

Bluff Town Council Regular Meeting Minutes

August 2, 2022

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, on Town Council tab, and audio, in addition, at the Utah Public Notice Website

This meeting was held electronically.

The meeting started at 6:07 p.m.

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

Approval of Bluff Town Council Meeting Minutes from July 26, 2022

Sayers motioned to approve the minutes with the addition of a map, Murray seconded and Leppanen, Hook, Sosa, Murray and Sayers voted in favor.

Public Comment:

Tim Hamilton spoke in support of chip/sealing to help the problem of dust on several Bluff roads. He noted it was a health issue for elementary school children and north of the Community Center. It affects activities at the Community, people walking and biking. It is made worse by cars traveling fast on Mulberry.

Unfinished Business

1. Review and Vote on Letter to Glen Gurney Regarding Removal of a Dismantled Hangar at the Bluff Airport (All)

This is moved to August 9th.

2. Update on Community Development Block Grant and State of Utah Matching Funds for the Bluff Community Center Remodel (Leppanen)

Leppanen reported we have received approval for the Grant and now wait for the contract, which is due in September. Then we can request proposals. We also received the Utah matching ARPA funds for the project. Murray thanked Leppanen and Nelson for their hard work.

3. Update on CCC Design Review Team, Resolution for Banking Choice and Joint UDB-TOB Bank Account (Sayers/Murray)

Sayers reported the team met today and the UDB side had approved a resolution. The Council is waiting for a draft resolution from Chris McAnany. Sayers has called Liza Springmeyer's group about strategic planning. He is planning to register for the Eccles Foundation. The USDA leader is due in Bluff in August. Sayers would like a local literature archive at the CCC for local scientific papers, travel writing and literature after occupation. He will be working on a CIB. Leppanen requested a hard copy of the UDB approved resolution. The playground has had two inspections by the property inspector for the school district and it is not up to code and not safe. Leppanen will ask for an update.

4. Update on Recycling Committee's Work (Leppanen as a Resident)

Leppanen reported the committee is working with Moab and a problem is lack of money for transporting. Nelson reported Adrienne Cesar is working to see if the quantity of recycling is feasible for Moab.

The meeting paused at 6:29 to change recorders.

5. Update on Bug Spraying of the Bluff Community Center (Nelson)

Nelson reported Blue Mountain Exterminators sprayed today and will spray again in 30 days. The cost is \$200 per visit and if they sprayed monthly it would be \$75.

6. Update on the Status of NetForce and Other Options (Nelson)

Nelson is working on pricing with the DTS State IT Services, \$600 a month, and waiting to hear from NetForce.

7. Response to Jim Hook's Request to Work on South 6 West (Leppanen) and Discussion (All)

Leppanen noted the Council passed policy for roads and alleys that is on the town website and then read the response supplied by Chris McAnany:

1. South 6th West is a platted road which was established in the Bluff townsite plat.
2. The road is of record and has been used for many decades.
3. It is the Town's policy to retain all Town rights of way for present and future public use, as well as the use of neighboring property owners.
4. Only the Town has the right to regulate and control Town property—no neighboring landowner has the right to alter, block, or control these areas.
5. The Town is willing to have a dialogue with property owners if there are problems associated with any particular public road—perhaps a meeting should be set up.
6. As a last resort the Town will take whatever steps are necessary to protect its title to public rights of way, including legal action.

New Business

8. Report on San Juan County Commission Meeting of August 2, 2022 (Leppanen/Nelson/Sosa) and 18. Reminder of San Juan County's Planning and Zoning Public Hearing on Amendments to the Planning and Zoning Ordinance on August 11, 2022 at 6 p.m. (Leppanen)

Leppanen and Nelson reported a significant amendment to the ordinance, the choice of preserving grazing and wildlife habitat over solar farms. Nelson reported the County computer system modified some property values resulting in incorrect valuations. While people will receive mail notification Leppanen urged property owners to check with the County and if they object with their evaluation make an appointment with the County Clerk, Duncan Lyman, to discuss their valuation. Time is of the essence. County Economic Development presented a trail system for Mud Springs.

9. Discussion of San Juan County's Response Capabilities Analysis (Leppanen)

Leppanen noted Tammy Gallegos work to identify county problem areas and find solutions. We need to figure out ways to interface with the county.

10. Report on San Juan County's "Homeless Coalition Committee" Meeting (Leppanen)

Leppanen and Father Joe attended this July 12th meeting and were concerned the County reported six to eight unsheltered in the County while they counted 23 in the southern County. They will ask questions about this discrepancy.

11. Update on Bluff's Planning and Zoning Meeting (Nelson)

Nelson reported Land Use Clearances, Andrea Martin did not need a LUC for the addition of a porch and Gary Haws' large house with an attached stable was approved. There will be one or more vacancies on the Commission this Fall. They have created a zoning code change request form that may need to be checked by McAnany.

12. Discussion of the Upcoming Visit by the Utah Division of State History (Murray/Leppanen/Nelson)

This in person meeting starts at 7:30 and will be live streamed.

13. Presentation and Discussion of the Transportation Planning Grant Possibility, the USDOT Safety Planning Grant (Molly Schmitt/All)

Molly Schmitt presented an overview of this grant possibility that included a UDOT Guide. Bluff needs an active transportation plan for grants and the minimum for this is \$200,000 with a 20% match. The deadline is September 15th. Sayers suggested an ad hoc committee from the Council and community. Nelson would like timeline information. Hook pointed out this is on tomorrow's 9:00 a.m. Work Session.

14. Update on Bluff Road Signs Inventory and Inspection (Hook)

Hook did the annual inspection in June and noted a missing yield sign and curve sign outside of the Town proper.

15. Report on State of Utah Transient Room Annual Report (Hook)

Hook completed this form that counts residents vs lodging and qualifies the town for resort tax funds. We easily qualify.

16. Report on San Juan County Wayfinder Meeting of July 28, 2022 (Nelson/Sosa)

Sosa reported this second meeting compiled information from the first meeting and is a unified county-wide system of physical signs to help find regional destinations. The next step is to identify which destinations will be signed.

17. Update on the BLM Bears Ears National Monument Resource Management Plan (RMP) (Leppanen)

Britt Hornsby is our representative and will fill out the paperwork for the town.

18. Reminder of San Juan County's Planning and Zoning Public Hearing on Amendments to the Planning and Zoning Ordinance on August 11, 2022 at 6 p.m. (Leppanen)

(Moved)

19. Other

Nelson reported a phishing incident that happened earlier today. It was a forwarded invoice and Nelson reminded how important it is not to open questionable emails but to inform her. Hook noted some entities are publishing phone numbers not email addresses.

Leppanen informed we have started the audit process and our accountant is happy with our efficiency.

Sayers motioned to adjourn the meeting at 7:17 p.m., Murray seconded and Leppanen, Sosa, Hook, Murray and Sayers voted in favor. Linda Sosa, Recording Officer

This meeting followed the social distancing guidelines given by state and local authorities. This meeting was held virtually. The public could participate by telephone at 1 904-900-0507 (PIN: 364208783) or through meet.google.com/ytf-sjdx-csv. To view the livestream, or watch past recordings, please visit our YouTube channel: <https://www.youtube.com/channel/UCTqBxSP-Erhxq6muVMX6vdw> For requests to receive emails/meeting invitations email linda@townofbluff.org