

Bluff Town Council
Tuesday, February 5, 2019
Bluff Community Center at 6:00 p.m.
190 N 3rd East
P. O. Box 324
Bluff UT 84512

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 at least 4 days
before the meeting.

The meeting started at 6:01 p.m.

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

Approval of Regular Meeting Minutes from February 5, 2019

Sayers motioned to approve the minutes with amendments, Hook seconded, all voted
in favor.

Old Business

1. Need for a computer, printer, accounting program (All)

Leppanen explained that it is clear with our changing and upcoming budgetary
responsibilities getting a computer and accounting package is a priority. She spent four
hours with Linda Richmond going over how budgeting works for the BSA and
understanding the complexity. She and Bill Crowder are offering an \$800 donation for
the purchase of a computer. Sosa spoke with Kyle Walker at Pelorus; their accounting
system requires a pc with system 7 or higher and a Microsoft SQL server running in the
background. Because we are a small town they would charge us \$400 a quarter. If they
come to Bluff to train us we would pay travel time and lodging. No cost if we go to
Orem. Best Buy has HP computers for \$899, online may be cheaper. Leppanen
expressed the need for a large monitor and Skip Meiers mentioned high resolution. A
desktop is preferable to a laptop for security. Sayers motioned that we purchase a
computer program and Hook seconded, all voted in favor. The Council Members will
research computer options and discuss our recommendations at next week's meeting.

2. Need for a wall calendar and Bluff timeline (Murray)

Hook has a wall calendar that may work.

3. Need for Survey of Bluff minus the Disconnected Property and Notice of Impending
Boundary Action (Leppanen)

Leppanen, Bruce Baird, and the Lt. Governor interfaced over the map needed within 30
days of the Acton, February 20th. Initially Brad Bunker could not get to it for several
months but now he thinks he can complete it before the deadline. Then Leppanen will
submit the bill to Baird.

4. Update on San Juan Water Conservancy Board Position (Leppanen)

This was pushed to next week.

5. Status of Interlocal Agreement with San Juan County (Leppanen) and Report on
2/5/19 SJC Commission Meeting (All)

The Interlocal Agreement went through several revisions. In a conversation between
Kelly Pehrson and Leppanen earlier today Pehrson explained that the final document
was explained to the Commissioners and signed on December 18, 2019. The document

that we received several days later was signed but was not the correct Agreement. After discussion it was decided that we would like the correct document signed by the current Commissioners with the current date, not backdated. There would be no changes in the documents so no harm would be incurred. Sosa stated it was better to go forward with transparency. Leppanen will talk to Kendall Laws and put it on next Commission agenda.

Sayers, Leppanen, and Sosa attended the Commission Meeting. Sayers explained that it was a work session for public comment and no action will be taken until the next Commission meeting. Laws gave legal opinions on the five resolutions put forth:

- By State law Commission meetings must be held at the County seat,
- The County can gather data for reestablishing the Bluff Transfer Station,
- Closed meeting were appropriate for inventorying civil litigations, reestablishing the original size of the Bears Ears, and terminating representation agreements with The Mountain States Legal Foundation.

Leppanen suggested writing our own resolutions in support of the Commissioners; these resolutions impact our community economically. Hook felt it could cause friction with the County and things are going well currently. We will write resolutions and discuss them at our next meeting.

6. Update on Elections as run by San Juan County (Leppanen)

Leppanen contacted John David Nielson, County Clerk, who will include us in the County election and will get us an estimate of the cost. We do not know if we will need a primary in June; two seats will be vacant and if more than four run there will need to be a primary. We will look into whether the resort tax can be put on the June ballot.

7. Update on status of Bluff's Planning and Zoning (Leppanen/Sosa)

Sosa reported that the Commission has many good ideas but decided to focus priorities to get things completed. Their next meeting addresses how to get on Google drive for ease of editing and collaboration, the General Plan, and a work session after the regular meeting for discussion of moratorium. Leppanen will bring information she has received from Greg Adams, County Assessor, about the increase in building permits over the last ten years. Five years had 0 or 1 permits, four years had 2 or 3, last year had 6 or more. The new commercial building has caused the cost of the BSA's State required water study to increase from \$12,500 to \$98,999. Michael Bryant is willing to Skype with the Commission over planning and zoning issues.

8. Update on CDB Grant Application (Leppanen)

Leppanen reported that with the immeasurable amount of work done by Jocelyn Meyers the CDBG Grant went out January 30th. In a conversation with Jade Powell, seven applications for grants were received and we should be notified in one or two months if ours is accepted. Sayers is reviewing the CIB list. We will be receiving PILT funds for Parks and Recreation and he will look into how to create a Municipal Building Authority, an entity that could help get more funding for projects.

9. Discussion of status of meeting with Marc Stilson, BSA, and BWW

Stilson, State road engineer, is coming February 20th and the BSA will set up a schedule for meetings with the Council, BSA, and BWW.

10. Roads Disbursement (Haviken)

We have received our first disbursement of Road funds, \$11,976.28, thanks to Haviken's major work with the application process. Leppanen, Murray, and Haviken will meet with UDOT tomorrow to find out how Road funds can be used.

11. Update of "Old School" Presentation (Sayers)

Sayers sent the Council copies of his presentation letter to the School Board outlining our ideas for how we would use the school building as a multi-use facility, including Town offices, accessibility of services for the southern part of the county, an area for conferences, etc. He will ask to be put on the next School Board agenda.

12. Status of Zions Bank Application Package (Leppanen)

The purpose of this comprehensive budgeting and informational resource is to request that we be pre-approved for future loans. Leppanen is finishing it with BSA and BWW budgets, in addition to our projected budget and will mail it Thursday. Linda Richmond has been helping with this.

New Business

13. Status of BSA's CIB Application (Leppanen)

A roadblock came up and the BSA was not able to submit their application to the CIB. They will continue work on it and submit it in September.

14. Gene Stevenson and Request for Geology Talks to the town (Leppanen)

Leppanen will get Stevenson and Carol Shook together to decide on possible dates for Stevenson's series of informational meetings. People are interested in the status of our aquifer.

15. Changes from current email addresses to .gov addresses (Sosa)

Sosa spoke with the Clerk for Hanksville, who use .gov. She said they were happy with it. It took some time to fill out forms and letters, jumping through governmental hoops, as well as some technical assistance. The web hosting is cheaper than .org, \$125 a year, and the email is free. Amanda Podmore offered to help us with this in March.

16. Need for Tally of Bluff Building Permits from San Juan County for Sales Tax Application (Leppanen)

Leppanen received the population information from Greg Adams that we need to receive disbursement of our sales tax in June. It is based on the number of building permits granted over the last ten years, 17 in total and 6 of those were in 2018.

17. BOB, BSA, Town Website (All)

The BSA and BOB are joining forces so that the BSA can be on the BOB website. The Council declined because it is a government entity. It is appropriate to have separate government and business/tourism websites.

Other Business

Leppanen is working on getting our own phone line in our office and terminating the active line that is there. She was informed that she needs a different governmental application form but the change could be completed by next week.

Adjourn at 7:35 p.m.

Linda Sosa Recording Officer