

Bluff Town Council Meeting  
October 29, 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 in writing to Ann Leppanen  
(ann@townofbluff.org) in writing 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 6:02 p.m.

Roll Call Mayor Ann K. Leppanen, Brant Murray, Luanne Hook, Linda Sosa, Jim Sayers  
returned late from a meeting in Moab

Approval of Regular Meeting Minutes from October 22, 2019  
Deferred until next week

Public Comments: Leppanen noted that we have not discussed or voted on the Dark  
Skies ordinance; Jen Davila mentioned that it had been sent to Chris McAnany.

### Unfinished Business

#### 2. Meeting with Zions Bank for Funding School Building Purchase (Leppanen)

Leppanen met with Marcus Keller October 17<sup>th</sup> in SLC and discussed options for the  
proposed purchase of the "old" elementary school. Bonds or sales tax revenue could be  
used for funding. Keller looked at our budget, which Leppanen explained is lower than  
what has actually come in, and encouraged asking for a grant for as much as possible  
from the CIB. He suggested the possibility of raising property tax closer to other towns;  
Bluff is .0012, Blanding is .0024, Monticello is .0026. Murray said that would need to be  
voted on in an election. Keller suggested a letter to the School Board and Sayers has  
already done that.

#### 3. Update on Businesses Licenses (Sosa)

Sosa is inputting data into the accounting system listing businesses and licenses. The  
licenses run from 1/1/2020 to 12/31/2020. For simplicity the starting dates for the  
businesses is 1/1/2020 but anyone wanting their actual start of business date can let  
Sosa know and she will change it. Leppanen said two priorities right now are the  
licenses and Interlocal Agreement. Hook and Sosa are both working on an application  
form.

#### 4. Update on Permits and Interlocal Agreement (Leppanen)

Nothing new to report on Interlocal Agreement, Leppanen will contact McAnany in hopes  
we can have it finished and get it on the agenda for next week's Commission meeting;  
otherwise it will have to wait until December due to the second meeting taking place at  
Navajo Mountain and having a limited agenda. Michael Haviken is working with Amanda  
Podmore on several small modifications to the building permit. Leppanen reported that a

building permit has been at the County since September 1<sup>st</sup> because the required information has not been submitted by the private party. She wrote a letter suggesting to Scott Burton that he reject it as not complete and it is submitted to P&Z.

1. Update on Kick-off Meeting and Discussion with Robert Worley (Sayers)

This was reported out of order because Sayers arrived after the meeting had started having just returned from a CDBG training in Moab. Sayers has been communicating with Robert Worley of Sunrise Engineering about possible dates for this meeting. He will suggest Tuesday, November 12<sup>th</sup> in the afternoon.

5. CIB/CDBG

Sayers reminded that we are on the CIB list for \$150,000 for a new roof for the old Elementary school, should we obtain it. Michael Bryant suggested asking for more and Sayers will resubmit it for \$500,000; \$150,000 for the roof, \$250,000 for purchase, and \$100,000 for repurposing. He will include Bruce Adams, CIB chairman, in this information and send him emails between the Council and School District about the possible purchase. The training Sayers attended allows the Town to qualify for more CDBG grants. If we develop a capital improvements plan we will receive more points toward grants and a community member is finishing an ADA survey of the CC that will qualify us for two points. Capital improvements will be part of our financial conversations in November. Leppanen received data from Kyle Hostler at the School District averaging the school's operational costs for three years, app. \$35,000 for utilities. A janitor on top of that could bring it closer to \$60,000.

6. Roads/Water/Planning and Zoning Special Meeting on October 28, 2019 (All)

P&Z approved the sign for La Posada. The Council will need to get copies of the paperwork from P&Z. BWV will meet November 14<sup>th</sup>. The cold weather will delay the intersection projects until the third week of November or later. Snow plowing is a concern because we need to have it detailed for the Interlocal Agreement. We have not designated roads and would like Haviken to get costs per hour from the County for the Council. Murray left the meeting.

New Business

7. Report on CDBG Meeting in Moab (Sayers)

Covered earlier. It was a helpful meeting.

8. Airport Lease Rental Payment and Discussion of Consideration of Setting a Fee Schedule (Sosa/Leppanen)

Sosa reported that the yearly lease fee of \$758.60 from the BLM is due January 1<sup>st</sup>. Jim Hook paid it last year from tie-down fees he collected. Leppanen suggested formalizing the fees and creating an enterprise fund.

9. Public Hearing from San Juan County Planning Commission

This hearing addresses County issues that do not impact Bluff.

10. Increase the Community Center Wi-Fi Signal (Sosa)

Sosa reported that Amanda Podmore contacted River Canyon about boosting the CC wi-fi signal. The BSA has a business account that River Canyon has been phasing out and will upgrade our service and equipment at no cost in the next two weeks. If this doesn't solve our problem we will reassess.

11. Report on Meetings with Bob Springmeyer (Leppanen)

Leppanen met with Springmeyer twice over two weeks in SLC. He is concerned about the Town being able to take on the operational costs of the school and suggested doing a limited feasibility study. As mentioned earlier, operational costs, including a part time janitor could be \$60,000 a year. Sayers thought it was wise to do this before we commit. Sosa will get sales tax data to Leppanen and the Council asked Leppanen to find out what Springmeyer would charge. He probably could not start until December.

12. Bluff Community Center Contracts and Liability Insurance (Leppanen)

Leppanen will meet with Carol Shook October 31<sup>st</sup> and revise contracts and procedures for the CC. The BSA is paying her and other employees until January but Leppanen is supervising her.

13. Update on West Park Address for Liability Insurance (Hook)

Hook got the address, needed for our insurance from the County and explained how the County generates new addresses.

14. Discussion of Regular Meeting Schedule for November and December 2019 (Leppanen)

After discussion Sayers motioned to cancel the November 26<sup>th</sup>, December 24<sup>th</sup> and December 31<sup>st</sup> meetings, Sosa seconded and Leppanen, Sayers, Hook, and Sosa voted in favor. Leppanen will post it in the newspaper.

15. Financial Report (Sosa)

Sayers motioned to pay \$43.13 for our credit card account and \$1,442.00 to ULGT, Hook seconded and Leppanen, Hook, Sayers, and Sosa voted in favor. Hook reported that Murray ordered more ink.

16. Other

Leppanen emailed a list of regular meetings in November and included:

ULCT Land Use 11/2

SJ Commission 11/5

Archival Records 11/5

Workshop on Outdoor Rec Grants 11/5

SEULAG 50<sup>th</sup> Anniversary 11/6

Hovenweep Cultural Landscape 11/17

SJ Commission at Navajo Mountain 11/19

BSA 11/13

BWW 11/14

Public Comment - None

Adjourned at 7:30 p.m.

Linda Sosa Recording Officer