

**Bluff Town Council Meeting  
Tuesday, May 7, 2019  
Bluff Community Center at 6:00 p.m.  
190 N 3<sup>rd</sup> 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

The meeting started at 6:01

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

**Draft Minutes**

Approval of Regular Meeting Minutes from April 30, 2019

Murray motioned to approve the minutes with a modification, Sayers seconded, all voted in favor

Approval of Work Session Minutes from May 2, 2019

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

**Old Business**

**1. Report on Work Session with Stephne Hanson from the Utah Department of Alcoholic Beverages and Bluff Dwellings, including tour of Bluff Dwellings (All)**

Murray reported that Dallin Tate and Robert Ogle from Bluff Dwellings attended and at the end of the meeting Murray, Hook, Hansom, Tate and Ogle did a tour of Bluff Dwellings. Sayers called the meeting highly productive and noted we received lots of informational materials. Hanson. explained that we can give local consent for a conditional license that would change to a regular license when we adopt one. We will have the ability to rescind licenses. Murray wants the site plan of Bluff Dwellings before we create an ordinance and he will write a letter explaining the conditional use and required site plan to Bluff Dwellings. He will check with Hanson and bring the letter to our next meeting.

**2. Report on Discussion with David Conine and Repurposing and Ownership of Bluff Elementary School (Sosa/Leppanen)**

Sosa reported that Conine has been involved in the USDA Rural Development Program grants and is interested in partnering with us for use of the old Bluff elementary school. He is interested in its use for cultural and art programs. He mentioned that as a municipality the Town is eligible for funding and grants and supports the Town ownership of the

building. He has background in architecture and is aware of the need for a new roof but feels that the building is structurally sound, other than the roof. Sayers reminded the Council of his project of securing a place on the CIB list for a \$150,000 grant for a new roof and improvements for the school. We are on the list for 2020. Leppanen suggested Conine ask Kyle Hosler at the School District for information and an as-built blueprint. He has been involved with **Dine Bikeyah** for years and is meeting with private funders. Leppanen, Sayers, and Conine will meet with the Superintendent Friday May 9<sup>th</sup> at 9:00 a.m. in Blanding to further discuss ownership of the building and ask if anyone else is competing for it.

### **3. Report on General Plan Work Session on May 6, 2019 (All)**

Sayers reported that we are moving forward. Sosa suggested we schedule another work session and focus on Land Use and Transportation. Leppanen said it is hard to jump around and this might be easier. Murray would like to get it done soon. The Council agreed to schedule a Work Session for Tuesday May 14<sup>th</sup> at 8:30 a.m. Sayers is Editor and will bring a rewrite of a piece of the beginning section.

### **4. Report on San Juan County Commission Meeting on May 7, 2019**

Leppanen, Sosa, and Sayers attended but very little was covered while they were there because of poor and rude behavior from the audience toward the Commissioners and fellow attendees. Sayers reported that Spanish Valley residents were very concerned about a proposed Love's Truck Stop and asked the Commission for a moratorium. The residents are very well organized and interested in incorporating. Murray and Sosa will talk to a Spanish Valley resident who has reached out to Leppanen with questions about the incorporation process.

### **5. Report on UDOT's Annual Road Report to San Juan County and Municipalities (Hook/Leppanen)**

Hook reported that this meeting was very productive and covered many projects planned in Region Four. Road and bridge improvements, a roundabout at Monument Valley, and grant information were covered. A great deal of information is available on [www.udot.utah.gov](http://www.udot.utah.gov).

### **6. Resolution on Opposition to SITLA's Bluff Bench Solar Project Lease (Leppanen)**

Leppanen sent members a copy of this resolution asking the Commissions to join us in opposition of the Solar Project. Murray motioned that we accept it, Sayers seconded and all voted in favor. She will get on the agenda of the next Commission meeting and present it.

### **7. Planning and Zoning**

Murray will attend and set up the meeting of May 9<sup>th</sup>.

### Roads

Covered earlier by Hook.

### Water

Sosa will attend the May 9th Bluff Water Works Meeting.

### **New Business**

#### **8. 2020 Interim Town Budget, Schedule and Resolution for Budget Public Hearing (possibly May 28, 2019) (Leppanen)**

Leppanen gave the Council a Fiscal Year Entity handout detailing dates, actions, and requirements for property tax change from the BSA to the Town. Because we have fiscal year requirements and the BSA is based on the calendar year we have different submission dates. It is important that both entities work closely on this so property taxes can be transferred to the Town with no increase to the public. Leppanen will meet with Shook before tomorrow's BSA meeting to discuss this transfer. Leppanen will present the Council with the interim budget at our next meeting. We must do a public hearing, post public notices, and adopt the budget by June 22, 2019. Property tax, utility, resort, municipal TRT, and sales tax should cover our operational costs. The numbers are similar to what Bob Springmeyer projected in the Feasibility Study. The budget includes part time employees, such as a clerk and manager. Murray suggested including a code compliance officer.

#### **9. Town of Bluff Election Notice Posted May 1, 2019: 2 Council Seats Open/Declare Candidacy 6/3 - 6/7/19 (Leppanen)**

Leppanen received a timeline to follow for compliance from John David Nielson. The filing period is from June 3<sup>rd</sup> to June 7<sup>th</sup>. Our office must be open during this time for people to file, unless the County Clerk is in Bluff at this time. Leppanen will check with the Clerk. Notices have been posted in three town locations, townofbluff.org, and Utah Public Notice Website.

#### **10. Review of List of Elected and Appointed Seats on Boards in Response to Sarah Fields Request of the San Juan County Commissioners**

This list on the County website is not up to date and the Council will work with the County Commission to update the Town information later in the year when there is a new administrator. Hook suggested adding our phone number and email address to our website.

### **Other Business**

**Leppanen will get out a post letting people know there is a position open on our Planning and Zoning Commission June 1<sup>st</sup>.**

**Adjourn 7:17 p.m.**

**Linda Sosa Recording Officer**