

Bluff Town Council
Tuesday, January 15, 2019
Bluff Community Center at 6:00 p.m.
190 N 3rd East
P. O. Box 324
Bluff UT 84512

Draft Minutes

Regular meetings are held every Tuesday at 6:00 p.m. at the Bluff Community Center. Requests to be on the agenda may be submitted to Ann Leppanen at least 4 days before the meeting.

The meeting started at 6:02p.m.

Roll Call Mayor Ann Leppanen, Luanne Hook, Brant Murray, Jim Sayers, and Linda Sosa

Approval of January 8, 2019 Minutes

The minutes were amended to include, to sell this portion of Comb Ridge, to Hook's comment and correct the spelling of Jenepher Stowell. We will approve them at our January 22nd meeting.

Old Business

1. Vote on Ordinance Language for granting Lyman Family Farm's Petition to Disconnect from the town of Bluff (Leppanen)

We can approve the ordinance or modify the wording to give it historical background for the future. It could reflect that the town was united against the disconnect and a great deal of time was involved in the process. It was decided that we will send suggestions to Leppanen and she will contact Chris McAnany. The vote was tabled until the January 22nd meeting.

2. Planning and Zoning Procedures and Rules (Leppanen)

McAnany has not gotten back to Leppanen about this document and she will ask him to get it to her by our January 22nd meeting so the Council can approve it and the Planning and Zoning Commission can meet January 24th.

Sarah Burak spoke to the Council of the benefits of using Google Voice. We have not been able to get the phone in our office disconnected and a new phone line. Burak explained that we could get a common number that would ring everyone's cell phone, people could leave messages, and it is free. Concerns from the Council and audience included security, not being able to scan, and the benefit of using a landline for emergencies. Leppanen asked Burak if she has the time, could she research security and business issues. Leppanen will check again with the BSA and we will continue this at the January 22nd meeting.

3. Update on Community Development Block Grant and Residential Anti-Displacement Policy (Leppanen)

Jocelyn Meyer explained that when it was determined that we could apply for water projects, our grant shifted to water and we must adopt a resolution to apply. Leppanen will contact the BSA to have a special meeting because we need an agreement with them to apply, as they own the water rights. We need to have the Residential Anti-Displacement Policy completed and on

file with the CDBG in case a project affects housing. Once on file with the CDBG it is in force for future projects. Sayers moved to adopt the Residential Anti-Displacement Policy resolution and Murray seconded. All voted in favor. Leppanen signed the resolution and will get it notarized. She thanked Meyers for her continuing hard work.

4. Update on SJ Public Health Board (to be determined a 1/22/19 meeting) and San Juan County Water Conservancy District (letter to SJC by 1/18/19) board positions (Leppanen) Lois Young has applied to serve on the SJ Public Health Board. Murray motioned to appoint her and Hook seconded, all voted in favor. Murray expressed gratitude for her stepping forward. Leppanen will write a resolution and get a letter to Rick Berge. Ed Dobson is planning to submit a letter of interest for the Water Conservancy District. Leppanen will work on a documents addressing volunteer accountability and resolutions.

5. Update on USU (Murray)

Jim Hook, contact person, and Jake Powell of USU have exchanged emails and the Regional Analysis class has started. It will be research the first half of the semester and planning the second half. The nine students will visit Bluff from January 22 to 26 and Hook will coordinate an open house with the Council and Planning and Zoning. Leppanen cautioned that our P & Z members cannot function as a group yet. Murray will give an update at our January 22nd meeting.

New Business

6. San Juan County Commissioners Resolution and Commissioners meeting on January 15, 2019 meeting (Leppanen)

Missed because of weather.

7. Report on joint work session with Bluff Water Works (All)

Murray reported this is the beginning conversation for transfer to the town, with a possible late Fall timetable. Michael Haviken asked if the water is okay and who checks the water? Leppanen explained the state Division of Drinking Water and encouraged people to go to BWW meetings and ask questions. Meetings are second Thursdays at 7:00 p.m. at the Library. She said they are willing to transfer to the town. Wendy Smith asked if they are willing stay on and Sayers said that they stated that they would move over under the Town umbrella at some point.

8. Report on CRA Forum (Leppanen)

Sosa reported that Natalie Randall, Economic Development, invited the Utah Association of Counties to speak about financial services and grants they can help counties with and Opportunity Zones. Leppanen explained that Trump created this concept to help rural and low-income areas connect with investors for projects. Governor Herbert identified Monument Valley as the area in San Juan County. This is set up to be a one time thing but she will write a letter to the State and ask them to consider Bluff if the program is renewed. There was more information about how CRAs work. The UAC will do a financial analysis before a project is funded. The Council decided to invite Randall to a meeting to help us understand more about the CRA process. Was a financial analysis done on Bluff Dwellings before the project started and if not could one be done now? SJC Economic Development and USU partnered and created a Business Resource Roadshow that was in Bluff in the evening of January 10th but did not inform the Council or others until the evening of January 9th. We would like to develop better communication with Randall's group.

9. November 2019 election (Leppanen)

Leppanen spoke with John David Nielson, the County Clerk, about dates and information we need to know for the November 5th election since two Council seats will be up for election. Persons running for office need to declare between June 2nd and 7th, write-ins have until September 6th. We will need a work session to do a cost analysis of whether we should do our own election or add on to the County before May 1st.

10. Open Meeting training (Leppanen)

Leppanen reminded Council members to go to the Utah League of Cities and Towns website, take the required yearly training, and get their certificate to Sosa.

11. Need for a computer, printer, accounting program (All)

We need a computer and accounting program in able to apply for grants and run government and budget reports. We will add 30 minutes to the end of our January 22nd 8:30 a.m. Work Session to discuss possibilities. Dan Meyer will research computers and give us recommendations.

12. Roads in Lyman Family Farm parcel (Leppanen at request of Ed Dobson)

Leppanen drafted a letter that was send to the newly seated County Commission asking that the LFF road not be privatized. Dobson suggested looking into whether we can retain an interest in the right of way. Leppanen will contact Chris McAnany, who is working on our LFF ordinance, with this question.

13. Who is writing the blog for January and February website? (All)

Sayers will do January, Hook will do February and Leppanen will write about her White House experience. Sayers will include an acknowledgement of the significance of MLK Day and Leppanen will write a resolution next week that we can pass as an ongoing resolution. This was a request from the Utah Office of Multicultural Affairs that got to us too late to be included on this week's agenda.

14. Consideration of charging for approval of alcohol permit (All)

We need to get a copy of the permit we granted FCM at our January 8th meeting. Murray will research what other towns charge for this type of permit.

15. Letter for Charitable Contributions (Leppanen)

Leppanen will work on a letter for tax purposes for those that have made donations.

16. Effect if any of Glenn Gurney's Bluff Airport Lease with San Juan County (All)

Leppanen has a copy of the lease agreement between Gurney and the County. She believes the lease expired in 2016 but the page showing the terms is missing. Leppanen has requested it. Murray volunteered to write a letter voiding the lease and we can vote on it at our next meeting.

17. Resolutions for volunteers (Leppanen)

Leppanen will work on this and we will discuss it at our January 22nd Work Session. It will be on the agenda so we can vote on it that evening.

Other

The next School Board Meeting is on January 22nd and we want to let the new Board know about our interest in the old Bluff School Building.

Murray motioned to adjourn at 7:38 p.m., Sayers seconded and all voted in favor.

Linda Sosa Recording Officer

