

Bluff Town Council Regular Meeting Minutes

May 4, 2021

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

The meeting started at 6:01 p.m.

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

Approval of Bluff Town Council Meeting Minutes from April 20, 2021

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

Unfinished Business

1. Discussion and Vote on Procedures for the Town of Bluff Alleys (All)

This was covered in more detail at the 9:00 a.m. Work Session. Leppanen talked to Chris McAnany about this today and Sayers will send his thoughts to him. McAnany will get back to the Council so this issue is deferred until the next meeting.

2. Discussion of Tentative 2022 Budget and Setting of Date for Public Hearing (Leppanen/Sosa)

This was covered in more detail at the 9:00 a.m. Work Session. Leppanen explained the questions we will be asking our accountant are:

What do we do with surplus funds from 2021,

How do we approach the American Family Act funds, and

How do we add the positions of bookkeeper, part-time business manager, and increase hours for the clerk?

The Council will have a Special Meeting May 25th at 9:00 a.m. to adopt a tentative budget. Leppanen will post the public meeting in the newspaper.

3. Discussion of Rights of Nature Presentation on April 22, 2021 and Possible Vote on Resolution (Leppanen)

Leppanen will talk to the Moab Council to see how they are wording their resolution and she will work on a draft for our next meeting.

4. Discussion and Vote on Rural Utah Project and Utah Film Center's Request to Use the Bluff Community Center parking lot and grounds and Fire Mesa Kitchen for a Community Drive-In Film Screening (Leppanen)

Tara Benally submitted a Covid-19 safety protocol for this event that included staff, volunteers, and attendees. The Council felt she did a good job. Murray motioned to allow the event and let them decide if they would use the kitchen for refreshments, Sayers seconded and Leppanen, Sayers, Sosa, Hook and Murray voted in favor.

5. Discussion and Vote on Requests for: Rental of the Bluff Community Center in June 2021 (Bellison); Rental of the Pavilion and Fire Mesa Kitchen on May 29, 2021, 3 pm - 8 pm; Request for Use of the Pavilion for Tai Chi (Hamilton)

The wedding will be outside, 100 people, have no alcohol, and encourage attendees to be vaccinated and socially distance. Sayers motioned to allow all three requests, Murray seconded and Leppanen, Sayers, Sosa, Hook and Murray voted in favor.

Leppanen explained if there is a spike in Covid events will be cancelled. Leppanen will work with the CC manager.

5. Update on Municode/Munidoc and Archiving (Sosa/Leppanen)

Kathy Carson has finished most of the BSA agendas and some of the minutes. Many are uploaded to Munidoc. She has solved technical problems and has done a great deal of work.

6. Update on Status on Solar Driver Feedback Signs and Other Signs per Jared Beard, Region 4, Utah Department of Transportation (Leppanen)

Leppanen reported that UDOT regional manager Jared Beard had a maintenance agreement for her to sign and then will be ready to place the solar signs. The other signs will be placed further out of town to slow traffic.

7. Update on 4-H Meeting on April 21, 2021 (Sosa)

There were two attendees and it was a well-done class. The May 19th class will be gardening at the CC from 3:30 to 5:00.

8. Update on San Juan County and Bluff's COVID-19 Cases (Leppanen)

Leppanen contacted Keana Kaleikini, from the County Health Department, about Covid variants. She confirmed two variants are present in the County, two in Blanding and Monticello and seven cases on the Utah strip. She felt the vaccine was effective against them. Hook stated it is important to not drop our guard and many of the tourists at her motel state that they have been vaccinated.

9. Update on Community Wildfire Preparedness Plan and Posters/Mailing (Leppanen)

Podmore took the Anthony Lott poster and made it into post cards that will be mailed to residents this week. Salt Lake printing will do this for \$305.0. This emergency preparedness plan is part of a mandate from the State and will take place virtually May 20th from 6 – 7:30. Leppanen thanked Podmore for her help.

New Business

10. Discussion and Vote on Bluff's Planning and Zoning Proposed Ordinance for Short Term Rentals (STR) (All)

This was covered in more detail at the 9:00 a.m. Work Session. Hook, Murray, and Sayers declared Conflict of Interest. Leppanen sent the Draft to McAnany who will work on fine tuning it. He wanted more detail and concerns from the Council. Sayers said hypothetically we could end up with as many residents as short-term renters and have a big problem with cars, parking and ATVs. It could be in violation of the General Plan, keep Bluff Bluff. He encouraged less permits and rentals. Hook felt airbnbs and rental residences should be counted. Permits should be terminated if not used 30 days out of 360. Murray noted this is a serious nation-wide problem. He did not want remote owners and wanted to exclude house sitters. Sosa would like every rentable counted as one unit out of the 20, if a house has 3 spaces they rent it as three units. And the property managers should be the contact person for problems. Leppanen agreed the language for contact person be clarified. She noted the math, 20 units with three rentals each could mean 60 rentals in a town that needs housing. We need to pare it down. McAnany complemented P&Z on a good job with the document. If regulations are tightened, not radically changed, we will not need a new public hearing. Larue Kirkham asked about grandfathering in and we will not know what the structure will be until McAnany get back to us. He will also look at licenses and permits. Community comments included: too many units as written, too dense, and overnights are better behaved than month to month.

11. Discussion and Vote on West Park, Bluff Community Center, and Bar Well Maintenance, Water Issues at West Park, and Bluff Community Center Repair (door, sky lights, cleaning, painting) (Leppanen/Sosa)

This was also addressed at the earlier meeting. Sayers motioned to do what is needed for all these projects, Murray seconded and Leppanen, Sayers, Sosa, Hook and Murray voted in favor.

12. Annual Survey of Public Employment and Payroll by US Census Bureau (Sosa)

Sosa explained this is a random survey of how many employees the Council has and what payroll was in March.

13. Introduction of President Biden's "American Rescue Plan" and Brainstorming (Leppanen)

This was also addressed at the earlier meeting. Leppanen explained this is similar to the Cares Act, it is designed to help communities impacted by Covid, but should be a larger amount on money that we will have three years to use. We will not know the rules governing it until after we get the first installment and it will cover a wider part of the community and will need more community input. The CARES Act took a great deal of time and this will be more involved. For that reason, Leppanen raised the idea of hiring a consultant and having a task force. Sayers cited the knowing the regulations. The Council agreed that this was a good idea.

14. Updates on Roads, Planning and Zoning, San Juan County Commission Meeting on May 4, 2021 (Haviken/Sosa/Leppanen)

We are waiting for the amended Roads invoice from the County. P&Z is working on the animal ordinance tomorrow. Leppanen noted while the Bluff Transfer Station was not on the agenda Commissioner Grayeyes asked why the it had been closed. Mack McDonald will talk with Leppanen on Friday. He did not understand why it is a problem since White Mesa transfer station is 15 miles away, not understanding that it served a much wider community.

15. Other

Hook will meet with Molly Schmidt tomorrow about the CIRD grant and update the Council.

16. Executive Session to Discuss Purchase, Exchange, or Lease of Real Property (All)

At 7:24 p.m. Sayers motioned to close the open meeting and go into closed session to discuss real property and then adjourn, Murray seconded and Leppanen, Murray, Hook, Sayers and Sosa 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.

For requests to receive emails/meeting invitations email linda@townofbluff.org