

Bluff Town Council Regular Meeting Minutes

February 21, 2023

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 6:02 p.m.

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

Approval of Bluff Town Council Regular Meeting Minutes of February 14, 2023

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

Public Comment:

Wesley Shook spoke in favor of using the area north of the modular at the CCC as a holding area for stray dogs and being supportive of volunteers.

Unfinished Business

2. (Moved) Discussion and Vote on Glenn Gurney's Requests Related to a Lease with San Juan County for Lease of Space at the Bluff Airport and a Request to Build a Hangar (Glenn Gurney with his attorney, Craig Halls)

Craig Halls spoke about Glen Gurney's desire to build the hanger kit that has been at the airport for the last seven years. The County had an agreement with Gurney and in those seven years Gurney made no payment to the County. Gurney was prepared to pay the seven years and purchase property and liability insurance. Leppanen explained the lease was entered into in 2006 for \$200 a year. She noted article VIII of the agreement covered default, abandonment issues and a tenant's failure to perform. Murray motioned to not continue with the lease because of abandonment, it was amended to include removal from the property by March 31, 2023, Sayers seconded and Leppanen, Murray, Sosa, Hook and Sayers voted in favor. Halls will work with Chris McAnany.

1. Status Reports on Committee meetings

a. Bluff's Planning and Zoning Commission Meeting on February 15, 2023 (Hook/Nelson)

Hook reported a Land Use Clearance was approved for adding on to a studio, tiny houses are welcome if safety issues are met, working on an RV ordinance and having a future work session.

b. Active Transportation Advisory Committee Meeting (Hook/Schmidt)

Hook reported the committee now meets at 1:00 p.m. on Tuesdays. The upcoming workshops will be at the elementary school March 23rd and the CC March 24th for the government group and then the public work session.

c. Cooperative Culture Center's Design Review Committee's Meeting on February 21, 2023 (Sayers)

Sayers reported the committee spent time discussing grant opportunities and current work on grants. To apply for grants he needs authorization to access the grants.gov portal. UDB is not in favor of having a dog holding pen at the modular. He favored a trailhead at the CCC but felt it is premature. There will be construction in that area, and the need for a crosswalk, the blind curve, and slowing down traffic. The committee is eager to get into the building and considering getting new bids. Leppanen suggested there is an important difference between bids, quotes and estimates and suggested Nelson follow up on those using the proper procedures. Murray motioned that Nelson move forward, Hook seconded and Leppanen, Murray, Sosa, Hook and Sayers voted in favor.

d. Bluff's Solar Eclipse Planning Committee Meeting on February 15, 2023 (Nelson)

Nelson reported Fire Chief Lott is working on a plan and Jeremy Martin is working on a BLM plan for the County. NASA will be taping from Valley of the Gods.

e. San Juan County's Solar Eclipse Committee (no meeting)

f. Bluff's Roads Committee (no meeting)

Leppanen reported a yield sign was down on 6th and Mulberry and Steve Helgersen replaced it.

g. Playground Committee Update (no meeting)

3. Update on Housing Feasibility Committee Meeting on February 16, 2023 (Leppanen)

Leppanen reported the County is working on a County-wide housing plan and setting a meeting for County leaders. Joe Hubbard informed Leppanen that he has hired Bob Springmeyer for a feasibility for Bluff. Leppanen encouraged him to meet with Elaine Gizler instead of having parallel plans.

4. Update on Water Damage at the Bluff Community Center (Leppanen/Nelson)

Nothing new.

5. Discussion and Vote on Letter(s) and Action Plan Regarding the Possible Land Exchange Between the Bureau of Land Management and School Institutional Trust Land Association (All)

A draft letter was sent to the Council but an issue was raised, the Memorandum of Understanding between the Bluff River Trail and the BLM and how that would be affected if the land is exchanged with SITLA. Leppanen will meet with Zak Podmore and Tim Peterson of the Grand Canyon Trust give her several phone numbers for follow up. Sayers motioned to send the letter with the possible insertion of the MOU, Murray seconded and Leppanen, Murray, Sosa, Hook and Sayers voted in favor. In addition to John Curtis it was suggested a letter be sent to the Secretary of Interior.

6. Report on San Juan County Commission Meeting on February 21, 2023 (Leppanen/Nelson)

Nelson reported people were appointed to various boards including other cemetery boards.

7. Report on Applications for Bluff Community Center Manager (Leppanen)

Leppanen explained there was one applicant, Malia Collins, whose application was in before the deadline. Leppanen will interview her and put her on the March 7th agenda so the Council can talk about the scope of the job and wages.

8. Report on Strategic Planning (Nelson)

Nelson reported the three initiative committees, "I Committees", for mindful growth, sustainable local government, and livability and culture have started meeting. These small groups are using surveys and comments previously collected.

9. Report on Status of USDA Grant Request for Fire Suppression Materials (Leppanen)

Leppanen has received a list of all required paperwork and will send copies to the Council before submitting it. She thanked Holly and Jeb Rogers for jump starting the process.

10. Report on Meeting with Chief Anthony Lott and Gary Lichtenstein Regarding the Emergency Operations Plan (Leppanen/Nelson)

Nelson reported Lott and Lichtenstein recommended that the plan be part of strategic planning and two paid positions be added, a machine maintenance person for routine maintenance and administrative position for reports. Leppanen noted Chief Lott and the volunteers put in many hours and those cover our wildland fire insurance costs. She will look to see how these would fit into the 2024 budget. Murray felt it is worthwhile and to check for overlaps with the County.

New Business

11. Discussion and Vote on Bluff Animal Rescue Committee's Request for Space for Dogs at the Cooperative Cultural Center (All)

Because the Utah Dine Bikeyah consensus is against this it is removed from the agenda.

12. Discussion on Requests for Signage for Bluff Community Center and Phones (Nelson)

Nelson is researching a sign for the front of the CC and phone options from Emery Telecom who is sending a rep Monday to discuss needs. She will bring a quote to the March 7th meeting.

13. Request for a Letter of Support for Funding from Bears Ears Partnership (Leppanen)

Britt Hornsby requested a letter of support and Leppanen sent the Council members a copy. Murray motioned to send it Hook seconded and Leppanen, Murray, Sosa, Hook, and Sayers voted in favor.

14. Discussion and Vote on Hiring Dr. John Barentine to Complete the Process for International Dark Sky Application (All)

Nelson explained this would be a competitive bid and should be in the San Juan Record and website until March 17th. Hook felt it was premature to hire someone because there is a Dark Sky committee and it is a part of strategic planning. Leppanen favored getting bids and noted by the end of the year the criteria could change and we would have to redo some of our work. Murray noted a consultant would finish what we have started and would know exactly what is needed. Murray motioned to advertise for bids, Sosa seconded and Leppanen, Sosa, Murray and Sayers voted in favor, Hook opposed.

15. Report on February 13, 2023 Tourism Tax Advisory Board (Sosa)

Sosa reported the TTAB is involved in marketing. Elaine Gizler and her staff are setting up a County trail and campsite website starting in Grand County and Northern San Juan County. They are also creating an eclipse information page. They are working on a grant for recycling at the County Transfer Station. The New York Times Travel Section

reports the top three travel destinations for 2023 are London, Japan and Monument Valley.

16. Financial Report (Sosa)

Sosa sent out the financial report, Sayers motioned to approve payment, Murray seconded and Leppanen Murray, Sosa, Hook and Sayers voted to approve.

P&Z Stipends - \$150.00
Krieg Benally - \$337.50
Erin Nelson - \$1820.72
Erin Nelson - \$1836.42
Malia Collins - \$581.80
Patricia Bellson - \$247.73
Helgerson - \$50.00
Rocky Mtn. Power - \$519.91
Bankcard – \$2338.49
XMission - \$15.00
USPS - \$63.00
Google Suites - \$70.45
Amazon – \$139.67 CC Cleaning supplies
One Beat EMT - \$175.00
LC Ready EMT - \$71.98
La Posada Pintada – \$705.24
Office Depot - \$94.48
National Registry EMT - \$312.00
Utah Quarterly Taxes - \$691.67
DS Accounting - \$750.00
San Juan Record - \$72.80
BWW - \$60.60
Emery - \$99.95
ULGT - \$1988.20 Airport Insurance
NetForce - \$664.60
Pathway \$15,000.00
Pathway – 615.76 Meals and Mileage
Vital Corp. - \$800.00 Transcription
Sunrise - \$1015.00
Frontier - \$147.14
Rocky Mountain Power -\$412.69
Dufford Waldeck - \$1202.50

17. Other - None

Sayers motioned to close the meeting at 7:31 p.m., Murray seconded and Leppanen, Sayers, Murray, Sosa and Hook 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>.