

Bluff Town Council Regular Meeting Minutes

April 23, 2024

Bluff Community Center at 4:00 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 4:00 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 in person and virtually

The meeting started at 4:01 p.m.

Roll Call Mayor Ann K. Leppanen, Luanne Hook, Jennifer Davila, Linda Sosa, Britt Hornsby
Erin Nelson Town Manager

Approval of Bluff Town Council Regular Meeting Minutes from April 9, 2024

Davila motioned to approve the minutes with corrections, Hornsby seconded and Leppanen, Davila, Hornsby, Sosa and Hook voted in favor. Hook made another correction after the April 16th minutes and Davila amended the minutes with another correction, Hornsby seconded and Leppanen, Davila, Hornsby, Sosa and Hook voted in favor.

Approval of Bluff Town Council Work Session Minutes of April 16, 2024

Davila motioned to approve the minutes, Hornsby seconded and Leppanen, Davila, Hornsby, Sosa and Hook voted in favor.

Public Comment:

Kate Aitcheson provided handouts of rental contracts she and Hannah Whitney had simplified with Hook. In her public comment Aitcheson highlighted several changes that they made.

Unfinished Business

1. Discussion and Vote on Additions and Changes to Rental Contracts for Bluff Community Center, Pavilion, Fire Mesa Kitchen (including discussion and vote on memberships/subscriptions) (All)

This is moved to the May 7th meeting to allow the Council to consider public comments that were made the day of the meeting.

2. Discussion and Vote on Sign Ordinance (All)

Leppanen has been in conversation with our town attorney about the ordinance and should be ready to vote on at our May 7th meeting.

3. Discussion and Vote on Resolution to Continue to Use Zions Bank as its Financial Institution; Discussion and Vote on Resolution to Substitute Work Sessions for Regular Town Council Meetings (Leppanen)

This was covered early in the year but the resolution was not written. Davila motioned to use Zions Bank as our banking institution for 2024, Sosa seconded and Leppanen, Sosa, Davila, Hook and Hornsby voted in favor. Hook motioned to change the second Tuesday of each month to a work session and change the starting time to 3:30 p.m., for the year, Hornsby seconded and Leppanen, Sosa, Davila, Hook and Hornsby voted in favor. Hook will make the amendment to continue this schedule through 2024.

4. Update on Bears Ears National Monument Consulting Parties Consultation Meeting on April 4, 2024 (Hornsby)

Hornsby reported this is going forward smoothly and Utah Dine Bikeyah gave good comments at the meeting and explained parts of the report pertaining to the airport. The Bureau of Land Management allows for commercial use under Special Recreation. The moratorium is now over for commercial permits.

5. Report on Bluff Water Works Meeting on April 10, 2024 (Leppanen/Sosa/Hornsby)

Sosa reported Gary Lichtenstein presented his strategic plan which will be voted on at their next meeting, allowing board members time to think about it. She commented it had some excellent pieces, a plan to record knowledge and information, for example town waterlines. Leppanen noted they presented good information about the water system and Sunrise Engineering. The State has mandated and funded testing of all commercial and residential waterlines for lead and copper. Davila explained Marx Powell was concerned this could lead to large expense to individuals but is willing to comply. Leppanen explained the testing is the first tier and expense and funding will be addressed by the state after all the data is in. Davila will post the audio of the April 10, 2024 BWW meeting on Utah Public Notice Website.

6. Report on Review of Applications for FY25-FY27 State Homeless Funding Grant (Leppanen)

Leppanen is on this committee for San Juan County with Silvia Stubbs and others. They completed scoring the only application in San Juan County for homeless service funding and then it goes to the state.

7. Report on Design Review Committee's Meeting on April 18, 2024; Discussion of Tree Trimming at Cooperative Cultural Center and Status of Applications for the Government to Government Grant Project Manager (Nelson/Leppanen/Davila)

Nelson reported the topic of tree trimming was discussed and if Utah Dine Bikeyah (UDB) doesn't want to move forward with it the Council may for the health of the trees. This will be revisited at the next DRC meeting. Janet Slowman-Chee had questions about how and why UDB is billed by the Town each quarter for utilities and services; UDB is currently three quarters behind in reimbursing the Town. Nelson and Melanie Daniels are working on the bid packet for fire suppression, 82 pages, and it will go to the Town Attorney for review. Leppanen questioned whether joint legal fees could be covered by grant. There are two applicants for the EPA Project Manager position.

8. Update on Planning and Zoning (Hook)

Hook reported progress the subdivision ordinance with Hanson Planning Group dealing with single family dwellings and duplexes. The draft document should be ready in two weeks and there will a public hearing.

New Business

9. Discussion of Solar Panels for the Cooperative Cultural Center and Possibility of Purchasing Panels from Applied Energy Services (AES) (Leppanen)

Leppanen reported on a phone meeting with AES with Holly Kiefer and Brady. The solar farm project has been pulled by AES. Because AES does not have a local project we can not have the solar panels regifted to Bluff. Leppanen inquired about the possibility of putting in a bid for them and Kiefer will get back to her. She suggested if that is possible we get an engineer to see if there are enough panels for the CCC and if it would work; there could be a grant to cover costs of an engineer.

10. Discussion of a Date for a Possible Work Session the Week of April 29, 2024 (Leppanen)

The Council agreed to Thursday, May 2nd at 1:00 p.m.

11 Discussion and Vote on Resolution to Change Public Treasurer's Investment Fund (PTIF) Recipients (Nelson)

Hornsby motioned to remove Jim Sayers and Brant Murray and replace with Davila and Hornsby, Davila seconded and Leppanen, Sosa, Hook, Hornsby and Davila voted in favor. This is view only. Sosa will make the change.

12. Discussion of 2025 Elections and Updates from the State Auditor (Leppanen)

Leppanen explained this lists special election dates for the year. She confirmed with Lyman Duncan at the County that Bluff does not need an election this year.

13. Explanation of Upcoming, Mandated New Federal Water Testing (Hook)

Hook explained the health care issue of plastics in water testing which will be mandated in 2027.

14. Summary of Utah Legislative Changes that Affect or May Affect the Town of Bluff (Leppanen/Nelson) and Action Plan

Leppanen reported issues that affect Bluff are land use, affordable housing, modular and building inspection within three days. We will need a game plan to go forward with these things. She will meet with Mack McDonald about direction from the Commissioners, alignment with the County and options.

15. Financials and Discussion and Vote on Transfer of State Grant Funds to the Public Treasurer's Investment Fund (PITF) (Sosa)

Sosa explained that the State grant for \$400,500 for economic use in the CCC will not be in use until the fire suppression system is completed, more than a year from now. Our accountant supported moving a large piece into our reinvestment account. After discussion, Leppanen motioned to transfer \$400,500 into our PITF, Hook seconded and Leppanen, Hornsby, Hook, Sosa, and Davila voted in favor. Hook motioned to approve the checks, Hornsby seconded and Leppanen, Sosa, Davila, Hook and Hornsby voted in favor.

P&Z Stipends - \$150.00

Erin Nelson - \$1829.58

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Patricia Bellson - \$111.05

Malia Collins – \$692.62

Kathy Carson - \$221.64

Malia Collins - \$96.06 Reimburse lock boxes

Erin Nelson - \$205.48 - Reimburse office furniture – Rocky Mtn. Power Grant

Bess Bennett - \$20.50 EMT plates

Krieg Benally - \$206.25

DS Accounting - \$750.00

NetForce - \$646.25

Diamond Propane -\$505.55

Helgerson - \$50.00

New Technology Solutions - \$50.00

Dufford Waldeck - \$7,078.01

Rocky Mtn. Power - \$ 543.95

BWW - \$60.00

Emery Telecom - \$239.57

US Treasury - \$3,753.72

Bankcard - \$416.49

School Project

Rocky Mt. Power - \$260.30

BWW - \$35.00

Helgerson Property Maintenance - \$1,831.50 Dumpster/AmeriCorps

16. Discussion of Southeastern Utah Regional Summit on Monday, May 20, 2024 in Price, Utah from 5:30 p.m. to 8:30 p.m. (Leppanen)

Southeastern Regional Development Agency (SERDA) is hosting this summit and Leppanen is speaking on the Utah League of Cities and Towns panel. Hornsby motioned to approve the travel expenses and lodging for Leppanen and Sosa to attend, Davila seconded and Leppanen, Davila, Hornsby, Sosa and Hook voted in favor.

17. Other

Davila noted the Community Garden is starting to plant on Thursday

At 5:32 p.m. Hornsby motioned to close the meeting, Davila seconded and Leppanen, Hook, Hornsby and Davila voted in favor.

Linda Sosa Recording Officer

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