

Bluff Town Council Meeting  
Tuesday, June 25, 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

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

### Minutes

The meeting started at 6:01 p.m.

Approval of Regular Meeting Minutes from June 11, 2019

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

Approval of Work Session Minutes from June 11, 2019

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

Approval of Work Session Minutes from June 14, 2019

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

### Update from D. Dull from Rocky Mountain Power on the Municipal Energy Use Tax

Leppanen met with Debra Dull earlier in the day and they discussed the Town participating in the RMP Community Performance Plan. Dull has been working with the Council since September 2018. She reported that our 3% MET tax will be collected starting July 1<sup>st</sup> and should be about \$600 a month. She explained that specific towns or cities are chosen to work with her in the Performance Plan. She and Leppanen discussed goals that would fit the Town:

- 1, Dull will monitor our MET tax for accuracy.
2. If the Town moves forward with sustainable projects and it is possible, RMP will partner with us,
3. RMP can assist us writing dark skies ordinances and with lighting,
4. Dull will help coordinate with Town leaders, businesses, and the school when there is a planned power outage or unplanned, prolonged outage. Leppanen signed the plan. She updated us on several solar projects in her region. Leppanen thanked her for her involvement with us.

### Old Business

#### 1. Discussion of Funding for Purchase of Bluff Elementary School (Sayers)

Sayers has been working on grants for purchase and improvements and asked the Council if members were open to applying for a low interest USDA loan of \$80,000. The Council was in favor and Leppanen suggested a work session and the need for a public hearing when debt is taken on. She asked if Dine Bikeyah, who has nonprofit status, had contacted him recently and they had not. He will continue researching and get an application completed for a CIB grant. He will contact Bruce Adams about the CIB.

## 2. Update on Sales Tax and Finances (Sosa)

Sosa reported that we received \$4724 for April sales tax. Leppanen noted that it could increase a little from the State pool. Bob Springmeyer checked with Leppanen to make sure we received it. Sosa recommended that we pay \$1000 on the Utah Local Government Trust bill and \$25 to Ceil McDermott for a lateral file. Murray motioned to pay those bills, Sayers seconded and all voted in favor. Leppanen expects our liability insurance to increase with the airport and BSA properties.

## 3. Business Licensing (Murray)

Murray is researching business licenses and will look into what the State requires. Leppanen reminded the Council they must be in place by March 2020 so we can renew alcohol permits. She suggested a work session a month from now. Murray mentioned using our sales tax list with Pelorus to generate them and not charging a fee for them initially and then a nominal fee.

## 4. 2020 Budget Uploaded on State Auditor Site (Leppanen)

Leppanen successfully uploaded the budget and will send the additional paperwork after we receive the June bank statement and Sosa posts it in Pelorus.

## 5. BLM and Bears Ears National Monument Consulting Parties Meeting on July 30, 2019 (Leppanen)

Leppanen will check with Lynell Schalk to see if she can call in to this meeting.

## 6. Letter to Hole in the Rock Foundation re: School Sign (Leppanen)

The sign has been fixed but it is not in the same location. Leppanen will check with Sam Cantrell to find out exactly where it should be. She explained that it is a class 1 sign and must go in the same location even though it has been run in to several times. Jen Davilla echoed that is the requirement of the Safe Schools Plan. Leppanen will talk to the HIRF instead of sending the letter and Hook will help her relocate the sign.

## 7. USU Update (Murray)

Murray informed the Council that Jake Powell has digitalized 80% of their project and will make several bound copies for us. Powell sent information from the Rural Planning Group, a group that helps coordinate projects. Murray will find out more information including if this will be available next year.

## 12. Roads, Planning and Zoning, Water – P&Z moved forward

Leppanen is researching legal requirements for the adoption of the General Plan. She suggested a timeline of:

- July 12<sup>th</sup> for posting and mailing of public notices, ten days before the meeting,
- July 25<sup>th</sup> or 26<sup>th</sup> public meeting, copies of GP and maps needed,
- July 30 the Council votes

She is concerned about the requirement to notify all property and adjacent property owners, as the County does not have a list dedicated to Bluff. She will check with Chris McAnany about the requirements and if there are legal services that could help us with this process. We must also post in the paper, website, Public Notice Website, and three places in town. August will be dedicated to writing ordinances.

## 8. Entity Registration (Leppanen)

Leppanen has registered the town and we are good until June 11, 2020.

## New Business

### 9. Status of the Bluff Airport (Leppanen)

Within five days of the work session with Gary Torres. we received the airport lease, which is good until 2022 and he met with the River Trail Committee. He is working on easements and gravel.

10. General Plan Strategy (All)

Leppanen suggested that our procedure for receiving work from Planning and Zoning should start with a joint work session. To finish the General Plan we need to set up a joint work session and she will ask Sarah Burak to put it on this week's agenda. Sayers will follow up with it at the meeting.

11. Discussion of Bluff Dwellings Resort Request for a Letter of Support for the Turn Lane (All)

Jared Berrett explained that UDOT has been involved with the planning for a turn lane from the start of the Bluff Dwellings project. His problem is funding, he is \$100,000 short because of cost increases from LeGrand for paving and having to transport road base from a greater distance. He approached UDOT for help with funding and they suggested that he ask the County and Town for letters of support that UDOT help him with funding. Kurt McFarlane said that UDOT would not add money to the funding without a letter of support. Berrett noted that other businesses in town had not paid for turn lanes and Leppanen stated that there is a change in UDOT policy; Spanish Valley is paying for turn lanes. Hook was concerned about safety issues. Sayers agreed, he supports the business but feels the location of the turn lane is dangerous and could have liability issues. Sosa was concerned about how a letter of support would affect the Town if there are problems. She wants more information from UDOT, our lawyer, and insurance carrier. If there are problems people will come to us. We will address this again at our next meeting. Another issue is Charlie Nelson's property across the street from Bluff Dwellings. His entryways have been compromised by this project.

12. Roads, Planning and Zoning, Water

Sosa noted that Ed Dobson cleaned up glass from bottles broken in front of a stop sign.

13. Report on BSA Meeting on June 12, 2019 and BWW Meeting on June 13, 2019 (Leppanen/Sosa)

Tabled until our next meeting.

14. Discussion of San Juan County Commission Meetings being held outside of Monticello (Leppanen)

The next meeting will be held in Monument Valley.

Other Business

Adjourn at 7:39

Linda Sosa Recording Officer