

Bluff Town Council Regular Meeting Minutes

September 5, 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. 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 and in person

The meeting started at 6:00 p.m.

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

Erin Nelson Town Manager

Public Comment

Ceil McDermott asked if the Town has a disaster or evacuation plan and could the public has access to it. Leppanen explained that she and Fire Chief Lott have been working on the plan and it will merge with the County plan. It will be available as soon as it is finalized, hopefully before the eclipse.

Amer Tumeh asked if he could have a copy of the draft aviation ordinance. Nelson will put it on the Town website.

Approval of Bluff Town Council Public Hearing Minutes of August 15, 2023

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

Approval of August 22, 2023 Town of Bluff Regular Meeting Minutes

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

Unfinished Business

1. Discussion and Reminder of the Fort's Pancake Breakfast Fund Raiser on Saturday, September 9, 2023 for the Bluff Volunteer Fire Department (Nelson/Leppanen)

Nelson expressed appreciation to the Fort and reminded volunteers to meet at the Fort between 6:30 a.m. and 7:00 a.m. The hours are from 8:00 a.m. to 10:00 a.m. and this year the proceeds go to the Bluff Fire Department.

2. Discussion and Reminder of the Bluff Town Council's Election Process up to and on November 21, 2023 (Nelson/Leppanen)

Nelson is working with the County on finalizing placement of the ballot box and the in person voting machine, which will be available several times during the month the voting period from October 23rd to November 21st. Council members will do the after vote canvassing in Monticello and will receive training from the County.

3. Call for Volunteers and Update on Annular Solar Eclipse Committees (Nelson/Leppanen)

Volunteers are needed before, during, and after the eclipse for road closures, help with vendors, etc., contact manager@townofbluff.org. Nelson is finalizing the list of expenditures.

8. Presentation of Draft Aviation Ordinance (Amanda Podmore) Moved

Podmore, chairman of Planning and Zoning, reported they have received the draft commercial aviation ordinance from Chris McAnany, who based it on public comment. It is centered around use at the air strip. If this is not possible A-1 and A-2 sites will be considered. There will be a joint work session with P&Z and the Council on Tuesday the 12th at 10:30 a.m. to look at the many details that are involved. Emergency and search and rescue flights are exempted from the ordinance.

4. Update on Design Review Committee for the Cooperative Cultural Center and Grant Possibilities (Sayers/Leppanen/Nelson); Discussion and Vote to Share 50/50 with Utah Dine Bikeyah the Cost of Fire Suppression and Ceiling Tile Removal (All)

Sayers reported on today's meeting discussion about the removal of the ceiling being more difficult than originally thought. Instead of a simple suspended ceiling it is several layers that are attached. Leppanen motioned to amend the agreement with Utah Dine Bikeyah from a 2/3 split for expenses but it was decided that Sayers and Nelson will bring the idea of a 50/50 split for building expenses to the next DRC meeting and come up with a plan. If the million-dollar grant is awarded to the Town it was suggested that an engineer be hired.

5. Discussion and Vote on Cooperative Cultural Center's Ceiling Tile Removal Bid (Nelson)

Covered in number 4.

6. Update on Bid for Remodel of Bluff Community Center Building (Nelson/Leppanen)

Nelson announced the project was awarded to Weldon Construction and work will start the end of October. Sam Weldon graciously donated \$7,000 in work and materials to the project which brought the total from \$89,000 to \$82,050. The timeframe is 6-weeks and includes redoing the floor at the Senior Center, which had water damage. Leppanen noted we can now apply for an additional 5% which was held back. Murray asked if Dark Skies lighting could be done at the same time and Leppanen suggested talking to the Community Center Manager who has done some research.

7. Report on Bluff's Planning and Zoning's Meetings and Work Session (Hook)

Hook noted P&Z has been working on the RV and aviation ordinances and the site plan form. Nelson noted they are working drafts.

9. Letter of Inquiry to Norbert Norton, BLM, Monticello Field Office (Leppanen)

Chris McAnany gave points of reference for a letter of inquiry that he recommended be sent which included our

BLM lease, future of the airport, how to change use, possible exemptions, and the Bears Ears Management Plan that hasn't been finalized. Norbert Norton sent a response which Leppanen forwarded to McAnany and be on the next agenda.

10. Discussion and Vote on Revision of the Master Fee Schedule (Resolution 71) to Include Fee for Partition Actions (All)

This is added to the Work Session.

New Business

11. Discussion and Vote on Payment of 2019 and 2021 Election Costs from San Juan County (Leppanen/Nelson)

Leppanen has been working with Mack McDonald for the last year or longer sorting out information and costs of our primaries and regular elections. They had never sent

invoices to the Town. The larger costs are printing and mailing. They agreed to \$1,000, an estimate, for 2019 and about \$2,800, closer to actual cost, for 2021. 2023 will be actual costs. Murray motioned to pay these bills, Sayers seconded and Leppanen, Sosa, Hook, Murray and Sayers voted in favor.

12. Vote on Local Consent for a Limited Restaurant Alcohol License for Canyon Smokehouse (Jacob Nelson/Erin Nelson)

Murray motioned to give consent, Sayers seconded and Leppanen, Sosa, Hook, Murray and Sayers voted in favor. This will add wine and heavy beer.

13. Vote on Local Consent for Retail Beer Sales for Twin Rocks (Steve Simpson, Frances Vander Stappen)

Request was withdrawn by Twin Rocks.

14. Report on San Juan County Commissioner Meeting on September 5, 2023 (Sayers/Sosa)

The Town submitted an agenda request to the Commissioners to approve, an ordinance recognizing the municipal Town boundaries and included a map showing the area that highlighted the requested disconnection from the Acton's and SITLA. Sayers explained the importance of this large, developable area to the Town along with the protection of our water and the history of working with other entities. We have had five years of local control and all land owners had been informed by mail of incorporation. The Lt. Governor accepted the large area that had been requested. Sosa said Sayers did a good job explaining and answering questions.

Jamie Harvey motioned to accept and noted the importance of local control. The motion died for lack of a second.

15. Advertisement for Bluff's Seat on the San Juan County Planning and Zoning Board (Leppanen)

The County Commissioners voted to drop Ed Dobson and add Dr. Melissa Riggs.

16. Mosquitos and Weed Removal (All)

This is a reminder to the public with the recent rain to drain standing water and be on the look out for goatheads. Ed Dobson and Jim Hook have been working on removing goatheads and welcome volunteers who want to help.

17. Other

Hook explained UDOT is having a trail workshop in Moab October 12th from 1:00 to 3:00 that will discuss funding and joining communities by trails. The Active Transportation Plan is almost ready to present.

Nelson explained the draft commercial aviation ordinance will be on the Town website under the resident resource tab.

Discussion and Vote to Revise Fire Restrictions

The Murray and Hook favored leaving it in place one more week since it is still hot and windy.

Sayers motioned to close the meeting at 7:15a.m., Murray seconded and Leppanen, Sosa, Murray, Hook and Sayers voted in favor.

Linda Sosa Recording Officer

For requests to receive emails/meeting invitations, email linda@townofbluff.org