

Bluff Town Council Regular Meeting Minutes

August 17, 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 Regular Meeting Minutes of Wednesday, August 11, 2021 – Moved to the end of the meeting, Sayers motioned to approve with several corrections, Murray seconded, and Leppanen, Murray, Sayers, Hook and Sosa voted in favor.

Unfinished Business

1. Introduction of Duncan Fuchise, State of Utah, Division of Forestry, Fire, and State Lands and an Update on Wildfire Preparedness Plan (Leppanen)

Fuchise has been working on the final details of the Preparedness Plan with Anthony Lott and then they will present it to the Council. He is also working on a Catastrophic Wildfire Reduction Grant for removal of fire hazard trees and bushes along the river and in town. It is due September 1st. He said a letter of support would be helpful and Leppanen will write one on behalf of the Town. The Council thanked him for his work.

5. Discussion and Vote on Plan for Removal of Noxious Weeds (Dobson/All)

Ed Dobson explained his focus was goatheads. He stressed the importance of people removing them from their property and along the highway. The question was asked about UDOT's responsibility for the highway right of way. Hook explained that UDOT sprays them in the Fall but the seeds remain and make it problematic to remove them after they have been sprayed. Murray and Dobson will work together locating areas of need; there are volunteers willing to help.

6. Update on Bears Ears National Monument Response to House on Fire Bureau of Land Management Work (Hornsby)

Leppanen read Hornsby's response. It stated the Town supports work at Mule Canyon and House on Fire, and is consistent with the Council discussion last week.

2. Report on Status of Renewal Information for Worker's Compensation Insurance with Utah Government Trust and the Community Impact Board's Capital Asset Inventory (Leppanen)

Sayers is almost finished with the liability paperwork. Leppanen will finish the employee/volunteer data when she gets hours spent from P&Z. It is based on 20-21 data and projected 2022 data for hours worked and wages. Mosquito abatement chemicals are the only risk management piece we have. We also have Covid protocols. The finished paperwork will be on the agenda of our next meeting. The CIB sent a

request for the Council to prioritize projects we were interested in. This is for our internal use but can become our project list for the CIB in 2022. Projects included the CC, fire repression for the school project, water and secondary water, the fire department, the airport, the non-motorized trail system and roads. The list can be added to. Council members ranked their priorities. Leppanen explained the Community Development Block Grant starts with an October meeting, votes on projects in Jan./Feb. and funds projects in May.

3. Discussion and Vote on Amended Business License Application and Short-Term Rental Application (Sosa)

Sosa and Murray worked on these applications. Hook pointed out zones for STRs were commercial and residential; she suggested adding agricultural. Sosa will add it. Hook will work on the checklist for the permit. Fees could be on the Town website. These will be voted on at our September 7th meeting.

4. Report on Status of Airport Insurance with Utah Government Trust and Discussion and Vote on Transfer of the Bluff Airport Hanger from Jim and Luanne Hook to the Town of Bluff Leppanen/Hook)

Leppanen had talked to Darin Palmer about insurance at the airport and he told her insurance was not needed because we do not own anything. We are covered, though for adding the hanger. Jim and Luanne Hook had the hanger appraised and are transferring it to the Town. Chris McAnany has drawn up an Assignment of Real Property agreement and will change the date of the three existing hanger leases. Murray motioned to give Leppanen the authority to sign the agreement for the Town, Sayers seconded and Leppanen, Sosa, Sayers, and Murray voted in favor, Hook abstained citing conflict of interest. The Council thanked the Hooks for their great generosity.

7. Use of Recycling Trailer and Recycling Discussion with St. Christopher's Mission (Sosa/Joe Hubbard)

Sosa spoke with Hubbard about different aspects of recycling and his desire for the Mission to become a drop-off center for the town. Hook mentioned that Clark's in Blanding bales cardboard and may have a solution for cardboard recycling. Sosa will work with Hubbard and provide updates.

8. Update on Driver Feedback Signs and Roads (Haviken)

Haviken has asked for an installation date but has not heard back. He will give it a couple of weeks and check again. He will inquire about the ownership of the current signs and find out if we can keep them. He traveled to Monument Valley to see their new signs and said they are more pronounced. Leppanen said we have the signed agreement and the invoice for our half, \$5000, should come at some point, Haviken noted usually the invoice comes after the work is finished. He is working on a survey of graveled and asphalt roads and working on a construction grant for maintaining and improving our C roads.

9. Update on Status of Pending Purchase of the Old Bluff Elementary School (All)

Leppanen explained the Town and School District have signed the contract for the 57-day funding period and if funding has not been obtained by that time, October 8th, the contract is terminated. If funding is available the close will be October 11th. Sayers said the negotiations are continuing and suggested the Council consider October 1st as our end of funding date, if we don't have it by then we terminate the contract instead of waiting to the last minute. The Council liked the idea but also wanted the option to going to the end if there was pending funding. Leppanen reminded the Council our next meeting is September 7th and asked members to let her know if they are out of town for more than a day. Chris McAnany is continuing to negotiate with Dine Bikeyah on how

divide the building and land. He felt it would be wise to have a plan B in case Dine Bikeyah pulls out. Leppanen cautioned against a loan as it would encumber the town. Theresa Breznau asked what the plan for the use of the building is. Sayers explained it could be office space, meeting chambers, and possible rental space. We are looking at 30% but there are possibilities for the common areas, like the gym and kitchen.

New Business

10. Discussion and Vote on AmeriCorps Grant Application with Reagan Wytsalucy, USU and Community Gardens and St. Christopher's Mission (Leppanen)

Leppanen explained the Garden has been a great project and Wytsalucy has worked hard on the project even when it was stopped by Covid. In a phone meeting Americore was mentioned as a possibility to help finish and fill boxes for the garden. Leppanen looked into the grant and is adding finish temporary housing at the Mission, help the Town remove noxious weeds and make fire breaks. This is a group of 8 to 12 coming from Sacramento who would be housed at the of the Mission. USU and Hubbard will do the narratives for the grant application. Murray motioned to apply for the grant, Sayers seconded and Leppanen, Sayers, Hook, Sosa and Murray voted in favor.

11. Discussion and Vote on Resolution Authorizing the Town of Bluff to Accept Donations in Connection with the Purchase by the Town of the Property Known as the Old Bluff Elementary School (All)

McAnany drafted a resolution to allow us to receive donations for the School project. This can be handed to possible donors and clarifies the money will be returned to them if the project terminates. Murray motioned to approve the resolution, Sayers seconded and Leppanen, Sayers, Hook, Sosa and Murray voted in favor.

12. Discussion and Vote on Laptop Computers and Final Install by NetForce (All)

Leppanen received the invoice for the final install, it is \$11,176.87, which is within our budget, and includes Town Lenova laptops and training on the system. Sayers motioned to pay the invoice, Murray seconded and Leppanen, Murray, Hook, Sayers and Sosa voted in favor. Sosa will pay the invoice.

13. Town of Bluff Manager Applications and Status of Hiring (Leppanen)

There are two applicants but Leppanen recommended putting hiring on hold and keep the application process open until the School project is resolved. Getting the school will require immediate amendment to the 21-22 budget and could affect the manager job. Leppanen will talk to both applicants.

14. Set a Work Session for Discussion and Work on Social Media and Policy, Email Management Policy, ARPA Matching Funds and Campaign Finance Disclosure Ordinance

August 24th at 10:30 a.m.

15. Alley Policy Discussion (All)

Sayers suggested P&Z investigate the alley questions and develop policy. The Council felt this was a very important, complex issue that would require our time and energy. Leppanen will run it by McAnany but the Council recommended putting it off for six months since we have several large projects going.

16. Financial Report (Sosa)

Sosa sent Council members the August bills

P&Z Stipends - \$150.00

Carol Shook - \$184.70

Patricia Bellson - \$34.17

Kathy Carson - \$384.18

Helgerson - \$50.00
Erin Richards - \$340.17 audit
Rocky Mtn. Power – \$578.12
River Canyon - \$70.99
Bankcard - \$215.21
 XMission - \$15.00
 Google Suites - \$51.24
 Office Depot - \$148.97 - ink
Waldeck Dufford - \$3,477.00
Emery - \$74.95
BWW - \$60.00
Frontier - \$114.76
Alan Gerecke - \$100.00 fix trailer wiring
Michael Haviken - \$65.91 Reimburse Pickleball supplies
Ann Leppanen – \$32.02 Reimburse door knob
SE Utah Title CO- \$10,000.00 SJC Earnest money
UIGT - \$1988.28 – airport Insurance
ULCT -\$250.00-ARPA, listed last month
Northern Electric – \$722.36 wiring for NetForce equipment
Sayers motioned to approve, Murray seconded and Leppanen, Hook, Sayers, Murray and Sosa voted in favor. Sosa will separate legal bills into school related and general per Sayers' request.

17. Other

Minutes

Sayers motioned to adjourn the meeting at 7:43 p.m., Murray seconded and Leppanen, Hook, Sosa, Murray, 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.

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