

Bluff Town Council Meeting  
Tuesday, July 30, 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

### Draft Minutes

The meeting started at 6:03 p.m.

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

Approval of Work Session Minutes from 7/12/19

Murray motioned to approve, Sosa seconded and Leppanen, Murray, Sayers, and Sosa voted in favor, Hook abstained.

Approval of Regular Meeting Minutes from 7/23/19

Hook motioned to approve, Sayers seconded and Leppanen, Hook, Sayers, and Sosa voted in favor, Murray abstained.

### Old Business

1. Discussion of Bluff Elementary School, Phone Conference with David Conine, and Request for Supporting Resolution by Dine' Bikeyah (Sayers)

Sayers reported on the joint phone call with Sosa and Conine. Conine is working with funding sources and would like to share ownership of the building with us through Dine' Bikeyah. Sayers explained to him that the political climate probably would not support that. The Council would like full ownership. Sayers will set up a work session with Conine August 6<sup>th</sup> from 3:00 to 4:00 p.m.

Topics related to Planning and Zoning were addressed together.

2. Discussion of Planning and Zoning's Public Hearing on the General Plan held 7/25/19, Discussion of General Plan and Public Comment Period until 8/4/19, Vote by Council on 8/6/19 (All)

September 5<sup>th</sup> is the end of the Moratorium and this includes two ten-day public comment periods. At our August 6<sup>th</sup> meeting the Council will vote to approve the General Plan.

Amanda Podmore explained P&Z would get the public comments to the Council so we have some time to think about them before our vote.

8. Need for a Work Session on General Plan and Procedures for Taking on the BSA Obligations/Duties; Mosquito Abatement (Leppanen)

The Council had no concerns about the General Plan and did not see the need for a work session at this time.

9. Planning and Zoning's Request for a Resolution on Dark Skies (Podmore/Burak)

Podmore explained that P&Z wanted to move forward with Dark Skies ordinances and would like the Council to create a resolution to show support. Sayers felt that the Council was in favor of Dark Skies. Jen Davila asked if lighting would be grandfathered in. Murray

suggested a transition period that included possible grants and education. Sayers motioned to adopt the proposal to move forward with Dark Skies, Hook seconded and Leppanen, Hook, Murray, Sayers, and Sosa voted in favor. Podmore will check with Sarah Burak to see if she has sample resolutions and we will continue this at our August 6<sup>th</sup> meeting.

10. Discussion and Plan for Next Phase of Planning and Zoning Commission: 2nd Public Hearing for Zoning and Land Use; Timeline for Vote; Chain of Custody form, Set a Special Meeting for the Council (Podmore/Leppanen)

Podmore read the proposed timeline:

7/31 Public Notice in paper, 8/5 mailed notification, 8/19 2<sup>nd</sup> public hearing, 8/30 first day the Council could vote or 9/3 vote.

The Chain of Custody for is the recommendation form from the P&Z to the Council.

Podmore also submitted the list of ordinances they are working on.

Leppanen talked with McAnany and he would like to see ordinance drafts as soon as possible. She suggested Podmore and Sarah Burak, along with an available Council member have access to McAnany as needed to expedite the process. Murray motioned to grant them access to McAnany, Hook seconded, and Leppanen, Hook, Sayers, Murray, and Sosa voted in favor. The Council was comfortable with P&Z making revisions. They will send them to McAnany, he will send them to us, and we will approve or disapprove.

12. Financial Report (Sosa); Approval for \$500 for Planning and Zoning's Printing and Mailing of Notices for 2nd Public Hearing (Podmore/Burak)

Sayers motioned to approve the bill for printing, Murray seconded and Leppanen, Murray, Sayers, Hook and Sosa voted in favor. Sosa reported that we received \$6792.58 in sales tax and she will follow up with Jim Clayton at the Tax Commission about whether taxes are paid monthly or quarterly, Leppanen, Sosa, and Murray have signed up for electronic banking.

3. San Juan County Commissioner Joint Meeting with the Town Council on 8/20/19 and Plan for a Bake Sale and Food (Leppanen/Sosa)

We are planning to serve lunch after the Commission meeting in Bluff and will use fundraising moneys to pay for it. Sosa proposed a Town bake sale August 10<sup>th</sup>. Jen Davila volunteered to check with Leah Schrenk to see if we can have it on the River Kitchen property. Leppanen recently spoke with Commissioner Greyeyes and explained how Bluff has three government entities and is working to integrate them into just the Town Council. Leppanen will get on the agenda for that meeting and give a status update.

4. Status of BSA Transfer Agreement and Deeds/Conveyances/West Park Restriction (Leppanen)

BSA and Council attorneys are working on operational details including:

- both entities will keep their current liability insurance,
- the at will employees will be paid by the BSA and supervised by the Council,
- water right and infrastructure deeds have been filed,
- wording in the transitional agreement is being tightened up,
- the four parcels of land will be on two separate deeds, the West Park deed will be separate because it will require additional work.

5. Roads, Planning and Zoning, Water (Discussion of BWW Procedures) (All)

The BWW meeting is moved up to August 1<sup>st</sup>.

6. Bill from Brad Bunker on Hoagland Easement and Map for Planning and Zoning (Leppanen)

Leppanen forwarded the \$250 Bunker bill to the BSA and donors paid the \$100 map bill.

## New Business

### 7. Office: Phone and Email Messages (Leppanen)

Murray will research a phone that has an answering machine, speakerphone, caller ID and we can understand what is being said. Leppanen reminded those taking messages to date them.

### 8. Need for a Work Session on General Plan and Procedures for Taking on the BSA Obligations/Duties; Mosquito Abatement (Leppanen)

Part covered earlier. We need a work session with the BSA to start learning procedures, probably after their next meeting.

### 9. Planning and Zoning's Request for a Resolution on Dark Skies (Podmore/Burak)

Covered earlier.

### 10. Discussion and Plan for Next Phase of Planning and Zoning Commission: 2nd Public Hearing for Zoning and Land Use; Timeline for Vote; Chain of Custody form, Set a Special Meeting for the Council (Podmore/Leppanen)

Covered earlier.

### 11. Bluff Service Area Lease (Leppanen)

McAnany is sending us a simple lease form with some specifics, like phone and Internet, for the BSA's office(s). We will charge them \$0. We will honor the lease with the Senior Center but McAnany will tighten up the language.

### 12. Financial Report (Sosa); Approval for \$500 for Planning and Zoning's Printing and Mailing of Notices for 2nd Public Hearing (Podmore/Burak)

Covered earlier.

### 13. Status of Community Development Block Grant Contract and Approval of \$500 for Community Development Block Grant Water Study (Leppanen)

Leppanen signed and emailed the CDBG contract .. Murray motioned to pay the \$500 we agreed to supplement, Hook seconded and Leppanen, Sayers, Murray, Hook, and Sosa voted in favor.

### 14. Status of Credit Card with Zions Bank, Safe Deposit Box (Leppanen)

Leppanen, Murray, and Sosa will be receiving debit cards and the credit card is on the way. Murray will get a safe deposit box at Zions Bank for our deeds and legal documents.

### 15. Status of Business Licenses (Murray/Sosa)

Murray and Sosa are looking at business license applications from other towns that can be tailored to our needs and then will start working on the specific licenses in September.

### 16. Interlocal Agreement with San Juan County: Need to Amend for Building Permits and Inspections (Leppanen)

We will work on this.

## Other Business/Community Comment

Bob Helms mentioned that there is new spray paint graffiti at the footbridge area and Britt Hornsby is cleaning it up.

Adjourn at 7:32 p.m.

Linda Sosa Recording Officer