Bluff Town Council Meeting
Tuesday, April 30, 2019
Bluff Community Center at 6:00 p.m.
190 N 3rd East P.O. Box 324
Bluff UT 84512
435-672-9990

Regular meetings are held every Tuesday at 6:00 p.m. at the Bluff Community Center. Requests to be on the agenda may be submitted 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

Minutes

The meeting started at 6:01 p.m.
Roll Call Mayor Ann K. Leppanen, Luanne Hook, Brant Murray, Jim Sayers, Linda Sosa
Approval of Regular Meeting Minutes from April 23, 2019
Murray motioned to approve the minutes with one modification, Hook seconded and all voted in favor.

Old Business
6. Response to SITLA Letter re: Solar Project dated April 25, 2019 (All) (Moved up)
Leppanen wrote a response to the letter from Bryan Torgerson in which he addressed our questions about the solar farm. Her letter thanked him for his response and pointed out that where the solar farm is proposed to be located is the original Bears Ears National Monument land, contrary to what his letter stated. Sayers felt Leppanen's response was a logical correction. Hook was concerned about the content of Torgerson's letter. It basically said SITLA could do whatever it wanted with its land and would not trade it out for different parcels. Josh Ewing was discouraged by the letter and felt any development of land in the BENM boundaries is a bad precedent and weakened this and other monuments. He encouraged the Council to involve the County Commission by asking them to join us in opposition of development in the original BENM. Leppanen had just completed a draft resolution asking that of the Commission and we will put it on our next agenda. We have verbally responded several times in opposition and our next step is in writing. Sayers stated that any development before the Monument litigation issue is resolved is premature. Leppanen read her letter that states we believe the land is in the BENM boundary and we should keep the whole boundary. Sayers motioned that Leppanen should send the letter, Murray seconded and all voted in favor.
1. Chris McAnany's Legal Fees Status (Leppanen)
Leppanen emailed Chris McAnany about our current bill of $1,936.50, and asked if we could have more time to pay it since our first tax funding is not coming in until the end of June. He said that it is not a problem.
2. Community Development Block Grant (CDBG) training status and reporting requirements (Leppanen)
Leppanen just returned from this required training on the specific guidelines for administering the Block Grant. Tomorrow she and Jocelyn Meyers will finish and send in the paperwork completing phase one and start phase two. She was given a second HUD guideline book for phase two, which will begin July 1st. In order to complete the grant we must follow a specific

checklist that includes making sure we are ADA compliant by July 1st. Leppanen is the project manager but our future grants will require a project manager that is not a council member.

3. Report on Meeting with Zions Bank (Leppanen)

This meeting in SLC was helpful and they are available to us for free consultation. Leppanen suggested we have one designated contact person.

4. Planning and Zoning Commission's Form to be on the Agenda (All)

Amanda Podmore redesigned the contact form for getting on the Planning & Zoning agenda. Sosa will work with her to get it on the website.

5. Utah Department of Alcoholic Beverages Meeting on Thursday, May 2, 2019 (All)

Meeting reminder for the 3:00 meeting. Leppanen will let Jared Berrett know and Jen Davila will inform BOB. There is some concern in town because Berrett has stated that if he can't serve or sell alcoholic beverages (yet) than no one should. Davila felt that most business owners assume they will be grandfathered in and it is not a problem.

6. Response to SITLA Letter re: Solar Project dated April 25, 2019 (All)

Covered earlier.

7. Wildland Fires and Meeting with Fire Chief Lott et al (Leppanen)

Jason Johnson has met with Blanding and Monticello and will meet with us to make sure we are all on the same page.

8. Planning & Zoning/Roads/Water

Roads - Leppanen and Hook attended a UDOT Class C Road Funds meeting in Monticello. Chris Potter reported on funding for types of roads and current and planned projects, such as a roundabout in Monument Valley and the Montezuma Creek/Aneth road project. There is funding for trails and crosswalks. Leppanen reported that the Emery Telecom broadband fiber optics project is on hold and may not happen if Emery Telecom cannot get access across White Mesa before the funding period is over. She has supplied contacts that may help.

Planning & Zoning – Kristen Bushnell is leaving the Commission June 1st and the Council will discuss the replacement process of members in a work session. Michael Bryant has finished making comments on the General Plan. Sayers suggested we use a copy of the GP that shows the draft, edits, and comments for a work session. We can set up the TV or a projector. Murray stated the importance of public involvement. After we have edited it we will have a public hearing, the work session will be Monday, May 6th at 8:30 a.m.

9. Financial Summary for March (Sosa)

Sosa gave the Council the computer statements for March. Leppanen explained that we will need a separate person to reconcile statements for the CDBG project procedure and Sayers offered to do it. Leppanen, Sosa and Hook finished confirming the Rocky Mountain Power list of customers inside our boundary and Leppanen will get it to Rocky Mountain Power. Davilla requested official notification from the Council about our tax increases for lodging businesses that use booking agents. Leppanen and Sosa will work on it.

New Business

10. GRAMA Requests (Sosa)

We have received a GRAMA request from KSL who is doing a report on sexual harassment cases in government statewide. Sosa responded that we are a new town and have had no cases, claims or investigations. She has put our GRAMA request form on our website. Leppanen suggested we direct inquires to the form for and send it to people making requests.

11. Set a Work Session for the General Plan (All)

Monday, May 6th at 8:30 a.m. at the CC.

12. Bluff Service Area Agenda for May 10, 2019 (Leppanen)

Four important resolutions are on their agenda:

- The transfer of water rights to the Town,
- The transfer of infrastructure to the Town,
- The transfer of real property to the Town,
- Changing to a three-person board.

The BSA is working with their lawyer on procedures for transfer.

13. San Juan County Property Taxes, the town of Bluff, and the Bluff Service Area: the need to set the amount (Leppanen/All)

Leppanen is working on the Town budget, which is due in May. While we can increase or decrease the property tax the Council felt we should not change what the BSA has set and we will take over those funds in the future.

14. Bonneville Research's analysis of Bluff Sales Tax; Request to San Juan County for Reimbursement of Sales Tax (Leppanen).

Bob Springmeyer suggested that our finances are similar to Torrey and we can use them as a reference. He also suggested asking the County Commission to reimburse us the first quarter sales tax that the County has captured, about $2,400 a month. We have been incorporated since August and the first sales tax we will receive is at the end of June. We will add this discussion to a work session.

15. County Economic Development Meeting Report (Sosa)

Natalie Randall, director, reported on many funds available for projects. They are planning a summit in September and the Board encouraged her to add tourism because of its importance to the County. Sosa will confirm the date with Natalie Randall; it may be in conflict with a return visit from Congressman Curtis. Sosa asked for ideas for projects from the Council and BOB. Suggestions included dark sky events, public transit, and a welcome center.

Other Business

The Council decided on the following schedule for checking for email and phone messages:
Hook – Monday
Leppanen – Tuesday
Sayers – Thursday
Murray – Friday
Sosa - Saturday and Sunday

There is a problem with exploding printer ink cartridges and Hook offered to return them.
Leppanen read the letter of support for FCM’s proposal for increased funding. We voted to send this at our last meeting.
Adjourn at 7:22 p.m.
Linda Sosa Recording Officer