

## Bluff Town Council Regular Meeting Minutes

September 21, 2021

Bluff Community Center at 6:00 p.m.

190 N 3<sup>rd</sup> 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 6:00 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 September 14, 2021

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

Approval of Bluff Town Work Session Minutes of September 17, 2021

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

### **Unfinished Business**

#### **1. Discussion and Vote on Class C Road Expenditures and Request for Loan from Community Impact Board or Alternatives (All)**

The quote from LeGrand Johnson was increased by adding two culverts, making the shortfall for the project, discussed at last week's meeting, approximately \$36,000.

Leppanen met with Bruce Adams to discuss a CIB grant or loan for that amount to bring our gravel roads up to where they should be. Adams encouraged Leppanen to look at it differently, a \$300,000 to \$500,000 loan at 2.2% interest for 10 years and paid with our C Road Funds that amount to about \$50,000 a year. The CIB likes to fund large projects of \$100,000 or more. There is a cycle for categories, such as roads, water etc.

Leppanen will check to see when Roads will be. She suggested options: ask the CIB for the shortfall, take funds from the General Fund and pay it back and have a work session to discuss going forward with a large loan. Murray motioned to use the General Fund to fund the \$36,000 shortfall so the project could move forward, Hook seconded and Leppanen, Hook, Sosa, Murray and Sayers voted in favor. Leppanen will check with our accountant to make sure it is permissible. The large loan will be discussed in a work session. Hook's preference was small loans as needed.

#### **5. Request by Reagan Wytsalucy, USU Extension, for use of the Bluff Community Center for 4-H Programs**

Shalla Ben and Paige Wray requested the 4-H to be able to meet the first Tuesday of every month outside or inside the CC from 3 p.m. to 5 p.m. This is for 8 to 18-year-olds. Murray motioned to approve, Sayers seconded and Leppanen, Hook, Sosa, Murray and Sayers voted in favor.

## **2. Discussion and Vote on Bluff Animal Rescue Committee's Request for Kennels on Town of Bluff Property (All)**

Jim Hook investigated use of the airport property for kennels and found out from Norbert Norton that it was not appropriate and could break our lease. Leppanen will notify BARC. Sayers suggested Billy Gaines' property.

## **3. Update on Funding and Purchase of the Old Bluff Elementary School (Sayers/Murray)**

Sayers submitted a grant for the fire suppression system, if we get the old school. He asked Woody Lee of Dine Bikyah for a letter of support and did not get one. He had asked for earnest money for the purchase and did not receive it. He had set the date of September 17<sup>th</sup> to receive the \$305,500 from UDB and changed it when the funds did not come and there was no communication from UDB about missing the date. He is frustrated by the lack of communication from them and concerned how that could play out in the partnership. Our side initiates communication. Sosa pointed out the same experience for our lawyer. She questioned how payment of utilities would work. The contract specifies they do not receive their part of the building for two years but are required to pay their share of utilities during that time. Sayers asked, what is the recourse if they don't pay them? He is checking on the insurance, which should be about \$6,600 a year. Dave Conine has said the money is available but Zions Bank is encouraging them to take out a loan for part of it. Leppanen questioned if that could happen without collateral. There are 16 days to go and getting their earnest money at this point would confuse things; it will be returned if the deal doesn't happen. Murray felt we should continue talking.

## **New Business**

### **4. Request by Mainly Marathon for Use of Bluff Community Center Parking Lot for Camping and Request for Photography Workshop in October (All)**

Murray motioned not to let them camp because there are local RV parks, Sayers seconded and Leppanen, Hook, Sosa, Murray and Sayers voted in favor with the motion. Murray motioned to allow the photography workshop to use the CC, Sayers seconded and Leppanen, Hook, Sosa, Murray and Sayers voted in favor. It overlaps with the Art Festival.

### **5. Request by Reagan Wytsalucy, USU Extension, for use of the Bluff Community Center for 4-H Programs**

Covered earlier

### **6. Review and Discussion of Off-Street Parking Ordinance (All)**

Sayers noted the ordinance was well done and very technical. Murray pointed out this relates to the quality of life for the future and pedestrian safety. This will be discussed and voted on at the October 12<sup>th</sup> meeting.

### **7. Discussion of Bluff's Planning and Zoning Commissioners to Set a Joint Work Session with the Bluff Town Council (All)**

We proposed to meet in a joint with P&Z at their second meeting in October. Hook will check on the best time to meet.

### **8. Report on San Juan County Commission Meeting on September 21, 2021; Updates on Planning and Zoning**

Leppanen reported the meeting was routine, Elaine Gizler is requesting letters of support for a grant to create a San Juan County indoor event center at the fairgrounds in Monticello. It would require a 20% match.

## **9. Financial Report (Sosa)**

### September checks

P&Z Stipends - \$150.00  
Carol Shook - \$184.70  
Kathy Carson - \$398.96  
Helgerson - \$50.00  
Erin Richards - \$100.00  
Patricia Bellson - \$42.71  
Rocky Mtn. Power – \$463.83  
River Canyon - \$70.99  
Pelorus - \$400.00  
Bankcard - \$135.67  
    XMission - \$15.00  
    Google Suites - \$51.24  
    Best Buy - \$88.96- ink  
    Office Depot - \$19.53 credit on ink exchange  
Waldeck Dufford - \$4949.00  
Emery - \$74.95  
BWW - \$60.00  
Frontier - \$114.76  
Municode -\$770.18

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

Sosa explained the charring and linseed oil approved last week for Fire Mesa would exceed \$100. The Council agreed to go forward with the work.

### **10. Other**

P&Z is working on the land use clearance tomorrow and a subdivision clearance. They will check with Chris McAnany.

Monday the 27<sup>th</sup> from 2 to 4 Elaine Gizler and staff will have a Listen and Learn at the CC with Council members, business members and locals. Michael Bryant and Jade Powell of SEULAG will also be there.

The public hearing for purchase of the school is September 30<sup>th</sup>.

Sayers motioned to adjourn the meeting at 7:14 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](mailto:linda@townofbluff.org)