

Bluff Town Council Meeting
Tuesday, May 14, 2019
Bluff Community Center at 6:00 p.m.
190 N 3rd East P.O. Box 324
Bluff UT 84512
435-672-9990

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 (ann@townofbluff.org) at least 4 days before the meeting. Agendas and minutes are posted at:
townofbluff.org and audio, in addition, at the Utah Public Notice Website

Roll Call Mayor Ann K. Leppanen, Luanne Hook, Brant Murray, Linda Sosa, Jim Sayers arrived at 6:15 from the School Board Meeting

Minutes

The meeting started at 6:02

Approval of Regular Meeting Minutes from May 7, 2019

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

Approval of Work Session Minutes from May 6, 2019

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

Community Comment – Wayne Embledon, from Bluff Fort, let the Council know that the School Zone sign in front of the Fort got knocked over recently, not the first time. Leppanen will contact Monte Perkins about it.

Old Business

1. Utah Department of Alcoholic Beverages and Local Consent Requests from Bluff Dwellings; Required Business License (Murray)

Murray asked Bluff Dwellings for a site map and Robert Olge brought it to the Council with a form for a conditional permit he had received from Stephne Hanson. Murray motioned to approve the permit, Sosa seconded and all voted in favor. Leppanen signed the form and asked Olge to keep the Council informed to changes. The permit will be in place until the Council creates a business liscense.

2. 2019 Bluff Election, Meeting with John David Nielson, Declaration of Candidacy, Office Hours from June 3 to June 7, 2019 (Leppanen)

Nielson will train Leppanen in the election guidelines. The Town Office must be open June 3rd through 7th from 8 a.m. to 5 p.m. so that registered voters who live in Bluff Proper can fill out a Declariation of Candancy form. Murray will man the office Monday, Leppanen on Tuesday, and Hook on Friday. The County will supply the list of registered voters. The forms will go to the County. The Election Notice is posted in three Bluff locations and our website.

3. Planning and Zoning Commission: Notice of Vacancy Posted (Leppanen)

A Public Notice of Vacancy is posted at three locations and the Town website for the June 1st opening on the Planning and Zoning Commission. Requirements include a letter of interest, registered voter, and living inside the town boundary. Leppanen is receiving letters until May 24th at 5 p.m.

4. Report on CIB Training in Moab on Tuesday, May 13, 2019 (Sayers/Hook)

Hook participated in this mandatory training that covered very detailed instructions on filling out forms for our CIB grant. We are listed as requesting \$150,000 for repurposing the old

elementary school for 2020. Leppanen suggested reaching out to Bruce Adams, who is on the CIB Board and Murray will write a letter to Adams. Hook let the Council know there are many grats and low interest loans available.

5. Report on Status of Meeting with SJC School Superintendent Nielson and David Conine on May 10, 2019; Resolution by Town Council for Support by the School District for the "old" elementary school (Sayers/Leppanen)

Leppanen, Sayers, and Conine met for 45 minutes before meeting with the Superintendent. Conine supports Town ownership and would like to partner with the Town. His interest is an art and craft center for native artists, locals, and visitors. He is pursuing funding and Leppanen will check with him to see how that is going. The Superintendent and Kyle Hosler let the group know that there are now three entities interested in the property and they are valuing the three and a half acres at \$60,000 an acre. We would need about \$240,000 and three votes out of five from the School Board. Nielson said that the School District would start thinking about its options for the property around the first of the year. There is a site visit of the new school by the School Board and Leppanen, Sayers, and Sosa attended. Leppanen suggested the need for an organized, community effort including a letter writing campaign(Sosa). Sayers returned from the School Board meeting; he spoke during the Community Comments section and let the Board know we are still interested. The District is strapped financially and anything we can come up with will help. Leppanen suggested we plan a work session for our campaign and should not wait until the end of the year. We want the school for our expanded community. Murray said Public Purpose should trump someone who would demolish the building and develop the grounds. Sayers said demolishing the building would be very expensive. Michael Haviken asked about a bond: Leppanen said Zions Bank would help us with public funding. Hook reminded that the CIB has a lot of money to loan at very low interest. Leppanen and Sayers will check with Conine about his meetings with possible funders and put an item on the next agenda.

6. 2020 Tentative Budget, Discussion of Property Tax at 0%, and Public Hearing (Leppanen)

Leppanen presented a handout showing anticipated tax revenue and dedicated PILT, \$6,000, and Roads, \$19,000, funds for the tentative 2020 budget. It includes wages for employees and lawyer fees. The public hearing will be June 4th at 5:30 p.m. The approved budget is due to the State June 22nd. Our fiscal year ends June 30, 2019. She will set our property tax at zero to avoid double taxing the town. The BSA will set property tax at what they usually set when they do their budget. Murray motioned to present and approve the tentative budget, Sayers seconded and all voted in favor.

7. Planning and Zoning, Roads, Water

Planning & Zoning - Sayers reported that the Commission has done a huge amount of detailed work and at least 90% of the content we need in the General Plan is there. They are now working on zoning.

Roads – Murray and Haviken will meet.

8. Report on Bluff Water Works May 9, 2019 Meeting (Sayers)

Sayers reported that they paid bills and the meeting was brief.

9. Report on Bluff Service Area May 8, 2019 Meeting (Sosa/Hook/Leppanen)

Leppanen reported that the BSA has been working hard to complete work necessary for transfer of water rights, infrastructure, and property to Town by July 1st. Rachel Anderson is finishing this paper work. Hook suggested that the Jones and Demille water study from 1995 might have information on the easements. The first Food Pantry disbursement went well.

New Business

10. Utah State Tax Commission Report of Transient Room Capacity" due July 31, 2019 (Hook)

Hook submitted all paperwork for the Municipal Transient Room Tax several months ago and has received the new, July 31st report form.

11. Issue Raised by BSA about "Large Growth in the Drainage Ditches": Whose Responsibility is it? (All)

Haviken reminded that issues along the Hwy are the responsibility of UDOT. He, Leppanen, and Murray will meet.

12. Residential Trash Service Announcement (Helgerson) and Request to BLM for Land (Leppanen)

Steve Helgerson is charging \$25 a month for a weekly Monday pickup of trash in plastic bags. 608-632-7901. Leppanen and Gary Torres, new BLM field manager, are working on a time to meet, probably June 4th. We will bring him up to speed on our request to the BLM for land near the old transfer station that we can lease for a new transfer station.

13. Utah Local Governments Trust Renewal Application (Sayers/Leppanen)

Leppanen filed out this form; our only asset is the airport.

The meeting adjourned at 7:32 p.m.

Linda Sosa Recording Officer