

Bluff Town Council Meeting  
Tuesday, June 4, 2019  
Bluff Community Center at 6:00 p.m.  
190 North 3rd East P.O. Box 324  
Bluff Utah 84512  
435-672-9990  
townofbluff.org

Agendas and minutes are posted at townofbluff.org; audio recordings are posted on the Utah Public Notice Website.

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.

The regular meeting of the Bluff Town Council started at 6:07 PM.

**Roll Call**-- Mayor Ann K. Leppanen, Luanne Hook, Jim Sayers, Linda Sosa (excused absence), Brant Murray

**Approval of Regular Meeting Minutes** from May 28, 2019

Motion to accept by Murray, seconded by Sayers and all voted in favor.

**Approval of Special Meeting Minutes** from May 31, 2019

This was a Special Meeting held on Friday to be able to make some adjustments to the budget since the budget hearing was scheduled for Tuesday. Motion to accept minutes by Sayers, seconded by Murray and all voted in favor.

**Introduction, welcome and thank you to Robin Cantrell** as the 5th member of Planning and Zoning Commission. She signed the Oath of Office. She has been listening to audio recordings of meetings so is coming in prepared to work and had already attended the commission meeting of June 4th.

## **Old Business**

### **1. Wildland Fires Cooperative Agreement (Leppanen)**

Anthony Lott, Bluff Fire Chief was in attendance. The mayor had a meeting with Lott, Dawn Dilego, Heber Heyder and Jason Johnson and they discussed the agreement which was then approved by the Town Council on May 21. After the meeting some errors were found in the mapping regarding public and SITLA lands which once corrected, resulted in a change in contribution from Bluff from \$459 to \$1706 due to differences in rates for county and municipal lands. The Mayor brought

the approved agreement back to the Council to reassess because of the large change in the rate.

Lott provided an explanation of the 3 categories that we can make contributions: Prevention, Preparedness and Mitigation. Mitigation must make up at least 50% of contribution which will be about 600 hours of projects by land owners including weed removal, yard clean-up, reducing fuels and cutting fire breaks. Mitigation is worth \$25.40/hour towards the Cooperative Agreement value of \$1706. Lott stated the new obligation will be easily met if it is spread across the community. The Fire Department will do the Preparedness training and the Prevention activities. The Wildland Fire Cooperative operates on the same calendar as the Town, with the year starting July 1, 2019. This year we are ok because of projects already completed so we will begin reporting July 1. As work is done, the public needs to report their mitigation projects (when, where and equipment used) to Anthony Lott by email at [sjclufffire@gmail.com](mailto:sjclufffire@gmail.com) (Lott provided this preferred email address after the meeting).

**Murray made a motion** to accept Cooperative Fire Agreement with changes of contribution amount, Sayers seconded and all voted in favor.

Lott also presented a request from the Blanding Campus of USU that somebody from our newly created town government serve on the **USU Advisory Council**. They would like to have a representative from each community that the University serves. The Board typically meets quarterly. Sayers and Murray both offered and this will be on next week's agenda.

**Lott also requested to meet with the Council** regarding the new role and responsibilities that he as a fire chief now holds due to the incorporation of the town. He will get back to us for a meeting date and he will bring a list of changes that have occurred. Murray also mentioned fire inspection fees which could be part of the town fee program in the future.

To address people who were in attendance and on the agenda, the order of the agenda was changed. The next item discussed was #7

#### **7. National Parks Conservation Association (Amanda Podmore)**

Podmore introduced herself as a contractor for the NPCA, (a 100 year-old non-partisan organization). She is an oil and gas organizer on projects impacting Hovenweep National Monument. These include impacts on visitors, on cultural sites, dark skies and air quality. BLM has 2 recent lease sales amounting to 60,000 acres near Hovenweep which is being tribally protested and another new lease was announced last Thursday for 30,000 more acres.

Podmore presented a map of all of the 2019 proposed oil and gas leases in the Hovenweep area and requested the Town Council consider passing a resolution urging the BLM to exercise caution in these leases, deferral or denial of leases. The proposed leases are over double what had been leased prior. Public comment closes July 1.

**Murray and Sayers suggested we write a letter** and have it on next week's agenda. Murray will work with Podmore to write it and present it next week.

## **2. Weed Eradication (All)**

Nothing new from Monty Perkins. Leppanen will contact him again to have a meeting.

## **3. Reminder on Elections:** Declaration of Candidacy has started (Leppanen)

Office is open 8-5, Monday was staffed by Murray, Tuesday Leppanen, Friday Hook. The other days will be covered by council members.

## **4. Planning and Zoning/Roads/Water (All)**

**Planning--** Podmore reported excellent progress on maps and they will be completed on Thursday. Commission is interested in knowing the next steps on General Plan especially on how to incorporate USU's recent planning studies by a group of graduate students into the Plan. Sayers stated edit is about done and has resolved all of the comments and ready to go back to Commission and that not much has changed in the overall document. He added a Vision Statement and some Goals. Leppanen stated that it is not a ping pong doc and that it would have been more beneficial to do a joint work session prior to passing it off so that the council would have a good sense of the commission's intentions with the Plan and we should aim for this in the future. Sayers is not anticipating much editing from the Commission. It needs to be a very unified Plan and commented that they will need the General Plan to go forward with drafting zones and ordinances that reflect the vision and the goals and that all ordinances will need to reflect back to the goals and vision statement. Hook and Podmore also relayed the idea from the commission that a possibility might be to do a formal presentation when presenting the next project.

A public hearing needs to be scheduled and the maps need to be part of that presentation provided to the public before the hearing. Next week we will look at dates for the hearing. It should be in about three weeks and we will try to coordinate so that all of Commission and all of Council can be present for hearing.

**Water** nothing new. Next meeting is Thursday of next week.

**Roads-** Murray is working on a follow-up letter to UDOT on previously identified issues to determine the current status of repairs. Leppanen- we should be seeing speed study starting soon. It is supposed to be in the first half of the month.

## **5. Zions Bank Credit Card Application (Murray)**

Murray filled out application and Leppanen will send it in. She will look at procurement policy to see what amendments might be needed for credit card expenditures. Murray questioned which type of credit card we should request and how the cash back would fit into the Pelorus program. Pelorus support can add categories.

## **6. Oaths of Office Filed (Leppanen)**

All previously signed Council Oaths are now also filed with the Lt. Gov. As a reminder, after the November election, the newly elected council members will need to file oaths with the Lt. Governor's Office.

## **New Business**

### **7. National Parks Conservation Association (Amanda Podmore)**

Previously addressed due to change in order of agenda.

### **8. Sales Tax Distribution (Leppanen)**

Leppanen had a discussion with Bob Springmeyer on distribution of May taxes. We were not considered incorporated until April 1 when we got into the tax commission system. Hook will contact Jim Clayton at the State Tax Commission to clear up questions on upcoming disbursements and report at next week's meeting. Population count is confirmed at 262.

### **9. Fire Plan and Education: work with the BVFD (All)**

We are willing to work with BVFD on the education piece and asked Lott to let us know if anyone working on it needs help.

**10. Joint Town Council Meeting and San Juan County Commission Meeting on August 20, 2019 (Leppanen)** Commission is already rotating through the county and they plan to be in Bluff on the morning of August 20.. These are predetermined dates. We can reject the date but we don't know when they will rotate through Bluff again. Leppanen wants to know the level of security if they are going to be rotating. The mayor has been at other commission meetings and does not want to see animosity and anger brought to Bluff. These logistical concerns are the only concerns of the mayor. Podmore reported that the crowd was much better at today's meeting as was the one prior. Leppanen would also like to add an official public comment section on our agenda. Murray agreed with that idea and that the time immediately following approval of the minutes is a good place for comments. Sayers agreed that a specific time allowed for public comment would be good as well as laying out some ground rules at the start of the meeting. Bluff Town Council will be the host and the County Commission will do their agenda at the Bluff meeting. They will be in Monument Valley in July and will also be rotating through Navajo Mountain and Blanding.

**11. Report on Work Session on Tuesday, June 4, 2019 with Gary Torres, Bureau of Land Management (All)**

Bluff Council met with Gary Torres the new Field Manager for the BLM in the Monticello Office. The Assistant Field Manager and the BLM archaeologist were also in attendance.. He is from Monticello but has been working for the BLM in many different regions over the past years and has recently moved back. He has been meeting with other municipalities and requested a meeting with Bluff to listen to concerns of our town. We interface with the BLM on many angles and five different areas of concern were discussed: Bluff River Trail, Bluff Airport, Gravel Pits, Sand Dune Petroglyph Panel, and the Transfer Station. Debbie Westfall and Jim Hook were in attendance to present the trail progress and airport manager Jim Hook also updated him on the status of the airport and the BLM lease. He prioritized topics and the river trail is the first priority and 2nd was the gravel pit issue. Hook pointed out to the BLM that we already have 4 gravel pits in the town boundaries and that it would be more economical and supportive of rural local businesses to buy gravel from them rather than opening up more ground for the State. The airport area is an option again for a BLM gravel lease now that the road is no longer controlled by the county. There are no pieces of land that are identified as disposable lands and any other lands for the transfer station would need to be done by an amendment to the RMPP (Recreation Management and Public Purposes) but this is a long and expensive process. It was a good meeting and he left us with an open door to communication.

**12. Report on San Juan County Commission Meeting held Tuesday, June 4, 2019**

(Leppanen) Podmore attended and did not have any report. Nobody from council attended because of conflict with BLM/Council Work Session

**13. Business Licenses (Murray)**

Murray is working on these. Leppanen said we need to get business licenses in place soon especially since Bluff Dwellings has a pending alcohol license.

**14. Economic Development of San Juan County: Request for Letter of Support (All)** Natalie randall has asked for a letter of support. Leppanen would prefer to table this until Sosa is back because she is on the Economic Board.

**15. Transit (Hook)**

Tabled until next week.

Other Business

Adjourn-- Murray motioned to adjourn and Sayers seconded at 7:17

Recording Officer: Luanne Hook, substituting for Linda Sosa