

Bluff Town Council
Tuesday, January 8, 2019
Bluff Community Center at 6:00 p.m.
190 N 3rd East
P. O. Box 324
Bluff UT 84512

Draft Modified 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.

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

Approval of Work Session Meeting Minutes on January 2, 2019

Sayers motioned to approve the minutes, Hook seconded and all voted in favor

Approval of Regular Meeting Minutes on January 2, 2019

Sayers motioned to approve the minutes, Murray seconded and all voted in favor

Approval of Regular Meeting Minutes on January 3, 2019 (includes field trip and closed session)

Sayers motioned to approve the minutes, Murray seconded and all voted in favor

Old Business

1. Friends of Cedar Mesa Alcohol Permit Request (FCM/Leppanen)

Lindsey Luttrell requested the Council approve a permit to sell alcohol at the Friends of Cedar Mesa event at the Bears Ears Education Center on March 1, 2019 and/or March 2, 2019. Sayers voted to approve the request, Murray seconded and all voted in favor.

2. Consideration of and possible approval of a request by Lyman Family Farms, LLC to disconnect a parcel of real estate described as, "Township 40 South, Range 20 East, SLB&M within Section 36, Containing 391.24 acres, more or less", from the municipal limits of the Town of Bluff" (All)

Leppanen reminded the Council that we are voting now to meet the January 13th deadline. She asked each Council member to speak two minutes or less before the vote.

- Murray loved the property but did not want it to become an open wound and suggested that it may be a battle that we don't fight. It is seven miles out of the town proper and there is a natural separation because of the distance.
- Hook felt that the new town inherited a bad decision from SITLA to sell this portion of Comb Ridge. It will be under the County and subject to those ordinances. It would save taxpayer money to allow the disconnect.
- Leppanen noted that we have all struggled with this but it could be an expensive, nasty litigation and not best for the town. We will work with the County to keep the road from being privatized.
- Sayers stated the cost benefit analysis even if we prevail is not in our favor in terms of time, economy, and resources. It could divide the town as it drug on.

- Sosa said that whether we let them go, win or lose the outcome is the same. LFF owns the property and can do what they want with it.

Wendy Smith asked if we could comment on our closed session with our lawyer.

Leppanen, no. Sayers motioned that we approve the petition to allow Lyman Family Farms to disconnect their parcel. Hook seconded. In a roll call vote:

Murray, yes Hook, yes Leppanen, yes Sayers, yes Sosa, yes. All voted in favor.

In going forward Leppanen explained our option is to work with the County to keep their road from being privatized and become involved with the County planning and zoning board. Jenepher Stowell suggested we can turn this loss into a win with a carefully crafted ordinance. Leppanen stated by law we have 30 days to craft the ordinance and she will let Chris McAnany, our lawyer, know about our vote and ask for help with the wording of the ordinance. She will let Bruce Baird know about our decision. LFF bears all cost except our attorney fees. Leppanen brought a thank you card for the Members to sign for Rey Foushee.

3. Policy and Procedures (Bylaws) for Bluff Planning and Zoning Commission (Leppanen)

Leppanen showed the Council the Planning and Zoning Commission Bylaws binder containing the documents she has been writing. She is making it as complete as possible because if we have lawsuits in the future they are frequently made against planning and zoning. She requested that she give a copy to McAnany for his input. Hook motioned it be given to McAnany to take a look at, Murray seconded and all voted in favor. The Council thanked Leppanen the effort and completeness of the document.

4. Need for Resolutions for BLM (Schalk), Roads (Haviken), Airport (Hook) Volunteers Acting at Direction of Town Council

Leppanen noted that the BLM meeting of January 10th that Lynell Schalk is attending for us is postponed because of the government shutdown. Schalk, Michael Haviken, Jim Hook, and others are doing a great job representing the Council. Leppanen is starting a document for volunteers how they are accountable to the Council, how they function, how they report back to the Council, etc. We want to be sure they are covered under our liability insurance.

5. Financial Summary (Sosa)

Sosa sent the Council members the financial summary in advance of the meeting so they would have time to go over it. Sayers motioned to pay in full:

The San Juan Record - \$217.80

Brand Central - \$84.00

Josh Ewing Website Hosting - \$180, and

Utah Local Governments Trust - \$1,000 of our \$3992.00 bill.

Murray seconded and all voted in favor. Our checks are ordered and we will be able to write the checks in seven to ten days.

New Business

6. CDBG v CIB Projects

Leppanen thanked Jocelyn Meyer for the tremendous amount of foundational work she has done for us to be able to pursue a grant from the Community Development Block Grant. Jocelyn explained that the next steps are to select one or more projects with budgets and timelines in time for the January 31, 2019 deadline. Sayers asked if all those pieces need to be submitted at that time and she replied, yes, the more complete we are

and longer we have been involved in our projects the better. Leppanen noted these projects must be about repair or building, not engineering, or could be administration, and must be a minimum of \$30,000. She proposed:

- Administrative set-up,
- Clearance and demolition of abandoned trailers in town,
- Pavilion improvements of water, electricity, tables, etc.,
- Improvements to West Park, and
- Trailhead work on the Town River Trail

For the pavilion and West Park the Council would need to partner or change the deed with the BSA. Leppanen asked the Council to give their top three picks and all agreed on administration start-up, West Park, and the pavilion. Leppanen and Meyers will call Jade Powell to find out if these projects are acceptable. Meyers explained that it is important to get into the system this year because then it just renews for us next year and we can spend time working on grants for projects all year.

Sosa and Jackie Warren (BSA) will meet with Michael Bryant January 17th in Monticello about CIB information, especially water issues.

7. San Juan County Water Conservancy District Vacancy (Leppanen)

There is a seat for Bluff on this Board and Hook explained they manage water and river rights for the County. Skip Meiers added water conservancy and sales. Leppanen will create a flyer to see if a citizen is interested and stated that the Council needs to work with that person. If no one applies one of the council needs to fill it. The application is due January 18th. We should also get someone from Bluff or a Council member to be on the County Planning and Zoning Commission. Smith suggested someone from our Planning and Zoning Commission.

Other

Hook created two sketches of improvements for the new school and will show them to people after the meeting and the Superintendent.

Murray motioned to adjourn at 7:24 p.m., Sayers seconded and all voted in favor.

Linda Sosa Recording Officer