

## Bluff Town Council Regular Meeting Minutes

May 2, 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 6:00 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 Special Meeting Minutes from April 14, 2023

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

Approval of Bluff Town Council Regular Meeting Minutes from April 18, 2023

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

Approval of Bluff Town Council Strategic Planning Integration Minutes from April 27, 2023

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

Leppanen noted this meeting can be heard on the Utah Public Notice Website

Public Comment:

Hook explained a glitch on our website, she had to try twice before it let her in to the meeting.

Amer Tumeah listened to the audio of the comments of the Special Meeting on April 14<sup>th</sup> because he joined the aviation meeting while the comments were being given and was shocked by the personal nature of some of them. He was grateful that one person apologized to him. He acknowledged people have feelings about noise, etc. and requested persons making comments stick to commenting about the project and stay away from the personal. He stated his project started in January with a business license and out of courtesy to Planning & Zoning asked about demolishing a building on his land. Jones and DeMille are working on his plan and he will take it to P&Z when it is finished.

Leppanen reminded that the Council has a Code of Conduct that covers respect that is to be followed by the Council and public.

**Unfinished Business:**

### **1. Update on Strategic Planning Session on April 27, 2023 with Pathways (Nelson/All)**

Nelson summarized this session that included three Pathway associates and invited participants. This culmination included presentations from the three committees that worked with surveys, interviews and feedback. Pathway will send a final report in about a month that includes this and previous input.

### **2. Reminder of Opportunity to Sign on with Committee for International Dark Sky Designation (Leppanen)**

Leppanen reported three letters of interest/intent have been received and is hoping to get two more interested parties. Involvement will include taking data and measurements from time to time for the consultant and it will not take a great deal of time.

### **3. Report on Planning and Zoning Meeting of April 19, 2023 (Hook)**

Hook reported P&Z will host the Aviation Ordinance Hearing May 22<sup>nd</sup> at 6:00 p.m., are working on the RV Ordinance and looking at zoning.

### **4. Discussion of Public Hearing on Aviation Traffic Within Town Boundaries (All)**

Leppanen pointed out the hearing is not about specific property but an aviation ordinance that includes the airport, which is zoned agricultural. Anonymous comments will not be accepted. Nelson will let those people know.

## **New Business**

### **5. Discussion of Letter from Schools Institutional Trust Land Regarding Lease #85360**

Leppanen reported a letter was received from SITLA signed by Brian Torgerson informing us of a bid of \$2,000,000 on the property which is near the arsenic plant and giving the Town 15 days to respond. The letter was dated ten days earlier. Our attorney drafted a letter in response that mentioned our water rights, the arsenic plant and workforce housing if the applicant has commercial use for the land. While we would like to be at the table for discussions and SITLA is including us out of courtesy, it will do what it chooses to do. If the applicant buys the land they must comply with our zoning but if they lease they do not have that requirement. Murray motioned to send the letter to SITLA after giving Hook time to read it, Sayers seconded and Leppanen, Murray, Sosa, Hook and Sayers voted in favor.

### **6. Discussion of Tree Trimming and Weed Mowing at the CCC, CC and Bar Well (All)**

Murray has been overseeing weeding and mowing the CCC and West Park. Council members talked about continuing needed upkeep and including mowing the Bar Well. Malia Collins and Nelson will coordinate further work and Murray suggested Decker Perkins for tree trimming.

### **7. Discussion of Primary and General 2023 Elections for the Town of Bluff; Discussion and Vote on Interlocal Cooperation Agreement for Municipal Election Services (Leppanen)**

Leppanen explained the Notice Identifying Municipal Elections has been posted in town and on the Town website. Sayers' and Murray's seats will be open. The time to declare candidacy is June 1, 2, 5, 6, and 7 from 8:00 a.m. to 5:00 p.m. at the CC. If more than four people file for seats there will be a primary. Those who want to file but are not in physically in town may use an agent but it is a complicated process and should inform Nelson to make sure the correct steps are followed. Those who decide to run as a write-in must file after the primary by a certain date. Leppanen explained confusion over the November voting ballot box and has solidified the scheduling with the County for the process of bringing and removing the ballot box. The State does not want elected

officials manning the office this year during voting. She is continuing to work with Mack McDonald on coming to terms on the 2019 and 2020 election bills. The interlocal agreement has responsibilities we are not trained for and Leppenan will check with our attorney.

#### **8. Discussion of Gravel/Gravel Pit Tax Money Available to the Town of Bluff (All)**

Sosa reported legislators in Tooele have been trying to find a way to get funds to cover some of the damage from gravel trucks and a bill was passed that collects sales tax from ready mix concrete manufacturers. Seven million plus will be distributed in July and is based on population of towns and cities that contain gravel pits. It must be used on roads. Leppenan commented this could be a funding source for Active Transportation.

#### **9. Discussion of Dates for Work Session and Public Hearing for Amended 2023 and Proposed 2024 Budget, Adopting a Uniform Fee Schedule, Applications for Vendor During October 14, 2023 Eclipse (All)**

Leppenan sent Council members the 2024 draft budget created by our accountant. It has to be adapted and certified along with the tax rate by June 22<sup>nd</sup>. The Council agreed to a budget work session May 17<sup>th</sup> from 4:30 p.m. to 6:00 p.m. and joint session with P&Z at 6:00 p.m., the public hearing June 6<sup>th</sup> at 5:30 p.m. and the final vote June 20<sup>th</sup>. Chris McAnany will be working on a fee schedule.

#### **10. Other**

Sayers suggested an appointed liaison for the Design Review Team with the Council members retaining agendas and minutes.

Nelson reported Tammy Gallegos sent information there will be at least eleven days of water release from Navajo Dam.

Jim Hook said it could affect the River Trail and Atcitty Camp.

Leppenan updated the Gurney hanger kit is gone from the airport. We have sandbags and are making arrangements for sand. Mack McDonald is working with the Atcitty Camp, who could be impacted by the water release and the Town is willing to help.

Nelson announced Leppenan is receiving a public service award from the American Society of Public Administration for Distinguished Service Award for an Elected Official this year. She thanked the Council and Nelson for everyone's hard work.

Sayers motioned to adjourn at 6:57 p.m., Murray seconded and Leppenan, 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-Erhxg6muVMX6vdw>

For requests to receive emails/meeting invitations email [linda@townofbluff.org](mailto:linda@townofbluff.org)