

Bluff Town Council  
Tuesday, March 12, 2019  
Bluff Community Center at 6:00 p.m.  
190 N 3<sup>rd</sup> 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.

#### Draft Minutes

The meeting started at 6:00 p.m.

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

Approval of Work Session Minutes of March 5, 2019

Sayers motioned to accept, Hook seconded and all voted in favor.

Approval of Regular Meeting Minutes of March 5, 2019

Sayers motioned to accept with one modification, Hook seconded and all voted in favor.

Hook has been researching alcohol permitting after Bluff Dwellings submitted a request for a beer and wine permit at our last meeting. Jared Barrett and Dallin Tate, of Bluff Dwellings, were present and addressed questions. Their plan is to serve beer and wine with room service, for catering and banquet events, and sell beer to the public out of their lobby with other beverages and snacks. Leppanen asked about restricting the hours of sale and the possibility the town could set the limits. They are open to working with the town. The Council will vote on the permit March 19<sup>th</sup>, if passed it goes to the County and then the State for their permission.

#### Old Business

1. Update on Bears Ears National Monument Consult Group (Schalk/Leppanen)

Leppanen reported that not a lot happened but many state agencies were present.

Visitation has increased from 100,000 two years ago to 130,000 last year. Schalk provided them with our letter. They voted for Level D, the current and least level of protection for the Monument. Leppanen will send Schalk a thank you note for representing us.

## 2. Community Development Block Grant Status and 2nd Public Meeting (Jocelyn Meyers/Leppanen)

Leppanen has been notified that we have received our grant of \$96,300 from SEUALG and are now in Phase 2. We did a \$500 match to increase our chance of getting the full amount we requested. Next steps:

- our project manager, Leppanen, must attend the Mandatory Grantee Workshop held on April 23 in Salt Lake City,
- we must submit a Capital Improvement Plan to Jade Powell by March 31<sup>st</sup>,
- we must notice and hold a second public hearing, and
- we must submit our finalized CDBG application by May 31<sup>st</sup>.

We will hold the public hearing April 16<sup>th</sup> at 7:30 after our regular meeting.

## 3. Bill for Reimbursement to Lyman Family Farms (Leppanen)

Leppanen sent a letter to Bruce Baird with the final bill his client will need to pay for costs incurred for the disconnection, \$638.34. She asked Baird to ask his clients to consider a fair and reasonable donation to the Town to mitigate our lawyer fees and bolt cutters. We peacefully allowed them to disconnect but might have avoided using our time and money if they had pursued this before we incorporated. He will get back to us.

## 4. Amended Procurement Policy (Leppanen)

Leppanen explained that we needed an expanded policy to be able to handle larger sums of money, such as our grant. HUD will check to be sure we are following our policy.

Sayers motioned to accept the policy with one modification, Hook seconded and all voted in favor.

## 5. Ordinance on Moratorium (All)

Chris McAnany sent a letter on our behalf informing the County Commissioners, Kelly Pehrson, Kendall Laws, and Greg Adams that we had enacted the moratorium on Commercial, Industrial, and new subdivisions. They will be sending us a list of outstanding building permits. Leppanen will check in with them when she is next in Monticello.

## 6. P&Z/Roads Updates

Malyssa Egge reported that P&Z is asking for a digital version of the International Zoning Code and will find out if it costs \$2.97 a month or \$2.97 a month per user. We can vote on the request at our next meeting. P&Z needs maps and we need to determine if the Town has maps that will work or if not bring the Council prices. Kristen Bushnell is interested in CAD. Sayers said the composting toilets were allowable under Utah code and the road to the Mission and beyond would be a great bike road if it had a bike lane. Hook will

research whether the grant for road improvement toward Aneth was granted. Future P&Z meetings will be at the Community Center. Leppanen is researching whether meeting in the Library is possible. We will schedule a joint work session to define a procedure for how a public request goes to the Commission, who makes a recommendation, and then on to the Council. P&Z will receive our agendas and minutes.

## New Business

### 7. Designate Who Will Attend Planning and Zoning Meetings (All)

It is customary for mayors to attend P&Z meetings and Leppanen will continue to attend them and leave when their work session starts. Sarah Burak will attend the Council meetings. Sosa will attend the BWW.

### 8. PILT Money from San Juan County (Leppanen)

The form needed to receive PILT funds was sent to the BSA in December and Linda Richmond came across it and gave it to Leppanen. She filled it out and got it to Kelly Pehrson. It is \$6,000 for recreation; the form specifies what the funds cannot be used for. Sayers will research whether creating a building authority would help us get more funds.

### 9. Financial Summary (Sosa)

Sosa will pay the San Juan Record bill of \$13.80 and we will revisit our insurance and attorney bills at our March 26<sup>th</sup> meeting. Our funds are low and we may not have new funds until the end of June.

### 10. Resolution on Solar (Renewable Energy and SITLA Lease) (Murray)

This Council does not support the possible solar farm two miles north of town and requests that the Commissioners and SITLA also deny it. Zak Podmore felt that solar power was important to our future. The Council agreed with him, the resolution is for this specific location and size. It is in our town boundaries and original Bears Ears boundary. Bryant Torgerson of SITLA will answer our questions at our March 19<sup>th</sup> meeting.

### 11. Municipal Energy Use Tax and Resolution (Sosa)

The Town entered into a franchise agreement with Rocky Mountain Power December 4, 2018. This allows them to use our easements and we can assess a local utility tax inside the Town boundaries. It can be from 1% to 6%. Sayers motioned that we impose a 3% utility tax on Rocky Mountain Power monthly bills, Leppanen seconded and all voted in favor. Sosa will continue the process to implement.

### 12. Website and Transparency Training (All)

This training takes place in SLC but can also be done online. Leppanen and Sosa will take it online. This training covers State reports and other issues.

### 13. Capital Improvement Plan (Leppanen)

This is part of the CDBG; Leppanen will work on the paperwork and bring it to our Council meeting.

### Other Business

We will add the Water to our P&Z/Roads reoccurring agenda item.

Stephanie DeGeorge has done a great job designing and ordering business cards for us.

Adjourn at 7:34

Linda Sosa Recording Officer