

Bluff Town Council Regular Meeting Minutes

April 4, 2023

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 on Town Council tab 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, Linda Sosa, Brant Murray Jim Sayers

Erin Nelson, Town Manager

Approval of Bluff Town Council Regular Meeting Minutes from March 14, 2023

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

Approval of Bluff Town Council Special Meeting Minutes from March 30, 2023

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

Public Comment

Murray expressed approval that the importance of the rule of law is being upheld with the 34 felonies charged today.

Nelson spoke as a business owner about her concern for about RV's parking overnight along Main Street and the Fire Station area and suggested an overnight parking ban.

Leppanen responded that the Roads Committee is discussing this issue of RVs and trucks parking overnight. She is talking with UDOT about this problem and the County about signs at the Fire Station. She explained the Town cannot put signs along the highway but businesses can post signs as long as they are not in the easement.

Introduction of Brian Whitney for the Open Planning and Zoning Seat (Leppanen); and Administration of the Oath of Office by Sosa, the Recording Officer. Leppanen thanked Whitney for his willingness to serve and Malyssa Egge for her service.

**Unfinished Business**

- 1. Discussion and Vote on Community Development Block Grant and American Relief Plan Act Matching Funds to Remodel the Bluff Community Center Offices (Leppanen/Nelson)**

Leppanen explained we are approved for a CDBG grant of \$130,000 and ARPA funds of \$50,000+ that we planned to use to bring the office area and restrooms up to ADA compliance, remodel and create a permanent Food Pantry. Two bidders sent applications but they did not contain bids. The offices would have to be vacated by December 31<sup>st</sup> and the CCC will not be ready for occupancy at that point. Leppanen has talked with the CDBG representative about the possibility of not accepting their funds and scaling down the project and it is possible. Murray motioned to remove the CDBG portion of the Community Center project and continue with ARPA funds, Sayers seconded and Leppanen, Sosa, Hook, Murray and Sayers voted in favor. This will allow for greater flexibility in hiring local workers. Insurance money can be used to redo the floors, which had water damage, and the focus will be on the Food Pantry, ADA restrooms and improvements.

## **2. Status Reports on Committee Meetings**

### **a. Bluff's Planning and Zoning Commission Meeting**

The Commission is changing language on the Land Use Clearance form to match the LUC ordinance. A problem with a sign in Cow Canyon was sent to the mayor.

### **b. Active Transportation Advisory Committee's Public Meetings on March 24, 2023**

Hook reported there were three workshops and they went really well, the Council agreed. The workshop at the school split the students into two groups so that students could learn about biking and have a frisbee activity with Tim and Nancy Swanson. The Governance workshop was well represented and the Local workshop had around 50 people, some virtual. Ideas, projects, values and awareness were discussed. Parts of the workshops can be viewed on the Town YouTube channel. Next steps are working on the plan with Bike Utah's Chris Wiltsie, who also led the workshops. The plan will be ready to present to the Council in August.

### **c. Cooperative Cultural Center's Design Review Committee Meeting on March 28, 2023 (Sayers/Nelson)**

Sayer's reported today's meeting main discussion was about what should go in the million-dollar EPA grant application. As per grant requirements, if awarded, \$200,000 would go to UDB. Leppanen thanked Nelson and Drew Cooper for the many, many hours they have put into writing the grant. It is well written and the language is detailed and closely follows the grant criteria. Nelson is optimistic the 18-page application will be submitted ahead of the deadline. Leppanen has received letters of support and is waiting for 8 or 9 more. The USDA reached out to Leppanen today to announce they awarded the Town a \$50,000 grant which will be used for fire suppression. Murray noted the area behind the CCC needed grooming and he volunteered to get workers to mow it for \$100 to \$150. Leppanen noted it was routine maintenance.

### **d. Bluff's Solar Eclipse Committees; Planning, Communications, Huma Needs with Discussion of Use of Bluff Community Center and Cooperative Cultural Center's Outside Grounds for Food Vendors and Marketplace (Nelson/Leppanen)**

Nelson explained the Eclipse Committee is an overarching committee with subcommittees under it that meet every two weeks. Diana Davidson is leading Communication and they are working on how to message visitors and local's needs.

Human Needs is mapping locations, including Portapotties. The San Juan School has granted use of their parking lot and north of the school for parking. The Fort and Ladd Shumway have volunteered use of land at the old transfer station for parking. Private citizens who do not want parking on their land need to consider some sort of barricade to block access. Cemetery Hill could be closed except for foot traffic. Also considered, food vendors in two locations, a vendor application, an art and craft area, a volunteer list, and paying Helgerson Property Maintenance for extra trash pick-ups.

**e. San Juan County's Solar Eclipse Committee**

No meeting.

**f. Update on Bluff's Roads Department**

Michael Haviken okayed grading from the Bluff Bench to Recapture Pocket. Several people have noted semis are parking wherever they want and Leppanen is contacting the State Engineer about a plan and signage. Business and homeowners can put up no overnight parking signs but they cannot be in the easement. Hook suggested the BOB website could say overnight parking should be done in campgrounds.

**g. Playground Committee Update**

No meeting.

**h. Bluff Water Works Meeting (next meeting is April 12, 2023 at 7 p.m.)**

Reminder

**3. Update on Asbestos Testing of the Cooperative Cultural Center's Tiles (Nelson/Leppanen) and Status of Environmental Protection Agency Grant Application (Nelson)**

Nelson reported the Council agreed on moving forward with asbestos testing at the March 30<sup>th</sup> Special Meeting. She has talked with four firms and one is scheduled to do an inspection April 14<sup>th</sup>. Sayers motioned to move forward with the testing and authorize up to \$9,000 for it, Murray seconded and Leppanen, Murray, Sosa, Sayers and Hook voted in favor. Leppanen explained we have a binder that contains testing for asbestos from 1985 to 2005 and we have not been able to locate a later binder. At the DRC meeting it turned out Dave Conine has the missing binder and a second document and Leppanen is hoping Conine can get these back to the Town in time for the inspection. Then it was suggested Kathy Carson could inventory these and other historical school documents and secure them in a locked file cabinet.

**4. Update and Discussion on Sunrise Engineering's Change Applications, Matrix and Map (Leppanen)**

Leppanen contacted Chris McAnany who explained finishing this work would not affect the priority dates of the water rights. Leppanen will contact Sunrise and let them know they can finish the work.

**5. Ongoing Discussion of Use of Bluff Community Center and the Cooperative Cultural Center for a Star Watching Party on October 13, 2023 and Purchase of a 2<sup>nd</sup> Light Meter (Leppanen)**

Hook motioned to approve the purchase on a second light meter, Murray seconded and Leppanen, Sosa, Hook, Murray and Sayers voted in favor. Sayers will take the question of using the CCC grounds for the Star Party to the next Design Team meeting and see how UDB looks at it culturally.

**6. Update on Community Impact Board Project List and Inventory of Assets (Leppanen)**

Leppanen has been reviewing the CIB list and suggested asking for a grant some heavy equipment such as a backhoe. This is covered by grants not loans. She will research details.

**7. Reminder of Easter Egg Hunt on Saturday, April 8, 2023 at 8:30 a.m. (Leppanen)**

The Girl Scout troop stuffed plastic eggs with candy for the event.

**New Business**

**8. Request for Use of the Trash Bin at the Cooperative Cultural Center by Norman Lameman for Earth Day Clean Up (Leppanen/Nelson)**

Murray motioned to allow its use, Sayers seconded and Leppanen, Hook, Murray, Sayers and Sosa voted in favor. Leppanen will check with Ginny Burns about its use.

**9. Request by Utah Navajo Health System for Use of the Parking Lot at the Bluff Senior Center for a Mobile Health Unit (Leppanen)**

This is a good public service, Murray motioned to allow, Sayers seconded, and Leppanen, Sayers, Sosa, Hook and Murray voted in favor.

**10. Reminder of Hierarchy for Elected Official Duties (Leppanen)**

Sayers motioned that if the mayor is out of town Sayers, mayor pro tem, would cover things and if he was also out of town Hook would, Murray seconded and Leppanen, Sosa, Hook, Sayers and Murray voted in favor.

**11. Other**

Murray suggested a rules reminder for Short Term Rentals to post and reminder for Dark Skies compliance.

Sosa thanked Carol Shook and Tina Krutsky who hosted a lovely community potluck for 40 to 50 new and regular residents.

Sayers motioned to adjourn at 7:09 p.m., Murray seconded and Leppanen, Murray, Sayers, Sosa and Hook 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.

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](mailto:linda@townofbluff.org)