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Subject: Bluff issues
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To: Bill Boyle <sjreditor@frontier.com>

Bill some pointers in the feasibility study for bluff:

When the 3rd party company (Bonneville Research) came and did the feasibility study he was wanting us to put together what it would cost for Bluff to maintain the current level of service that we are giving them.

Also if Bluff incorporates we would treat them the exact same that we treat Monticello or Blanding, so that being said here are some major issues that I think the Feasibility Study does not show or they did not even listen to us

Roads - In the feasibility study he mentions that the Public works Director said that it would only take \$20,000 to maintain the roads within Bluff City limit. It looks like that he budget \$25,000 in the study. This statement is absolutely not true, Benny did mention that we subsidize roads with other B road money depending on condition and use of roads. Bluff roads are in very bad shape, you can drive by twin rocks and see it for your self. So there is a huge need for reconstruction of roads and B and C roads are just for maintenance. So I don't know if Bluff just plans on letting the roads go or will they be trying to find some money. If they get only \$25,000 in C road revenue, we are willing to contract with them for \$25,000 of work, which would roughly be a half a block!!!

Law Enforcement - So Sheriff Eldridge gave Bonneville Research the number that we roughly spend \$56,000 of law enforcement time in Bluff, which is roughly the cost of a Part time deputy and equipment. The feasibility study has bluff with only a \$30,000 budget. When asked how they came up with that number, I was told the sponsors feel that the County can do same amount of service for that amount. Not sure how that works??? We have never discussed a contract or amount on this with anyone in bluff. At the public hearing however citizens that were for the incorporation felt they will have a much more proactive law enforcement if they are there own city. Again not sure how that will work when the budget is less than half of the cost of a PT deputy.

Landfill - Again we would treat them they same way we treat Monticello and Blanding. They will have to find their own land and provide their own transfer bin. When it gets filled they will have to pay the county to come pick it up. They will also have to provide and pay their own tenant to manage it. Sure they will get some revenue, but in researching Blanding which is similar distance away. Blanding received \$8,738 in revenue and it cost them roughly \$25,000 in expenses in fiscal year 2017 to have a transfer bin for their citizens.

Fire/EMS equipment - All the equipment and building in Bluff is currently San Juan County's equipment. We do not provide any equipment or buildings in Monticello or Blanding. So they either will need to purchase their own equipment and building or buy ours. There is no talk of this or other start up costs. This was also a subject at the public hearing and someone thought they could just come to the county or CIB for start up costs. This is a huge assumption and a unknown.

Fire - The county has an agreement that the Cities will help with fire issues outside city limits when needed in turn we do snow removal. We have never discussed anything with Bluff on fire. They also only budgeted \$10,000 a year in feasibility study.

Salaries - the Feasibility Study only shows \$30,000 in wages. No benefits, no retirement. So what is this a part time position? If they have any employee work more than 29 hours a week. They will be required to give them health insurance and Utah Retirement . Just for a \$10.00/an hour employee on both of those the cost is around \$45,000 to the employer.

Liability Insurance - The cities will be required to get general liability and workers comp insurance for all aspects of the city. There is no line item in feasibility study on this.

Building Inspector - Both cities pay the county to do all building inspections. There is no line item on this.

These are just some of the things that I have come up with on bluff incorporation. Part of me wants them to incorporate so that they can fix their own issues, however I just don't see how this can be feasible. So I just feel it will hurt a lot of the long-time citizens when there taxes are very high and the County will still be the bad guy for not bailing them out. Again we will just have to do what we do for other cities.

Not sure if this helps or not.

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