

## Bluff Town Council Regular Meeting Minutes

June 20, 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. 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 and audio, in addition, at the Utah Public Notice Website.

To view the livestream, or watch past recordings, please visit our YouTube channel: <https://www.youtube.com/channel/UCTqBxSP-Erhxq6muVMX6vdw>.

This meeting was held electronically

The meeting started at 6:04 p.m.

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

Approval of Bluff Town Council Work Session Minutes of June 13, 2023

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

Approval of Bluff Town Council Meeting Minutes of June 13, 2023

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

Public Comment:

Gary Lichtenstein, assistant fire chief, spoke in support of renewal of the Cooperative Wilderness System Agreement and its benefits including support with catastrophic wildland fires.

### **Unfinished Business**

#### **1. Discussion and Vote on Modifying Meeting Information on the Town of Bluff Agendas and Public Comment Process (Leppanen)**

Leppanen noted changes in the header of the agendas and minutes from discussion at last week's meeting. Hook suggested highlighting the meeting link. Leppanen read the script P&Z uses before public comments including how to submit comments, randomizing the order and addressing the public body, not the audience. She explained addressing the audience makes it a hearing as opposed to a meeting. She will work on an edit.

#### **2. Discussion and Vote on Town of Bluff Tentative Budget for Fiscal Year 2024 (All)**

Leppanen explained the parts in the budget that start with Add will be dropped from the document. Nelson was not available to make the changes before today's meeting.

Sayers motioned to approve the tentative 2024 budget, Hook seconded and Leppanen, Hook, Sayers and Sosa voted in favor. Sayers motioned to pass the budget resolution

with the revision of dropping the Adds, Hook seconded and Leppanen, Hook, Sayers and Sosa voted in favor.

### **3. Reports on Walk-Through of the Cooperative Cultural Center Ceilings and on Design Review Committee Meeting for the Cooperative Cultural Center**

Leppanen did a walk-through with Damian Bollerman. They checked ceiling and observed the estimate of 19,000 sq. ft. is closer to 11,000 to 12,000 sq. ft. since not all the ceilings are tile. One bid has been received for \$78,000 and Sayers noted at 19,000 square feet it works out to \$4 per square ft. Leppanen purchased a laser measurement tool to get an accurate measurement and then will meet with the bidders about modifying their bid. Sayers requested an extension of deadline for the grant being used for the demolition. The DRT meeting was Leppanen, Dave Conine, and Norman Lameman. The next meeting will be the second week in July.

### **4. Discussion and Vote on Ceiling Demolition and Material Removal Project Competitive Bid (Leppanen/Nelson)**

Sayers reported Dine Bikeyah would like lighting that can be reused to be stored. The current bid should be modified because of the reduction in square footage. Lameman had been interested in bidding but was not ready at the deadline. The vote will be after meeting with the bidder.

### **5. Update on the Acton and School Institutional Trust Lands Administration's Petition to Disconnect 9,500 Acres from the Town of Bluff (Leppanen)**

SITLA has joined the Acton petition and the public hearing is August 15 at 6:00 p.m.

### **6. Review and Vote on Applications for Food Vendors and Crafts at the Bluff Solar Eclipse Occurrence (Leppanen)**

Leppanen, Jen Davila, and Kerri Harris are working on the application which includes no power or water available and \$25 per day for 1 to 3 days. Leppanen noted Harris condensed the application so it fits on one page, streamlining the process. This will be put on the website for a trial run and voted on at the July 11<sup>th</sup> meeting.

### **7. Update on 2023 Primary and General Election Dates (Leppanen)**

Leppanen reported the Governor has not signed this yet which changes the dates to September 5<sup>th</sup> and November 21<sup>st</sup>, both of which close to big holidays. She explained we are required to canvas, the County collects, and there is a quick turn-around. This will require training, physical presence, and a work session to figure out duties. There will be more details.

### **8. Consideration of Pathway Associates Proposal to Provide Strategic Planning Follow Up Services for the Town of Bluff (Leppanen/Nelson)**

The primary group working with Pathway is Leppanen, Nelson, Sayers and Dan Meyer. Pathway proposed extending their support with several check-ins for a year. Pathway will present the final draft to the Council July 11<sup>th</sup>. After the Council approves the document the Council will decide on the follow-up. Leppanen encouraged Council members to read the draft document and send errors to Nelson and Leppanen.

## **New Business**

### **9. Discuss and Vote on Extension of Cooperative Wildfire System Agreement Between the Utah Division of Forestry, Fire and State Lands and the Town of Bluff (Leppanen)**

Leppanen explained in 2019 we approved this agreement and it has expired. Because parts of the agreement are being rewritten we the County Fire Warden has us asked to sign an extension. Sayers motioned to sign and extend the agreement, Hook seconded

and Leppanen, Hook, Sosa and Sayers voted in favor. Leppanen agreed with Lichtenstein that this was a valuable partnership.

#### **10. Discussion of Estimate for Removal of Playground Equipment at the Cooperative Cultural Center (Leppanen)**

This is moved to July 11<sup>th</sup>.

#### **11. Report on Bluff Water Works Meeting on June 14, 2023**

Leppanen and Sosa attended this meeting. The system is fine and the State has signed off on their audit. Steve Simpson asked about the possibility of buying the Bar Well property for Greater Bears Ears. Leppanen said it would be a Council decision and there is a procedure for selling municipal property. Leppanen and Marx Powell have been having conversations about a 5-year plan to move BWW into the Town. It would involve bylaws, personnel training, etc. She suggested a joint meeting in January.

#### **12. Report on Planning and Zoning; Active Transportation Advisory Committee (Hook)**

Hook reported there are no new LUCs and P&Z is researching aviation. They would like a joint meeting over the new State land use regulations. Active Transportation is editing maps with Bike Utah. When the maps are complete and the plan is approved by the Council they can apply for grants.

#### **13. Financial Report (Sosa)**

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

P&Z Stipends - \$150.00

Krieg Benally - \$243.75

Erin Nelson - \$1820.72

Erin Nelson - \$1820.72

Malia Collins - \$609.51

Malia Collins - \$251.48 reimbursement sign hardware

Patricia Bellson - \$196.48

Bess Bennett - \$60.00

Helgersen - \$50.00

Bankcard - \$892.66

XMission - \$15.00

Google Suites - \$84.54

Amazon - \$199.34 CC supplies

DRI Signs - \$518.28

Office Depot - \$75.50

Emery Telecom - \$Credit

San Juan Record - \$260.20

DS Accounting - \$750.00

Ginny Burns - \$2,500.00 Pass through grant

Pelorus - \$500.00

Diamond Propane - \$110.00 tank rent

Dufford Waldeck - \$8237.50

BWW - \$77.68

NetForce - \$646.25

Frontier - \$147.14 Credit

Rocky Mountain Power - \$434.78

School Project

BWW – \$35.00

Rocky Mtn. Power - \$171.88

McClure Inspections - \$4135.00

James Van Reenen - \$124.67

**14. Other**

Leppanen noted Mack McDonald approved the form that states Bluff holds the airport lease and thanked Jim Hook for his help.

Sayers motioned to adjourn at 7:01 p.m., Hook seconded and Leppanen, Sayers, Sosa and Hook voted in favor.

Linda Sosa Recording Officer

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