator position will be tested on a grader by Merz Hugentobler before a recommendation will be made to the Commission.

**LaSal/UMETCO Road** - The BLM has allowed the County to take 2,000 yards of pit run out of the LaSal Gravel Pit to put on the "D" road being used by UMETCO.

**Bug Point Agreement** - Commissioner Bailey made a motion authorizing the signing of an agreement with Clyde and Elsie Sanchez to haul rock off their place for Bug Park in return for four belly-dump loads of gravel. Commissioner Maryboy seconded the motion. UNANIMOUS.

#### **COMMISSIONER MARK MARYBOY'S REPORT**

**Bluff Public Meeting** - A public meeting is being held at the Bluff Elementary School tonight at 7:00 p.m. Items on the agenda are the transfer of the Bluff jail to Monticello and the forming of an advisory group to be responsible for the Bluff Community Center. A bill was presented from Jay Nelson for the replacement of a metal door on the Community Center. Mr. Nelson also indicated the roof is in need of repair on the building.

**Montezuma Creek Meeting** - Commissioner Maryboy will be meeting with the Navajo Tribal Congress Department, Navajo Tribal Labor relations and possible oil companies to discuss labor problems in the area.

**White Shale/Mexican Water** - County Surveyor, Doug Pehrson, will get land description to Commissioner Maryboy so permits can be issued for the County to obtain white shale from Mexican Water to use on the roads.

**Reservation Roads** - The County has a problem on reservation roads because the BIA has such strict criteria that has to be met before any roads can be considered for improvement.

**San Juan County Library Board** - Commissioner Maryboy made a motion to appoint Debra Westall of Bluff to the San Juan County Library Board. Commissioner Bailey seconded the motion. UNANIMOUS.

**Red Mesa/White Mesa Road** - The Road Department is completing the work on the road from Red Mesa to White Mesa this week. It will be very difficult to put rock on the north slope because of the high pressure gas lines located at the sides of the road.

**Historical Board** - Commissioner Maryboy attended the Historical Board meeting last week. They still are looking for a place to store documents. It was suggested that a room could be built over the senior citizens center in the Monticello Library as a possibility.

#### **ADMINISTRATIVE ASSISTANT, RICHARD BAILEY'S REPORT**

**Census Meeting** - Administrative Assistant Richard Bailey, attended a Census meeting in Price. The State Census Bureau will be providing maps in the summer of 1989 to indicate where the lines will be drawn for the enumeration districts.

The State will also be appointing a district manager for the southern area of the state. Mr. Bailey felt that contact with the district manager prior to the census count may help with the problems we have had in past years. Commissioner Black indicated that the state count was more accurate than we had previously thought. San Juan County will not be responsible for the census on the Navajo Reservation unless asked for help by the Tribe. The County will contact the Tribe to make sure the anglo people living on the reservation will be counted as well as the Navajo people.

**Health Insurance Request** - A part-time employee of the Road Department, who does not qualify for participation on the County health insurance plan, wants to buy the insurance at premium cost. The County does not have a policy to allow full time/part time employees to carry the insurance under the full premium payment, if they pay for it. This issue will be put on the agenda for further consideration.

**Community Impact Board** - A request to the Community Impact Board for reimbursement of \$236,812.98 was signed by Chairman Black. This covers miscellaneous items paid for by the County on the Public Safety Building.

**Interagency Meeting** - Ed Scherick, BLM director, called to inform the County of the next Interagency Meeting in the Grand, San Juan area. It will be held January 21, 1988 at 12:00 p.m. in Monticello. Any problems the County has will be discussed at that time.

**Communication Site Fee Increase** - A letter to Mr. J. Tixier, regional forester, on the increased communication fees was drafted for Chairman Black's signature. The Commission wanted verification in writing about the statement the Forest Service and BLM have been making that local governments will not be affected by the increase.

**Insurance Claims** - Previously all insurance claims have been handled by Educator's Mutual for Utah Local Government Trust. The Trust has not been satisfied with the service provided and have changed companies. As of January first Utah Public Employees Company will be handling the claims. Mr. Bailey sent Monty Eggett of Utah Local Government Trust a letter to establish what service and premiums will be provided for San Juan County.

**Blanding Airport Revenues** - A request for reimbursement of expenses at the Blanding Airport indicated that some revenues have not been reported, vs. the gas tax revenue. Since Jon Hunt moved no one has filed for the revenue. A conversation with Norman Johnson, Blanding City Manager, indicated that Blanding City has not been paid for the tie-down fees. Mr. Johnson will collect it and those items will be shown on the next billing. Commissioner Black asked Richard Bailey to find out how much the utilities are for the trailer at the Monticello Airport and how much gas is being sold there also.

**Surplus Equipment** - Richard Bailey contacted Dave Johnson, State Agency for surplus, regarding the surplus tractors available from the government. The paper work has been completed and the tractor is ready to be picked up by the County. However, the scrapper that was requested will not be available at this time.

**Halls Crossing Dump Site/ Montezuma Creek Road Shed** - Administrative Assistant, Richard Bailey, met with Dave Krouskop from the BLM regarding the Halls Crossing Dump site and Montezuma Creek Road Shed site. The Montezuma Creek Road Shed site permits should be signed this week. Dave indicated there is a problem with one of the grazers at the Halls Crossing Dump site concerning the protection of his cattle. The rancher needs to sign a waiver for the loss of the grazing area. That will be taken care of as soon as possible. Mr. Bailey told Mr. Krouskop that the County will fence the dump area and either lock the gate or put a cattle guard to prevent the cattle from entering the dump site.

**Halls Crossing Airport** - It was determined that a meeting with the FAA will not be necessary at this time. A full EIS will be required at the airport site with the FAA funding the study.

**Copier - Courthouse** - Approval was given to go ahead with the purchase of an IBM copier. Mr. Bailey has contacted other companies and found very little difference in the cost of other units but IBM had a better allowance on trade-in of the present copier.

**Employee Grade/Step Chart** - A revised grade and step chart was made at the time of the clerical salary adjustments. Approval was given to enter the revised grade and step into the computer for the current payroll with adjustments beings made at the next Commission meeting.

#### **CURRENT BUSINESS**

**Long Canyon Road** - Max Dalton appeared before the Commission concerning a road crossing his property in the Long Canyon area. Mr. Dalton would like the road closed to the public. The Commissioners are concerned that areas of public land would be inaccessible if the road were closed. There is another jeep trail into the public area that is available that does not cross Mr. Dalton's land. The road in question also crosses Richard Lyman's field. He too would like to reroute the road so that it won't cross his field. A proposal to reroute the road will be drafted by County Attorney, Craig Halls, to present to Mr. Dalton and Mr. Lyman for their approval.

**Building Permits** - Greg Adams, County Building Inspector, reported on the current building permits being issued by the County. The billboards along the highway are regulated by the Department of Transportation but require County building permits. The Commission authorized Mr. Adams to sign for those. Mr. Adams has also noticed some out buildings being built and asked if these needed building permits. The Commissioners said all building with the exception of agricultural buildings need building permits. The value of the building would be determined with the owners.

Sub-divisions must meet Utah State Code regulations and County Zoning ordinances before advertising lots for sale. There is one being advertised within the County that has not met these regulations. Mr. Adams was instructed to notify the state concerning this sub-division and let them pursue the problem.

**San Juan County/Grand County Line** - San Juan County Assessor, Barbara Montella and Recorder, Louise Jones, have had people located along the San Juan County/Grand County line complaining about double taxation. The plats are indefinite as to the location of the County boundaries. Doug Pehrson, County Surveyor was asked to provide a definite description of the line.

**Utah Power and Light** - Roger E. Puckett, Utah Power and Light, said that Utah Power and Light is increasing the rates for television transmission lines on power poles. It involves 33 poles in the Bluff area. Upon discussion it was determined that the television line has not been used for several years but until the line is removed from the poles there will be a charge. Bill Bayles, County Communications, was instructed to have the line removed from the poles. A letter of cancellation of the existing contract will be sent to Utah Power and Light.

**Sheriff's Department** - Sheriff Claude Lacy presented an up-date on the Bartley-Rockwell situation. He is having a problem getting a search warrant from Colorado law enforcement officials to search for alleged stolen property thought to be held in Colorado.

**Forest Service/District Ranger** - Joe Bistryski, Assistant District Ranger, introduced the new District Ranger, Lee Bennett, to the Commissioners. She has only been in the area a short time and is looking forward to a good working relationship between the Forest Service and San Juan County. They have a meeting scheduled with the Commission to discuss current needs on December 7, 1987.

**Community Mental Health Director, Mark Lyman** - The following persons have agreed to serve on the Human Services Board for a two year period and need to be approved by the County Commissioners:

Margaret Buck	Representing consumers in the Bluff area
Rick Bailey	Representing the County Commissioners
Fern Richey	Representing consumers in the Monticello area
Jed Lyman	Representing the School District
Nick Mose	Representing UNDC
Bill Todacheenie	Representing the Aneth Chapter

The following persons have agreed to serve on the Board to replace persons who are unable to come to meetings for the balance of their term of office:

Gail Glover	- replacing Carl Osborn, representing CEU
Neal Crank	- replacing Francis Paul Shorty, representing the Oljato Chapter

Commissioner Maryboy made a motion to approve the appointments to the Human Services Board. Commissioner Bailey seconded the motion. UNANIMOUS.

**Alcohol and Drug Money** - The alcohol and drug money needs to be moved to the County and handled through the county's accounting system. There would be separate accounts for Mental Health and Alcohol and Drug

funds.

**Commodities Program** - Requests from individuals on the Reservation have been received at the Social Service Department. They would like to know what access they have to the Commodities Program off the Reservation. The County contract is for four sites, Senior Citizens sites, and anyone within the County is eligible to the commodities. However pick up can only be made for two additional people with written permission from the people. The Tribe has contracts for Human Services but the people complain that they are not receiving the services. The Commodities Program may be phased out in April for lack of produce. Richard Bailey was asked to write to the State and find out which programs have been transferred to the Tribe and request the Tribe to report on what programs are being provided to the Utah Navajo's.

**Bluff Community Center** - Bluff residents are complaining about the Social Services in Blanding trying to administer the Bluff Community Center. At the public meeting tonight Commissioner Maryboy will try to organize a committee to be responsible for scheduling the center.

**San Juan County Hospital** - The Commission approved the purchase of a steamer for the hospital kitchen. Commissioner Bailey made a motion to approve the transfer of \$11,531.55 to the County Hospital for capital outlay. Commissioner Maryboy seconded the motion. UNANIMOUS.

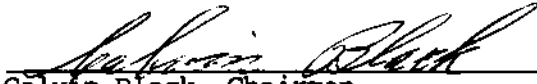
**Physician Recruitment** - A discussion was held on the final negotiations for Dr. Kelly Nicholes and Dr. Martin MacNeill to come to the Blanding Clinic.

**BILLS APPROVED FOR PAYMENT**

Michael D. Monico	refund of bail	\$20,000.00
American Home Economics Assoc.	dues & membership fees, 1988	60.00
American Library Preview	supplies, Library (M)	73.00
Collection Management Agency	ticket	11.25
Richard Jones	basketball referees clinic	67.68
Fidel Martinez	restitution: Robert Gallegos	55.25
Montezuma Creek Clinic	restitution: Johnson Skow	102.90
Mountainland Pipe & Plumbing Supply Co.	supplies recreation	8,604.70
Utah State Library Commission	books Navajo Mountain	2,000.00
Nuclear Testing Services	film badge service/Jul., Aug., Sep.	59.40
Redd Plumbing & Solar	recreation	3,040.00
J.J. Steffen	relief driver, senior citizens	10.66
Utah State University	duplication-videotape stock	30.55
United Placemats	advertising/Wagon Wheel mats	50.00
Whitney's	supplies Surveyor	140.00
Abajo Petroleum, Inc.	diesel road dept.	1,431.73
Richard M. Bailey	St. George UAC meeting	181.25
Nicky Black	hauling road dept.	3,299.75
Black Oil Company	fuel road dept.	327.19
Blanding City of	airport operation/Blanding	27,807.50
Charles Bowles	uniform allowance Nov. 1987	60.00
Bryan, Robert F.	tool allowance Nov. 1987	25.00
Keith H. Chiara	pub.defender.ins.Nov.1987	1,110.40
Bill Christensen	uniform allowance Nov. 1987	25.00
Colonial Life & Accident Ins.	liability from payroll run	561.41
Rudolph Cook	uniform allowance Nov. 1987	60.00
H F Cosby Jr.	hauling road dept.	1,289.75
L.N.Curtis & Sons	supplies sheriff's dept.	26.40
William Monte Dalton	uniform allowance Nov. 1987	60.00
Tom Dyer	uniform allowance Nov. 1987	60.00
Eastman Kodak Company	supplies clerks office	95.60
Equitable Life Assurance Soc.	liability from payroll run	3,760.46
Federal Licensing, J.V.	renewal fee F.C.C. license	85.00
First Security Bank of Utah	liability from payroll run	26,973.11
Frito-Lay, Inc.	supplies vending maching	10.08
Grand Tire Company, Inc.	supplies road dept.	932.08
Craig C. Halls	hiring SLC on Tommy Chilly	142.13
Hawkins, Stanley M.	tool allowance Nov. 1987	25.00
Horsehead Hardware	supplies road dept.	28.08
Helen Howell	uniform allowance Nov. 1987	25.00
Wesley L. Hunt Company	supplies communication	502.60
Intermountain Battery	supplies road dept.	414.45
Diane Jackson	uniform allowance Nov. 1987	25.00
Kar Products Incorporated	parts road dept.	6.63
Kelly Company	supplies justice/peace	105.74
Kents Foods	supplies library (M)	30.84
Kirby, Jack H.	uniform allowance Nov. 1987	70.00
Max Ksiazkiewicz	tool allowance Nov. 1987	25.00
L B P Trucking	hauling road dept.	1,172.50
Claude Lacy	uniform allowance for Nov. 1987	60.00
Venice Lyman	restitution: Kelly Shumway	100.00
Martha J. McCann	uniform allowance Nov. 1987	25.00
Jimmie Manheimer	subsistance November 1987	72.00
Martineau, Gary	janitor library (B) November 1987	404.25
Monsen Engineering Company	supplies surveyors office	91.67
Monticello City Justice of the Peace	s.o. collections	155.00
Monticello City of	restitution: Robert Gallegos	196.00
Jack L. Mortensen	uniform allowance Nov. 1987	25.00
Motor Parts Company	parts road department	507.49
National 4-H Council	supplies extension office	112.38
Victor Nebeker	tool allowance Nov. 1987	25.00
Nelson, Jay	repairs for Bluff Building	903.45
Lynnette Palmer	uniform allowance Nov. 1987	25.00
Tierre J. Patterson	tool allowance Nov. 1987	25.00
Andy Peterson	uniform allowance Nov. 1987	25.00
Phillips Petroleum Company	gas purchased sheriff's dept.	57.04
William H. Pierce	uniform allowance Nov. 1987	60.00
Quill Corporation	elec. typewriter (recorder)	307.03
Kevin R. Rhoades	uniform allowance Nov. 1987	25.00
Rufino Romero	janitor library (M) Nov. 1987	225.00
San Juan County	gas, labor, etc. div. of aging	925.00
S.J.C. area agency on aging	petty cash	29.74

San Juan Credit Union	liability from payroll run	997.92
San Juan Health Care Services	capital request	11,531.55
Gaylen Schaugaard	janitor library (M) Nov. 1987	173.25
Dayne Shumway Construction	hauling road dept.	1,328.25
Steve Stovall	uniform allowance Nov. 1987	60.00
U.S. Dept. of the Interior BLM	weed control maps	30.00
University Radiologist	payroll deduction: J. Manheimer	100.00
Utah's Canyonlands	advertising develop. board	6,384.47
Utah Gas Service Company	utilities road dept.	449.17
Utah Navajo Industries	supplies road dept.	669.00
Utah Power & Light Company	utilities communications	10.38
Utah Public Employees Assoc.	liability from payroll run	70.00
Utah State Dept. of Agriculture	renewal pesticide license	10.00
U.S.E. Credit Union	liability from payroll run	2,537.82
Utah State Information Systems	job processing sheriff	453.18
Utah State Retirement Board	liability from payroll run	595.04
Utah State Retirement Fund	liability from payroll run	15,089.57
Utah State Tax Commission	liability from payroll run	4,491.00
Ute Mountain Ute Tribe	payroll deduction: Norman Begay	50.00
West Publishing Company	supplies attorneys office	81.50
Wheeler Machinery Company	parts road dept.	984.69

**Adjournment:** There being no further business the meeting was adjourned at 5:00 p.m.

  
 Calvin Black, Chairman

  
 Merna C. Johnson, Deputy Clerk