

Bluff Town Council Work Session
November 21, 2019
Bluff Community Center at 12:30 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 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 12:37 p.m.

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

1. Request from Business Owners of Bluff for Reduction of Rental Fee for the Balloon Festival; Discussion of Rental Fees/Cleaning Fees in General (All)

The Council discussed the fee schedule for renting and cleaning the CC and Kitchen and liked the idea of keeping the cleaning fee the same whether it is a whole day or half day. \$40 for the Kitchen and \$75 for the CC. The total for the CC would be \$200 for a whole day and \$100 for a half day, the Kitchen \$140 for a whole day and \$100 for half. Half is five hours or less. For multi-day use the CC would be cleaned when the event is over except for checking the restrooms. There was agreement about proof of liability insurance for organizations and sponsored events. A damage deposit or rental of AV equipment was considered. Because existing classes are a benefit to the community the Town could drop the rental fee and donations would go to the teachers, and, possibility using PILT funds. Dates are reserved when Carol Shook receives a signed contract and payment, Leppanen will look into how refunds are made in other communities. The Council considered dropping the rental fee for yearly community events, specifically the Balloon Festival and Art Festival but keeping the cleaning fees. These ideas will be discussed and voted on at the Dec. 3rd meeting. And the needs for the Solstice.

2. Discussion of Leah Schrenk's Request for Local Consent for Bar License (All)

Murray suggested the Local Consent be used as a tool to leverage allowing this to be tried. Hook will research the Town's role in hours and days open; it was thought that the Town could easily rescind consent and Leppanen will research it. This will be on the agenda Dec. 3rd.

3. Discussion of Bluff Service Area Dissolution Process (All)

The goal of the BSA is dissolution on the June ballot. Murray will research the steps and options. We are willing to work with the BSA. The Town will be taking over the three BSA employees Jan. 1st and Leppanen informed that we will need an employee manual, contracts, posting for a transcriber, and more to be prepared.

4. Discussion of Bluff Water Works Moving into the Town as a Water Department (Murray/Sayers)

Sayers is concerned about the liability insurance covering the Town, which owns the water infrastructure, and the BWW, which does water delivery. He said it is murky and will check with our underwriter. Leppanen will send the SITLA lease for the arsenic plant land to Chris McAnany for comment. The Council would like to meet with the BWW in January.

1:55 – Break

2:02 – Resume

5. Business License and Business License Ordinance (All)

Leppanen is modifying Moab's ordinance and will send copies to the Council to consider. This will be on the Dec. agenda. We need a person for land use, zoning, and building appeals and the Council agreed that David Everitt is a good choice.

6. Discussion of Lighting Ordinance (All)

Overall, favorable. Some businesses are in favor, some are not. Two years to comply is good and it could be extended if needed. Leppanen will do more research on the light curfew. Murray suggested using a different word than curfew. This will be on the Dec. 3rd agenda.

7. Joint Work Session with Bluff Service Area and Memorandum of Understanding with Bluff Service Area (Leppanen)

Leppanen encouraged the Council to reread the MOI and meet with the BSA Dec. 11th.

8. Best Practice for Office and Computer (Sosa)

Sosa explained that we have a great deal of public information on our website but we have some data and information that is restricted and may require a GRAMA request. January 4th is a newly elected officials meeting and we will all try to go and bring questions about best practices, privacy and other issues. Leppanen would like training for the Council, P & Z, and employees in January covering policies, sexual harassment, etc.

9. Discussion of Public Comment on Agenda (All)

We will continue to leave it off our agenda but bring our questions about it to the Jan, 4th meeting.

10. Other

Adjourned at 3:02 p.m.

Linda Sosa Recording Officer