

Bluff Town Council Work Session  
May 19, 2020  
Bluff Community Center at 3:00 p.m.  
190 N 3<sup>rd</sup> East P.O. Box 324  
Bluff UT 84512  
435-672-9990

Regular meetings are held the first three Tuesdays of every month at 6:00 p.m. at the Bluff Community Center. 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  
This meeting was held electronically via Google Meet

### Draft Minutes

The meeting started at 3:12 p.m.

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

### **1. Discussion of Sunrise Engineering's 50 Year Water Plan for Bluff**

The Council met with Sunrise May 13<sup>th</sup> for the 90% Completion Meeting. Leppanen asked for comments and questions about their presentation that she will send to them as they finish the project. After discussion, the comments, questions, and clarification included (compiled by Leppanen):

1. The physical condition of the arsenic plant. The physical plant should not need to be replaced for 25-30 years. The size of the plant cannot be increased.
2. The question as to whether there is or is not a water line in the "cloud" area of the map. Marx Powell answered that "there is a water line where the cloud is on the map." Could there be a footnote that "there is no documentation that there is or is not and that this might be reviewed in the future."
3. Was Sunrise provided with the number of connections for determining existing ERC sources? In March 2020 Bluff Water Works reported the number of connections to DWR. Notes from the meeting with Sunrise on May 13, 2020 indicates that what was needed was "usage records." Do you have sufficient information to complete the report?
4. Marx Powell questioned the use of 400 gpd on pages 9 and 11 of the study v. use of 800 gpd on page 14. Marx thinks that the increase is what incorrectly results in the conclusion that there is a deficit. Another interpretation made by Skip Meiers was that the 400 gpd represents "daily average" and 800 gpd represents "peak." Would you address this?

5. Luanne Hook said that she previously sent an email to you with some typographical errors that she noted. But we had a discussion about the use of the word “agricultural” in section 2.0, page 3. While the Town of Bluff has substantial amounts of land zoned as “agricultural,” Bluff does not engage in farming (agriculture) with the exception of one large farm. But then we went down the path of talking about grazing and such. Would the phrase “open space” be more appropriate?
6. Section 4.4.2, page 24 states that “it is recommended that Bluff ensures that the Town has the ability to chlorinate culinary water” and section 7.7.1, page 34 states that “that Bluff consider installing a chlorination system.” For consistency, we would like it noted that “chlorination is not required.”
7. Section 4.5.3.1, page 27, second line references “the 200-year” but should that be “the 20-year”?
8. The report references the “Bluff Fort well” but we would like it referenced as the “Fort Campground Well” so that future users of the study know where that well is located as it is not at the Bluff Fort.
9. We questioned whether there is data for use through private wells and Marx Powell stated that “the DNR does have some data on those wells but as far as I know usage data is not kept.” Today a statement was made by Skip Meiers that the DWR would have data associated with water rights of private owners. Is this something necessary for this report?

## **2. Discussion of Community Impact Board and Plan for Purchase of Bluff**

### **Elementary School**

Sayers has been working with Tri-Hurst and their price for remodeling the school and putting on a new roof is \$1.6 million. This includes any needed asbestos mitigation. Because of the current economic crisis, he has considered asking the School District to give us the building and land. Leppanen was concerned that even if we got a very favorable grant/loan package, the operational cost is \$70,000 a year, more than we can afford with the economic crisis effecting our businesses. Sosa was also concerned about the costs, we pay about \$1,700 a month for the Community Center bills. She does not want to sink the town. Murray asked if the project could be done in phases but the CIB requires enough requested money to complete the project so it is ready to be in use. The overall thought is to continue forward one step at a time and find out what we are offered.

### **3. Discussion of 2020 Amended Budget and 2021 Budget**

Leppanen reported that Linda Richmond is continuing to fine tune the budgets and the \$60,000 BSA transfer has been removed and Capital Projects added to the 2020 budget. Capital Projects must be in the 2020 budget so it can be part of the 2121

budget. The two projects Murray has put forward are open space land acquisition and the school remodel, should we get it. Sayers pointed out the General Plan will have to be modified if it does not contain open space land acquisition, but that could come later. Leppanen would like to set money aside to remodel or repurpose the office. The 2020 budget is due June 30<sup>th</sup>.

Adjourned at 4:26 p.m.

Linda Sosa Recording Officer

This meeting took place electronically via Google Meet in order to follow the social distancing guidelines given by state and local authorities. The public could connect and participate by call in or joining the video.