

Bluff Town Council Work Session Agenda

September 3, 2020

Bluff Community Center at 10:30 a.m.

190 N 3rd East P.O. Box 324

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.

Draft Minutes

The meeting started at 10:33 a.m.

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

Hook excused absence

1. Ownership and Management of Alleys

Leppanen explained that two issues have come up that show the need to clarify whether the County or Town owns alleys. Council members have the position that when the town incorporated the alleys stayed with the town. Mack McDonald is on the fence and Kendall Laws believes the County owns them. Chris McAnany's legal position is the same as the Council. The first issue is the alley behind the Mokee Motel, Friends of Cedar Mesa and Nancy Sumner is partially blocked. It is not accessible for fire trucks. The second issue is a recently sold piece of property was granted the alley and road years ago by the County Commissioners but never deeded. The question is, who is the entity that should legally sign that deed to avoid future confusion? There are also questions about alleys that are blocked, deeded, and alleys that contain utilities. Leppanen explained, after a conversation with Deb Dull at Rocky Mtn. Power, if RMP must go through an alley to service equipment they have the easement and will go through regardless. The County has made random decisions about alleys in the past that has led to confusion. It was agreed we can make no decisions until we clarify ownership. This will be on the next agenda.

2. Discussion of Position on SITLA's Proposed Range Improvement Projects

Leppanen has been in conversation with Slate Stewart of SITLA about these projects. The Council did not to oppose 780, which was waterlines and water troughs in our boundaries on Bluff Bench. At the recent Commission meeting it had changed to become 780-a and include drilling a well and a solar pump. A second project also was drilling, solar pump, waterlines, and troughs, and the third did

not involve drilling, a game guzzler for wildlife and storage tank. Leppanen made a public comment at the meeting asking the Commissioners to wait on their letters of support for these projects so Bluff had time to discuss and take a position. Two of the three projects involve drilling into our aquifer and our recent 50-year water study projects a future water deficit. Bruce Adams feared animals would die from lack of water but Nick Sanberg noted water rights had not been applied for yet. The Commissioners voted 2 to 1 to give Bluff time to consider its position. Murray was concerned about a proliferation of wells drilled into our aquifer. Sayers wanted to know if the number of cattle was increased. Letters of approval are not due until October 8th. Leppanen will call Stewart again and put this on our next agenda.

3. Discussion of Letter to Utah Division of Water Quality Advance to Bluff Service Area

This was discussed at the September 1st meeting. Leppanen will write a draft letter and get it to the Council members before our next meeting. The amount in abeyance is still unknown.

4. Informational Meeting re: Dissolution of Bluff Service Area

Leppanen had concern that there may be confusion over the dissolution of the BSA on the November ballot. Only those in the BSA boundary will vote on the issue, not all those in the new town boundary. She suggested adding 15 to 30 minutes before a regular meeting to address this issue. Sayers and Murray suggested flyers and a town email to be sure people understood. Leppanen will check back with John David Nielson.

5. Discussion of Town Council's Meeting Schedule for September through December 2020

It was noted there is a big meeting gap in October and voting falls on our meeting day in November. We will consider meeting possibilities.

6. Discussion of CARES Act Money and Use

We have received our second distribution of \$7164 and Sosa and Leppanen will create a balance sheet of what we have spent. Murray will find the price for picnic tables. Sayers will research mics and sound systems for social distancing at live meetings. Malysa Egge suggested an attendant present at early voting in the CC with masks and to keep things sanitized.

7. Discussion of Fee Schedules and Franchise Fees

BOB suggested the Town getting franchise fees for utilities. River Canyon Wireless has an agreement with BOB where they get \$5 from every residential bill and \$10 from business bills and use those funds for marketing and projects. Leppanen will check with McAnany about how it would work. Murray presented a possible list of fees that we can work on in the next several months. Leppanen noted we need to look at who collects, how it is collected, and why for each fee as the need for that fee arises. She specifically mentioned the cemetery fees and the need to take the cemetery board from the County. She will check with McDonald.

8. Discussion of Strategic Planning

Leppanen stated we have just started our third year since incorporation and we should consider goals for the next five to ten years and how to transition after the next election. We can talk to people in the community about running for office. We could benefit by hiring a strategic planner to help with goals, timelines, and needed policies, such as drilling in the aquifer. Leppanen will contact the mayor of Moab for ideas in the search for a planner and Sayers will check with Utah League of Cities and Towns.

9. Other

Leppanen suggested Council and P&Z members look at the agenda of the yearly ULCT convention for topics that interest them. It is virtual and we could share one or two tickets.

Sayers has put the VIN on the recycle trailer, a deputy will inspect it.

Sayers has been talking to Jason Magee at Zions Bank about a loan for the old school. He will attend next week's School Board meeting.

Murray motioned to adjourn at 11:56 a.m., Sayers seconded and Leppanen, Murray, Sayers and Sosa voted in favor.

Linda Sosa Recording Officer

This meeting took place electronically in order to follow the social distancing guidelines given by state and local authorities. The public was able to connect and participate electronically.