

Bluff Town Council Meeting  
January 21, 2020  
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 the first three Tuesdays of every month 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

Minutes

The meeting started at 6:02 p.m.

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

Approval of Bluff Town Council Work Session Minutes of January 14, 2020

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

Approval of Bluff Town Council Regular Meeting Minutes of January 14, 2020

Sayers motioned to approve the minutes with one modification, Murray seconded and Leppanen Sayers, Murray, Hook, and Sosa voted in favor.

Discussion and Election for Mayor Pro Temp

Murray nominated Sayers for Mayor Pro Tem for 2020, Hook seconded and Leppanen, Hook, Murray, and Sosa voted in favor, Sayers abstained.

Unfinished Business

1. Discussion of Bluff Community Center and Request for Rentals for Events with Alcohol (All)

A couple having a wedding in June would like to use the outside area around Fire Mesa to serve wine, beer, and a signature cocktail to their 60 guests. There was discussion on the pros and cons of having alcohol inside or outside the Community Center. Sayers will check with our insurance carrier and it will be put on the agenda for our next meeting. He mentioned that there are businesses that could provide this service. Leppanen emailed the neighbors to the CC and got no response. She will check into the issue of having spirits in or outside the CC. With more information the Council will develop an alcohol policy.

2. Letter by Attorney for the Town re: Land Use (Leppanen)

Chris McAnany wrote a letter as directed in response to a private landowner's questions about appealing land use issues. It directed property owners to go to P&Z with a plan. The Town Council's position is that it does not mediate or negotiate with individual landowners regarding disputes or issues related to planning and zoning. The process must be followed.

3. Discussion of BLM Oil and Gas Leases Pending (All)

Leppanen has not heard from the BLM but Amanda Podmore said the 15-day comment period started on January 17<sup>th</sup>. Podmore encouraged the Council to find out if the Town also has only 15 days, ask for a meeting with the BLM with Cliff Giffen present, and send a written response to the BLM. She is analyzing the BLM study and will get the Council information on our questions tomorrow. Leppanen will contact Angela Bolic to find out what the deadline for response for the Town is. Podmore said the project includes flaring of gas and needs to address letting the Town know about spills and incidents.

4. Update on Murray's Meeting with Skip Meier's Request to Provide Documents to Sunrise (Murray)

Murray is working with Meier and the documents he has received from Meier have been sent to Sunrise. Sunrise will present their 50% Project Update meeting on February 19<sup>th</sup> from 1:00 p.m. to 3:00 p.m. at the CC. Sunrise has expressed frustration about being unable to get requested data from BWW. Sunrise has had to get data from the State but it is not as current or extensive. Leppanen will try to talk with Steve Simpson and Marx Powell about this problem.

Powell had said previously the data would be forthcoming. Sayers concern that the lack of cooperation could affect future CDBG grants. The BSA did not complete the Storm Water Project and returned the funding to the CDBG, even though the Town was ready to step in and complete it.

5. Update on Information Related to the Bluff Cemetery (Leppanen/Sayers)

Leppanen learned from Robbin Bond that the Bluff Special Service District for the cemetery is part of San Juan County. Bill Davis is the other member besides Bond. Plots cost \$100 and their group has about \$2000. It was agreed that it would be appropriate for the Town to take over this board and sometime in the spring the Council will

ask to be on the County Commission agenda to ask for this. Leppanen will research property ownership on Cemetery Hill.

6. Set Date for Amended Budget (Leppanen), Set Date for CIB Public Hearing (Sayers)

Leppanen has been working on a timeline for the Amended Budget Hearing, which includes posting a public notice and will be February 11th. Leppanen explained we will need a Truth in Taxation hearing for the property tax. The BSA will transfer their property tax to the Town so the BSA property tax will drop to zero and the Town will change from zero to the current amount. It is not an increase, just a transfer. There are a number of steps in this process and this will extend our budget process into August. Leppanen contacted Pete Black about accounting but he does not do government accounting. She will contact the firm in Price that works with the BSA and BWV. Jen Davila said the accounting firm worked well with the BWV. Bob Springmeyer, our feasibility consultant pointed out the Blanding and Monticello charge twice as much property tax as the BSA has but the Council agreed that we are not interested in increasing the tax. The BSA tax rate is 0.001107. Sayers will send in the CIB grant application in a couple of days and we will pick a date for a public hearing in February. Leppanen suggested Marcus Keller with Zions could help Sayers with his presentation. Sayers said he has all the information he needs and the CIB is interested in our tax structure and debt structure.

New Business

7. Report on Navajo Mountain County Commission Meeting (All)

Leppanen, Sosa, and Murray traveled to Navajo Mountain today to their first County Commission meeting. Murray stated it was a historic meeting and went well. It covered local and countywide issues.

8. Bid by Helgerson Property Management for Bluff Community Center Trash Disposal (Leppanen)

Helgerson submitted a bid to the Council that included \$25 a month for weekly pick up, \$10 a month for the Food Pantry, and event pickup of \$25 per event. He could supply a dumpster but these rates are based on two trash cans a week. Sayers motioned to accept the bid, Murray seconded and Leppanen, Sosa, Hook, Murray, and Sayers voted in favor.

9. Discussion of Training with P&Z by Chris McAnany on February 5<sup>th</sup>, 6<sup>th</sup>, or 12<sup>th</sup>. (All)

The Council and P&Z will have a joint training with McAnany February 12<sup>th</sup>. He will cover the protocols and procedures for analyzing permits and requests to P&Z. Leppanen will ask him for input on streamlining our lease with the Senior Center.

10. Report on Finances, Bills to Pay, and Employee Information/Payroll (Sosa)

Sosa informed the Council the current bills are:

Bluff Water Works	\$ 47.98
Frontier	\$ 68.10
Chris McAnany	\$195.00
Diamond Propane	\$537.55
Rocky Mtn. Power	\$501.34
San Juan Record	\$ 21.60

Sayers motioned to pay the bills as presented, Murray seconded, and Leppanen, Hook, Sayers, Murray and Sosa voted in favor. Sosa explained the need to write monthly checks for the P&Z members and employees. Sayers motioned to allow Sosa to write those checks at the end of this month, Murray seconded and Leppanen, Hook, Sosa, Murray, and Sayers voted in favor. Leppanen explained that this will become part of the written policy so the Council will not have to do month-to-month approval.

11. Roads, Water, Planning and Zoning including Transcription/Recorder Position (All)

Murray is working on possible dates to schedule the Pedestrian meeting. Kaitlyn Harris has offered to take minutes for P&Z for no charge while Sarah Burak is on Maternity leave. Burak will continue to chair and Podmore vice-chair in 2020. Leppanen and Podmore were going to revise the Rules of Procedures and Bylaws but those documents were mistakenly posted on Google docs for the P&Z members to edit. The Council has final approval of changes.

12 Discussion and Vote on Disposing of the Cottonwood Tree Remains and Disposal of Miscellaneous Property (i.e. tablecloths)

Leppanen is working on protocol for disposition of assets. All assets of any value must be voted on by the Council before they can be sold or the manager or members are given the okay to give something away. The manager forwarded a request from someone for the wood from a downed tree. Murray motioned that we give that person the wood with the provision it is all taken and the area is clean. Sayers seconded and Leppanen, Sayers, Sosa, Hook, and Murray voted in favor. Leppanen will let the manager know.

13. Other

Hook wanted paying for transcription service to be on the next agenda and will get payroll sheets from Carol Shook. Leppanen stated Jana Simpson offered to donate a mural done by students at the balloon festival to the Town and the Council gratefully agreed.

Adjourned at 7:29 p.m.

Linda Sosa Recording Officer.

