

Bluff Town Council
Tuesday, November 6, 2018
Bluff Community Center at 6:00 p.m.
190 N 3rd East Street
P.O. Box 324
Bluff, Utah 84512

Draft Minutes

The council met Tuesday, November 6, 2018 at 6:00 p.m. in a public meeting.
Present were: Mayor: Ann Leppanen, Brant Murray, Luanne Hook, Jim Sayers and Linda Sosa.

The meeting started at 6:01 p.m.

Approval of minutes from October 30, 2018. Work Session. Murray motioned to approve the minutes and Sayers seconded. All voted to approve.

Approval of minutes from October 30, 2018 Council Meeting. Murray motioned to approve the minutes and Leppanen seconded. All voted to approve.

"Meet and Greet" - Deb Dull with Rocky Mountain Power and an introduction of her to the town and a primer for the town on "franchise agreements."

Dull, regional business manager for Rocky Mountain Power, gave us a franchise handout and explained how franchise agreements work for our benefit. This is a general easement agreement that allows RMP to use our right-of-ways. If electrical utilities need to be moved or need work they bear the cost. They have grants and are willing to work with us on projects. The process is to vote, write an ordinance, and after RMP signs it, send it to the Tax Commission. We are then allowed to implement a municipal energy tax on RMP bills inside the town boundaries. We can tax from 1% to 6%. Murray asked what is the common amount? 3%. We will read the handout and put it on the next agenda. Dull will come to our Dec. 4 to finalize the agreement. She will check to see if we need a public hearing.

Old Business

1. GRAMA (Sosa)

Sosa received GRAMA certification and created a binder with a copy of the web page, basic terms, GRAMA Code, request form and acceptance/denial form. It is in our office and we can look at it and vote on it at our next meeting.

2. White Paper on Taxes (Murray)

Murray used information from the Feasibility Study and Tax Commission to explain types of taxes we could use and how much money each could generate. He compared tax percentages of San Juan County and similar towns. Bluff is 6.2%. He and Hook will find out more information, especially the steps to obtain these taxes. We will read the tax portion of the Feasibility Study, pages 21-27 and continue with this on next week's agenda.

3. Lyman Family Farms Request to Disconnect from the town of Bluff, Dates of Deadlines, and Attorneys (Leppanen)

Leppanen and council members have been communicating with land use attorneys for pro bono legal advise. We need a good, legal opinion about the pros, cons and options for the Town. Several are interested, running conflict checks, and will then get back to Leppanen. The Council will need legal opinions and a public hearing to decide if we oppose the disconnect. Leppanen has talked with Pam Leach, mayor of Rockville, whose town is in a similar situation. Leach suggested checking to see if our liability insurance would cover some legal costs and Leppanen asked Sayers to investigate. The LFF is running three public notices in the San Juan Record. Leppanen will put a public notice in the paper for a public meeting December 5, at 6:00. After that the Council has 45 days to decide to accept or oppose the disconnect.

4. Report on Attendance at San Juan County Commissioners Meeting and the town's request for a map of roads (Leppanen)

Leppanen was on the agenda at the November 5th Commissioners meeting. She gave them a letter prepared by Murray and Michael Haviken stating the condition of our roads and what work needs to be done. We plan on accepting the County roads before the end of the year. Leppanen asked the Commissioners to give Sam Cantrell, County Surveyor, the green light to get us the map we need to apply for State road money. They agreed and Leppanen left Cantrell the information that he needed. He is out of the office this week and will get it to us next week. Murray and Haviken will color code the roads on the map so it is ready for UDOT.

5. Status of the Transfer Station (Murray) and Preparation if the town temporarily takes it over (Leppanen)

Murray explained that Dudley Beck has four volunteers willing to take the training at our Transfer Station on the last day, November 17, to be able to keep it open once a week. Leppanen is working on a volunteer waiver and release form and asked Sayers to check with our carrier and have the volunteers sign the release at the training.

6. Reminder of Southeastern Utah Association of Local Government Training in Monticello on Wednesday, November 7, 2018, 1 p.m.

Leppanen and Sosa will attend. This will allow us to apply for grants and funding.

7. Update on Request to Zions Bank for Funding (Leppanen)

Leppanen is working on a packet for the bank. Murray will set up our bank account Wednesday.

8. Jake Powell, USU Professor with Utah Extension Services phone call (Murray)

Murray and Sosa participated in a conference call with Powell about the possibility of forming a partnership with a regional planning class that would come to Bluff in Spring and be involved in hands-on planning and zoning projects. Discussion included:

This could be a good, ongoing resource for us

They could do planning and zoning work

Concerns – Our planning and zoning commission is not in place yet

We need to finish our General Plan so they have direction

This may not be the right time for us to take this on

Murray made a motion to call Powell tell him we endorse planning in the future. Sosa seconded.

Murray and Sosa voted for, Leppanen, Hook, and Sayers voted against. The motion did not carry.

New Business

1. San Juan County Economic Development (Sosa)

The purpose of this newly formed board is to form County partnerships and involvement in projects. The County will use TRT tax revenue and market for the towns this year. We need to look at what we want and they will meet with us. The County focus is tourism, broadband, healthcare, energy, transportation, and business support and expansion.

2. Report on Attendance at a Meeting at LaPosada about Use and Ownership of the Current Bluff Elementary School (Sayers/Hook)

Sayers and Hook met with Jenn Davilla, David Cronin of Dine Bikah and others November 5th to discuss ideas for the old elementary school building when the new school opens. They felt that it was a very positive meeting with lots of ideas in education and culture. They will meet in January with funding and grant ideas.

3. Draft a letter to SJ School District concerning safety issues (highway, fire, flood) at new location (Hook)

Hook wanted to draft a letter addressing safety issues and involvement with planning for the new school. Leppanen asked her to write a letter and bring it to our next meeting. Dull will check with the district and see if RMP can help with electrical utility planning.

4. Meeting during the Week of Thanksgiving (November 19-23rd) (Sosa)

Sosa will be in Denver after our regular Tuesday meeting. The Council will try to make it a light agenda week.

5. Moving into 2019-20: joint work sessions with BSA and joint work sessions with BWW

Tabled for now but some council members will attend the next BSA and BWW meetings.

6. A Work Session for the town's Request for CIB funds (All)

Tabled until we have more information,

Sayers motioned to adjourn and Leppanen seconded. All voted in favor.

Adjourned 7:48 p.m.

Linda Sosa, Recording Officer