

Bluff Town Council  
Tuesday, February 19, 2019  
Bluff Community Center at 6:00 p.m.  
190 N 3<sup>rd</sup> East  
P. O. Box 324  
Bluff UT 84512

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.

### Minutes

The meeting started at 7:02 p.m.

Roll Call Mayor Ann K. Leppanen, Luanne Hook, Brant Murray, Jim Sayers, and Linda Sosa  
Approval of Meeting Minutes from February 12, 2019

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

#### Old Business

1. Lyman Family Farms Petition to Disconnect (Leppanen)

The Lt. Governor's office has asked that they be given a digital copy of the final entity plat. Leppanen asked Brad Bunker to send a copy to them and to us. This ends our involvement.

2. Discussion of Computer Choice and Purchase; Computer Program Setting and Training (Sosa)

Sosa sent a link for the computer that we have been researching with Dan Meyers and with Michael Haviken's Roads input. Sayers motioned that we purchase the HP Pavilion all-in-one computer, Murray seconded and all voted in favor. Sosa will purchase it. Pelorus will train us in Orem or in Bluff, for \$375 mileage and a room. Leppanen favored having them come to Bluff so we can all be part of the training and it will be on our computer. Sayers motioned that Sosa schedule a date in March for Pelorus to come to Bluff, Murray seconded, and all voted in favor.

3. Zion's Bank and Request for Financial Assistance for Budget Needs (Leppanen)

Marcus Keller of Zions Bank in SLC has received the financial package that Leppanen sent for the purpose of pre-qualifying for a line of credit should the need arise. He favorably received the binder and he will get back to Leppanen.

#### 4. Report on Meeting with UDOT on February 6, 2019 and Road Fund Use and Update (Haviken/Murray)

Haviken, Murray and Leppanen met with Jared Beard of UDOT about unfinished road projects we would like UDOT to finish and new projects:

- the Post Office and 6<sup>th</sup> East intersections need improvement,
- Navajo Twins Drive improvements,
- lighting and a turn lane for the new school,
- a town speed survey for lowering the speed limit.

Haviken expects Beard to get back to him in a couple of months. Eventually we can get into a partnership with UDOT. He gave the Council a handout detailing how B and C Road funds can be used and would like to create a road maintenance schedule. UDOT will probably audit what we do with Road funds next year.

5. Lynell Schalk's Update on the Bureau of Land Management Meeting on the Bears Ears  
This meeting will take place February 28<sup>th</sup> in Monticello. Schalk is a retired BLM ranger and has better understanding about how the BLM and management plans work. She will present a resolution of the Councils' position on Bears Ears National Monument and DEIS. Leppanen has written the resolution so we can look at Schalk's ideas, discuss them at our next meeting, and finalize the resolution.

#### New Business

#### 6. Planning and Zoning Commission Report and Recommendation from Meeting on February 14, 2019 (Burak/Leppanen)

Burak stated that the Commission recommends to the Council that we do a six-month moratorium on commercial building. They discussed accepting the International Building Code first and modifying it over the next three to six months. They plan on finishing the first draft of the General Plan and getting it to the Council at our next meeting. Sayers asked if there is an appeals process. Haviken stated that Michael Bryant suggested against an appeal variance, it is very difficult to do. Leppanen suggested asking Chris McAnany to help us with three possible ordinances regarding moratoriums; do nothing, modify the recommendation, or include everything and we vote on it next week.

#### 7. Amended Budget (Leppanen)

Leppanen has updated our budget so we have current information for Pelorus. We are in a stronger position financially.

#### 8. Summary of BSA Meeting on February 13, 2019 (Sosa/Leppanen/Sayers)

Wes Shook (BSA) explained that he will not be present at tomorrow's 1:30 p.m. BSA meeting with Marc Stilson but two state water rights people will be there. His questions for Stilson are how do we transfer water rights and how do we transfer infrastructure. Sosa reported that Denny Bellison is finishing the concrete for the Kitchen grease trap. There is money from the Storm Water Project and it will be used to clean out culverts in West Bluff. Leppanen suggested going to Jackson Excavation for the project.

9. Summary of BWW Meeting on February 14, 2019 (Hook/Sosa/Sayers)

Sosa reported that we thanked Marx Powell for joining the Water Conservancy Board. Powell and Jenn Davilla suggested sending the Council the agendas and minutes for those meetings, and Powell is willing to take our questions to the Board. The next meeting is March 14<sup>th</sup>. Sayers said that they put in water taps for projects when all permits and certifications are in order.

10. Report of Ride Along on February 19, 2019 with BWW re: Water and How it Works (All)  
The Council members, Marx Powell, and Brandt Hart did a tour of the Arsenic Plant and Town Water tanks this afternoon. We expressed that the BWW is working hard at maintaining our water system and doing an amazing job.

11. Report on School Board Meeting (Sayers)

Sayers attended the February 12<sup>th</sup> School Board meeting and sent a letter to them outlining educational, governmental, and cultural ways we could use the old school building. The Superintendent was impressed with the letter and does not have plans for the building. Sayers expressed interest in knowing what shape the building was in. He will continue to follow this project.

15. Congressman John Curtis and Town Hall in Bluff on March 21, 2019 at 7 pm (Leppanen)

The Congressman will be in Monticello and Blanding earlier in the day and the Council and Commissioners are invited to join him for dinner at 5:30, before the 7:00 p.m. Town Hall meeting at the Community Center. Leppanen asked the Congressman's staff if they had contacted a Navajo interpreter. Natalie Randall has one available and Tara Benally suggested contacting the Tribe for a certified interpreter who is not involved with our issues. The Congressman will pay for set-up, take-down and cleaning of the community Center and Leppanen will connect his staff with Carol Shook.

12. Update on CIB, possible vote approval of request (Sayers)

Sayers will talk with Kelly Pehrson about the CIB culinary water needs assessment study by Sunrise Engineering for which we are applying. The deadline is June 1<sup>st</sup>. He is requesting \$96,800 for the study, \$20,00 to pay down a \$42,000 CIB loan BWW owes, and remainder

for unknown and administrative costs, to total \$120,000. He is looking into grants and/or matching funds from DWQ and DDW.

13. Report on San Juan Commission Meeting (Leppanen/Sosa)

Murray, Leppanen, Sayers, and Sosa attended today's County Commissioners meeting. Murray reported that it went well. Leppanen handed the Bruce Adams a copy of the correct Interlocal Agreement and asked him to sign it and get it back to her.

14. Discussion and Vote on Planning and Zoning Commission Recommendation on a Moratorium on Building (All)

Covered under #6

15. Congressman John Curtis and Town Hall in Bluff on March 21, 2019 at 7 pm (Leppanen)

Covered earlier.

16. Bears Ears National Monument Resolutions (Leppanen)

Carried over to next week.

17. Set a Work Session on Taxes: What do we Need and Process (All)

We will hold a work session at 8:30 on the 5<sup>th</sup> of March at the Community Center. Murray will create an informative poster as a guide and we can add to the agenda.

18. SITLA and the Proposed Lease of 999+ Acres within the Town boundary

An unknown entity posted an application to SITLA for a solar farm two to three miles north of town on January 29<sup>th</sup> and claimed that they had consulted with the Town February 1<sup>st</sup>. Because they had not contacted us, it is in town limits, and inside the original Bears Ears National Monument, Leppanen contacted the Assistant Director of SITLA to express concern. The response was they had recently moved too quickly with oil and gas leases that were inside the Bears Ears and would like to meet with us. They will update us after the legislative session.

Other Business

Shook reported that the BSA sent a letter to Natalie Randall that they had voted no on the CRA issue and the Council should be contacted for Town and County issues.

Adjourn at 7:30 p.m.

Linda Sosa Recording Officer