

Bluff Town Council Draft Minutes
September 8, 2020
Bluff Community Center at 6:00 p.m.
190 N 3rd East P.O. Box 324
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
This meeting was held electronically.

Minutes

The meeting started at 6:00 p.m.

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

Approval of Regular Meeting Minutes of 9/1/2020

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

Approval of Bluff Town Council Work Session Minutes of 9/3/2020

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

Unfinished Business

1. Discussion of Ownership and Management of Alleys and Roads and Vote on Future Policies Related to Alleys and Roads (All)

Leppanen talked to Chris McAnany about the issue of whether the Town or County owns the alleys. She reported that documentation from 1957 about local subdivisions stated alleys were for public use, utilities and fire trucks. There are four requests at the County pertaining to local alleys. McAnany had said it would be a good idea to create policy, which would include public hearings and noticing adjacent land owners and maintenance. Murray motioned to have McAnany write a letter to the County outlining legally why the alleys should be transferred to the Town, Sayers seconded and Leppanen, Murray, Sayers and Sosa voted in favor. Sayers asked about previously conveyed alleys. McAnany suggested looking forward not backward. Leppanen suggested a future work session for this topic and thanked the County Survey Department for mapping and background.

2. Discussion and Vote on Letters of Support or Not for Range Improvement Projects (RIP) 780-A, 851, 848 (All)

Leppanen reminded the Council she had asked the County Commissioners to hold their decision on these projects until the Council had a chance to discuss them. In conversation with Slate Stewart (SITLA) she learned this was for 47 head of cattle and about 100,00 gallons of water a year. Sayers

felt 848 was not an issue since it collected precipitation for wildlife. He stated there needed to be a good reason to drill into our aquifer and 780-A proposed drilling another well instead of lengthy waterlines connecting the well that is already there to watering troughs. He motioned to not oppose 848 and 851 but oppose 780-A, Murray seconded and Leppanen, Murray, Sayers and Sosa voted in favor. Leppanen will send the letters to Stewart.

3. Discussion and Vote on Town of Bluff and San Juan County Lease for the Senior Center (All)

McAnany has not had time to review the lease and Leppanen will put it on the agenda for next week.

4. Discussion and Vote on Letter to Utah Division of Water Quality Regarding Waiver of Advances to Bluff Service Area (All)

Leppanen has been discussing these issues with John Mackey of DWQ who suggested she send a request to Erica Gaddis to be added to the October agenda. Leppanen and Jackie Warren (BSA) will attend that meeting and ask \$164,000, representing 2½ wastewater studies that did not become projects, be waived. Reasons include the fact that the BSA has no assets, Covid impacts, and several large businesses that have invested in elaborate septic systems. Sayers motioned Leppanen send a letter to be added to the DWQ October agenda, Murray seconded and Leppanen, Murray, Sayers and Sosa voted in favor. Leppanen mentioned this money is held in abeyance, not a debt, and thanked Linda Richmond for her research and Skip Meier for his timeline.

5. Discussion and Vote on Use of CARES Act Money (All)

Leppanen stated we have received \$14,328 in disbursements and spent almost \$4,600 with several things that are in the works. She and Murray will look at the original list and price things for the next Council meeting. Sayers will help price a sound system. Heather Alvarez, Town Administrator/Clerk/Treasurer of Mancos, reached out to Leppanen with information about audio and visual improvements since they are upgrading and familiar with systems.

6. Discussion and Vote on Date for Public Meeting Regarding the Dissolution of the Bluff Service Area (All)

Fifteen minutes will be set aside at the start of the October 6th meeting to recap the dissolution of the BSA and clarify the question on the ballot. It will only be on the ballots of those living inside the BSA boundary. Leppanen will check with John David Nielson about the ballot.

New Business

7. Discussion and Vote on Town Council's Meeting Schedule for September through December 2020 (All)

Sayers motioned to change the November 3rd meeting to Monday, November 2nd, Murray seconded and Leppanen, Sosa, Murray, and Sayers voted in favor. Leppanen will post it in the newspaper.

8. Discussion on Strategic Planning (Leppanen)

Leppanen is searching for possible planners and will put this on the next agenda.

9. Financial Report (Sosa)

Sosa is working on the pre-audit and budget and noticed River Canyon Wireless is mostly down making it impossible to send reports. Leppanen will call RCW about this, other local outages and our new equipment installation. Sayers will check with our insurance company on the appraisals.

10. Roads, Planning and Zoning (Murray/All)

Michael Haviken submitted a Roads maintenance budget earlier this year and Leppanen will ask him to present it at our next meeting.

11. Reports on Bluff Service Area Meeting on 9/9/2020 (Leppanen), Bluff Water Works Meeting on 9/9/2020 (Sosa)

Leppanen will attend the BSA meeting, Sosa will attend the BWW meeting.

12. Discussion of Fee Schedule (Murray)

Leppanen discussed the creation of fee schedules with McAnany. BOB has a fee agreement with River Canyon Wireless; BOB suggested perhaps the Town should collect the fee and BOB apply for grants from the Town. Murray has been working on a fee schedule for the Town. State law is clear fees are to be used to cover costs, not generate income. McAnany had several questions and Leppanen suggested we have an hour virtual call with McAnany, she will contact him for times.

13. Discussion of Cemetery Board (All)

Robbin Bond, Bill Davis and the late Betty Gaines have been members of the appointed, County board for Bluff for many years. They have the map, help choose the site, do the paperwork, and collect the fee. Leppanen has talked with Mack McDonald about transferring it to the Town. The Council was in agreement.

14. Discussion and Vote on Utah League of Cities and Towns Annual Convention (All)

Leppanen will check with P&Z to see if there is interest in topics on the agenda. We could share one or two tickets. This will be on next week's agenda.

15. Other

The old school may again be available to the Town and Sayers will attend Wednesday's School Board meeting where a decision could be made about selling it to the Town. McAnany pointed out, in talking with Leppanen, the Council has not budgeted for it and cannot encumber future budgets. The Council acknowledged Sayers has done a tremendous amount of work on this project. Sosa said if we are offered it we need to look closely at all the numbers.

Sayers motioned to adjourn at 7:11 p.m., Murray seconded and Leppanen, Murray, Sosa, and Sayers voted in favor. Linda Sosa Recording Officer

This meeting took place electronically in order to follow the social distancing guidelines given by state and local authorities. The public was able to connect and participate electronically.