

Bluff Town Council Meeting
Tuesday, August 6, 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

Draft Minutes

The meeting started at 6:01 p.m.

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

Approval of Regular Meeting Minutes for July 30, 2019

Murray motioned to approve³ the minutes, Sayers seconded and Leppanen, Hook, Murray, Sayers, and Sosa voted in favor.

Old Business

1. Report on Work Session with David Conine about the Old Bluff Elementary School and Request for a Resolution by the Town Council (All)

Sayers and Conine have had a continuing series of discussions about the elementary school and the involvement of Dine' Bikeyah. Sayers reported on our productive Work Session with Conine that happened this afternoon. The building would be a good fit for Town Offices with extra office space that could be used for County services, classes, rentals, etc. Conine emphasized using a part of it for art economic development and classes. Murray and Hook agreed that it would be a good public purpose building. Leppanen suggested we start looking at ownership and funding possibilities. Sayers has us listed for a grant for \$150,000 to repair the roof and is aware of CIB and CDBG grants and low interest loans we could use for purchase.

2. Purchase of Phone for Office and Safe Deposit Box at Zions Bank (Murray)

Murray has ordered a \$47 phone and Leppanen investigated a \$35 yr safety deposit box at Zions. Murray motioned we get the safety deposit box for records, deeds, etc., Sayers seconded and Leppanen, Murray Sayers, Hook, and Sosa voted in favor. Leppanen suggested in September we discuss various Council procedures, including how and who has access to the box.

3. Update on Modified Transfer Agreement with Bluff Service Area, Deeds, West Bluff Park Condition Precedent and Fehr Family Trust (Leppanen)

Leppanen, Sosa, and Wes Shook attended the County Commission meeting held In the morning. Leppanen was on the agenda and asked the Commissioners to lift the condition on the deed for West Park so it could be transferred to the Town. The vote was unanimous to remove the constraint and it will be reflected in the minutes so it, and the three other deeds can all be recorded. There is more concern about the wording of the family trust document from Sam Cantrell, Steve Simpson, Kendall Laws, and Chris McAnany. Leppanen is working on the West Park documentation and if she can fix it that will help clear the other effected parcels. She will ask McAnay to call the trust lawyer.

4. Update on Status of Credit Card with Zions Bank (Leppanen)

We are receiving a credit card with a \$5,000 credit line. Leppanen thanked Linda Richmond and the BSA for getting her their past several budgets for documentation.

5. Update on Planning and Zoning Public Hearing on Monday, August 19, 2019

Michael Haviken reported that Planning and Zoning is working really hard and the notification letters went out yesterday. Thursday they are planning on approving the zoning map and will finalize ordinances next week. Leppanen asked that the public comments from the next public hearing be sent to the Council daily so we have more time to think about them.

6. Roads, Planning and Zoning, Water

Planning and Zoning will need a process for mosquito abatement. Jackie Warren reported on the BSA process. She and Ginny Burns did an inventory of larvacide and have talked with Dallin Peterson, State Head of Mosquito Abatement, and Rick Meyer, County Health Department, about proper procedures for spreading it. To be in compliance one or more of us needs to become certified by taking a twenty-module class at the college and passing a test. Murray stated we have eight to ten weeks until the first freeze and we should be ready for next year's season. Hook reminded everyone to drain standing water.

Roads- Leppanen, Murray and Haviken recently met. Leppanen has not heard from Jared Beard about our speed study appeal and will check with him. In a recent email Beard is starting to take bids for the turn lane and hopes to have it completed by October 15th. There is a meeting September 18th with UDOT.

Water – Leppanen and Sosa attended the monthly BWW meeting and reported the system is good but there is an ongoing signal problem. Armer Tumeh raised the water taps limitation question from the public meeting and we will have McAnany look into it for what the State allows.

New Business

7. Discussion and Vote on the Proposed General Plan for the Town of Bluff.

The Council discussed public comments from the General Plan public meeting. Most were positive and many were already covered in the GP because, Leppanen explained, the Plan is general and broad and will be the foundation for the more specific ordinances. We made a few modifications including adding oil, gas, and mineral leasing and large wildlife corridors across the highway. Thursday P&Z will revise and hand it off to us. McAnany has reviewed it twice and will review the new additions. We will vote to approve it at our next meeting.

8. Meeting with San Juan County Recorder Re: Fehr Family Trust Document (Leppanen/Sosa)

He was not available due to sickness.

9. Report on Bluff Water Works Regular Meeting on August 1, 2019

Covered earlier.

10. Report on San Juan County Commissioner Meeting on August 6, 2019 (All)

Partially covered earlier. Spanish Valley continues to bring concerns to the Commissioners. Shannon Brooks informed the Commissioners about an August 21st Town Hall at 7:00 p.m. at Monticello High School called Empowering Voices. This group would like to divide the County in half by the north and south and is moving forward with its push to get this on the ballot. Leppanen encouraged locals to attend.

11. Report on Flyover and Field Tour of Hovenweep Cultural Landscape (Leppanen)

The purpose of this flight and tour was public awareness of the culturally rich land that is being given up for oil and gas leases. Besides Leppanen and Sayers there were tribal and government members. Sayers commented on the impact to the many cultural sites and on going paleontology research and said that when it is gone, it is gone. Leases have doubled

recently compared to the last 10 to 15 years. Both Leppanen and Sayers felt the tour was fun, highly informative and saddening. The National Parks Conservation Association had invited them.

12. School Pedestrian Sign (Leppanen)

This is resolved for the moment thanks to Sam Cantrell and his crew but is an ongoing problem. Leppanen will write a letter to the Fort to try to figure out solutions and cost. Murray and Haviken will deliver it. Cantrell suggested orange barrels.

13. Need to Update SAM Number (Leppanen)

Moved to next week.

14. Request by Bluff Arts Festival for In-Kind Exchange for Rent (Leppanen)

Moved to next week.

15. Status of Transparency Report and Polaris System (Leppanen)

The State informed us our transparency report did not go through because of a mapping area problem on the Pelorus program that they have now fixed. This could effect our tax disbursement so as soon as the State opens the window for us to resend it we will. The State is finishing midyear audits.

16. Financial Report /Bake Sale (Sosa)

Sosa reported the State Road funds should be appearing in a few days. In her conversation with Jim Clayton at the State Tax Commission he informed her that businesses send their sales tax to the State monthly, quarterly or yearly. Our only current bill is to the San Juan Record. The Town is sponsoring a bake sale Saturday the 10th and the proceeds will be used to host a lunch after the County Commission meeting in Bluff August 20th. A donor has offered \$200 toward the cost of the lunch and we have about \$200 to date from Bluff decal sales. We are planning for about 100 people and will serve tamales. Murray motioned to purchase the tamales, Sayers seconded and all voted in favor.

Adjourned at 7:36 p.m.

Linda Sosa Recording Officer