

Bluff Town Council Regular Meeting Minutes

May 16, 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 6:00 p.m.

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

Roll Call

Approval of May 9, 2023 Regular Council Meeting Minutes

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

Public Comment:

Amer Tumeh supplied issues that make using the airport for his helicopter tours not viable: no water, no fuel, no hangar space which affects security, and the BLM lease may not allow commercial use. He noted Jim Hook agreed that the helicopter was safer on Tumeh's property. Tumeh asked for fearmongering to stop and noted it is statistically safer to fly than drive and asked people to look at the issues logically as neighbors.

Unfinished Business

1. Update on Cooperative Cultural Center Finances (Leppanen) and Report on Asbestos Inspector's Findings (Nelson)

Leppanen reported that UDB deposited \$100,000 into the joint development checking account for a total of about \$179,000 so we can move ahead with fire suppression and asbestos issues. Zions Bank contacted her that the signature card from UDB is too light and incomplete and Leppanen will work to get those fixed. Nelson reported we have received the invoice and detailed report on the asbestos testing and there is some but it is better than expected. The cost for testing was \$4,135 and it is found mostly in the floor tiles of the jointly shared area. The Design Team will discuss whether the proportional cost should be the usual 2/3 to 1/3 or 1/2 and 1/2 since it is in common space. Leppanen will check the grant Sayers received for fire suppression to see if we are allowed to use it for asbestos inspection costs and report back.. Hook noted floor tile is easier to deal with even though it is all the hallways. It can be left in place or carpeted over.

New Business

2. Appraisal of Bluff Airport for the Bureau of Land Management Lease Renewal

Leppanen reported that the BLM has not yet renewed the airport lease and that she was contacted by Kimberly Hearn, an appraiser with the BLM. Norbert Norton with BLM verified that Hearn is an appraiser and will be in Bluff the end of June; the appraisal is routine in renewing a lease. Hearn asked Leppanen questions about economics in Bluff and the impact of tourism and an airport but said that these questions were because she was curious about Bluff and were outside of the scope of the appraisal. The BLM is covering the cost for the appraisal as a courtesy and a good neighbor. Leppanen was concerned that we have scheduled maintenance on the runway June 6th for which we are paying \$12,000 to \$14,000 of the much larger bill and if the lease is not renewed that money is lost. Palma reassured her the appraisal is routine and we can go forward with maintenance.

3. Request for Approval of Local Consent for Ann Leppanen (Leppanen as a citizen/resident)

Withdrawn. This is a book reading at the BEEC.

4. Discussion of AmeriCorps NCCC Upcoming Class 30A Projects Beginning November 2023 and Ending in July 2024 (Leppanen)

Leppanen explained this is the same division we have worked with for the last two years and we could partner with another entity and do a joint project. She is discussing the possibility with the Community Rebuilds director; they have two lots west of town that no one has qualified for. We need to do a concept form and are aiming for the July 12th date if we decide to move forward. This will be on the June 6th agenda.

5. Discussion and Vote on 2023 Building Resilient Infrastructure and Communities Notice of Interest Due May 31, 2023 (Leppanen)

Leppanen explained this is a helpful type of assistance that focuses on repairs, such as our crushed culverts, and improvements to community infrastructures. Because it is a FEMA annual grant, the deadline is soon and an engineer would be needed to complete the application, and we have a great deal going on currently. Leppanen suggested planning on this for 2024. Sayers may look into a project that would move electric lines to underground.

6. Discussion and Vote on Spending up to \$1,000 to Dismantle and Remove the Playground Equipment at the Cooperative Cultural Center (All)

This will continue at the June 6th meeting giving the Design Team time to discuss it again. Leppanen said it would require heavy equipment. It was noted the new school playground is open to the public when school is not in session.

7. Reminder of May 22, 2023 County Economic Development Meeting from 3:00 to 5:00; Aviation Public Hearing from 6:00 to 7:00.

Sosa reported this quarter's CED meeting will be at the Community Center from 3:00 p.m. to 5:00 p.m. and encouraged the public to attend. Leppanen explained the public hearing starting at 6:00 p.m. will be a hybrid meeting, virtual and in-person and reminded the public to be respectful.

8. Financial Report (Sosa)

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

P&Z Stipends - \$150.00

Krieg Benally - \$137.50

Erin Nelson - \$1820.72

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Malia Collins - \$692.62

Kathy Carson - \$121.91C

Patricia Bellson - \$119.59

Cynthia Whitehorse - \$168.75

Helgerson - \$50.00

Bankcard – \$2793.08

XMission - \$15.00

Google Suites - \$71.39

Amazon - \$39.33 check binders

Webstaurant– \$182.14 CC dispensers

American Rug - \$372.00 CC foyer

Office Depot - \$388.72 Ink and toner

Office Depot - \$469.28 Toner

Dark Skies International - \$250.00 application fee

Post Office - \$63.00

Clark's Market - \$184.40 Strategic Planning

K&C - \$41.15 Strategic Planning

Lt Governor - \$ 25.00 Entity registration

Utah State taxes - \$691.67

San Juan Record - \$25.90

DS Accounting - \$750.00

Rocky Mtn. Power - \$325.65

Sunrise Engineering - \$1,595.00

Pathway - \$5,000.00

Emery - \$1593.76 new installation

BWW - \$70.01

NetForce - \$642.25

Frontier - \$147.14

Rocky Mountain Power - \$232.62

Dufford Waldeck - \$4915.00

School Project

BWW – \$35.00

Rocky Mtn. Power - \$384.07

Hook thought the power bill for the CCC seemed high and Sosa and Leppanen will look into it. Leppanen thought it was similar to the first year the school was vacant.

9. Other

Leppanen reminded the public that two seats are open in the November election, declarations to run need to be turned in to the CC office on June 1,2,5,6 or 7. The office is on the west side of the CC and will be open from 8:00 a.m. to 5:00 p.m.

The May 17th joint work session with P&Z is cancelled because we are waiting for land use information from our lawyer.

P&Z is hosting the aviation public hearing and wants respectful comments from the public.

Sayers motioned to adjourn at 6:37 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