

Bluff Town Council Meeting
September 24, 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 in writing to Ann Leppanen
(ann@townofbluff.org) at least 4 days in writing before the meeting. Agendas and minutes are
posted at:
townofbluff.org and audio, in addition, at the Utah Public Notice Website

Draft Minutes

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

Approval of Regular Meeting Minutes from September 17, 2019

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

Approval of Work Session Minutes from September 20, 2019

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

Public Comment

Leppanen updated the status of the broadband project from the report by Emery Telecom and UEN at the San Juan County Economic Development Summit. There has not been much change; they have not gotten all signatures from White Mesa residences or the BLM. The completion date has been moved back to late 2020 or 2021. The fiber optics will go to schools and medical facilities; Emery is going to work with Frontier and River Canyon to expand into communities eventually.

Erin Richards expressed support for Leah Schrenk's request to open a tavern.

Amer Tumeh repeated his request that his land west of town to be changed from a residential zone to a commercial zone. He read a letter from his land use attorney and asked it to be part of the record. If he cannot get this change through any other means he will sue the Council and the individual council members.

Keena Mallory was not in favor of the tavern because it was not an eating establishment, lack of town transportation, and long law enforcement response time.

Jen Davila was supportive of Schrenk because she has been a good businesswoman for many years.

Christa Monson was in favor, she felt it would be a benefit to locals and tourists and had known Schrenk for a long time.

Unfinished Business

1. Update on Community Development Block Grant and Need to Schedule Special Town Council Meeting on October 10, 2019 (Leppanen)

The Council will meet October 10th at 6:00 p.m. to discuss bids received for the 50-year Water Study. A bid will be chosen, that firm contacted, and the information submitted to CDBG. Information was posted on the town of Bluff website and UPNW, additionally

information was sent to KUV, Jones and Demille, and Sunrise Engineering by the CDBG's direction. The bids close October 10th at 5:00 p.m.

2. Discussion of GRAMA Request from SITLA dated September 17, 2019 and Status (Sosa)

Leppanen discussed the GRAMA request received from Tim Donaldson requesting all maps, correspondence, minutes, agendas and other documents pertaining to the SITLA Bluff Bench Block over the last three years. Also documentation related to Planning and Zoning, incorporation, Bears Ears, and FCM. Leppanen and Sosa consulted Rose Chudile, Ormsbudman, and Sosa responded to Donaldson that government entities do not use GRAMA requests but we meet Tuesdays at 6:00 p.m. and invited him to be on our agenda.

3. Review of Request from Leah Schrenk for Local Consent for a Tavern License (All)

Schrenk presented details for the operation of her proposed tavern and her ten years of experience. Concerns of the Council included lack of food, being run by a manager part of the time, and lack of law enforcement, Leppanen had a conversation with Sherriff Torgerson who pointed out the possibility of increased calls or presence could cost the town money. Murray motioned to grant local consent, the motion died for lack of a second.

4. Update on Mainly Marathon's Request for Use of Community Center Parking Lot and Bathrooms (Leppanen)

The Council had decided to not grant the Marathon's request and then discovered that the BCC manager had received and deposited their check for \$25. They have obtained liability insurance and are expecting a contract. After discussion it was decided we would honor the agreement. Sayers stated we are transitioning with BSA and the important thing was to go forward. We will let them know next year the RV campgrounds and Sand Island are available and appropriate.

5. Liability Policy Update on West Park Statuary (Sayers) and Update on West Park Oil, Gas and Mineral Deed (Leppanen)

Sayers reported that Joe Pacek valued his two statues at \$2,000 each so the third statue is probably similar, \$6,000 for all. Chris McAnany has been very busy so Leppanen will reach out to the Fehr Trust holding mineral rights for West Park to clear them up.

6. Update on Land Use Ordinance and Policy with San Juan County (Leppanen)

McAnany's amendment to the Interlocal agreement has been sent to David Everitt, who is no longer with the County but is spending time with the new County Administer at a conference in SLC. Tomorrow Leppanen will meet with Scott Burton to explore what went wrong with the permit allowed to pass before the end of the moratorium and without Council approval, and the process for future permits. Sam Weldon's permit has not been approved yet and Burton will walk Leppanen through the process. Murray or Sayers will join her. They will follow the Interlocal Agreement. Eventually the Agreement will go before the Commissioners for approval.

New Business

7. Review of Lease for Ginny Burns' Food Pantry and Bluff Service Area (All)

Hook is making minor edits to the leases and Leppanen will get them to the BSA and Burns. They will be charged \$0 rent and be renewed year to year.

8. Review of Memorandum of Understanding with the Bluff Service Area (All) and Update on Bluff Service Area Financial Transfers (Leppanen)

The BSA has started closing accounts and is on track to have them done by December. Hook attended the BSA budget meeting and reported they will have minimal expenses in 2020 that they can manage without property tax. Linda Richmond is working on liability insurance. Leppanen sent a proposed MOU to Council members and Trustees.

9. Discussion as to an Agreed Upon Joint Work Session with Planning and Zoning and a Date to Review Policy and Procedures (All)

The joint work session with P&Z will be September 30th at 7:00 p.m. The council will have a Work Session October 14th at 8:30 a.m. Leppanen will send out proposed agendas for both that can be added to.

10. Request for Information from Tian Robinson with USU about Oil and Gas Lease Sales (Leppanen)

Sayers volunteered to respond to this request.

11. Update of Discussion on Wednesday, September 18, 2019 with UDOT Pedestrian Planning (Murray/Leppanen)

Leppanen, Murray, and Jared Beard and Robert Bell via phone met with Heidi Goddard about offering help with pedestrian related issues including bike paths, pedestrian paths, trails, school crossings, etc. She will assemble a team to meet with the Council in January. Beard informed the group that work on our three intersections would be done in October. Bell had nothing new on the UDOT speed study and Leppanen pointed out more people cross the street at dusk and later, not the middle of the day.

12. Discussion of "Meet and Greet" Lunch/Work Session on Friday, September 20, 2019 with Sue Sanger, Retired City Council Member from St. Louis Park, Minnesota (All)

Sanger has been involved on a large city council for 23+ years and had many helpful suggestions we will discuss in a work session.

13. Roads, Water, Planning and Zoning (All)

Murray informed the Council that UDOT would be repairing three intersections in October at no cost to the town. Michael Haviken suggested having the potholes in town fixed while the turn lane work is going on. The cost would be \$4,000 a day. Murray suggested buying safety vests at \$6.00 each. Sayers motioned to approve the purchase, Hook seconded and Leppanen, Hook, Sayers, Murray, and Sosa voted in favor. Sayers expressed concern about the degrading of the edge of the roadways, especially out toward the Mission for bike riders. He will bring it to the January meeting about pedestrian issues. Hook reported Planning and Zoning will cancel its October 3rd meeting. Their public hearing for Dark Skies ordinances is October 10th and there will be a ten-day comment period.

14. Financial Report (Sosa)

Sosa reported we have received \$5,355.41 in sales tax, resort tax - \$5,797.82, and municipal TRT- \$3,356.34. Sayers motioned to approve paying Chris McAnany \$3,000, Hook seconded and Leppanen, Hook, Sayers, Murray, and Sosa voted in favor.

At 7:37 p.m. The Council voted to go into Executive Session,

15. Executive Session to Discuss Pending or Imminent Litigation (All)

At 7:58 p.m. The Council voted to go out of Executive Session and back into the regular meeting.

Public Comment/Other - none

Adjourned at 7:59 p.m.

Linda Sosa Recording Officer