

Bluff Town Council Work Session Minutes

June 7, 2021

Bluff Community Center at 10:00 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

The meeting started at 10:03 a.m.

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

1. Permits and Fees for Businesses and Short-Term Rentals (All)

Leppanen explained Chris McAnany has written a draft ordinance for short term rentals and is doing a separate ordinance using the Springdale model so the Council can compare them. The first ordinance has a cap on the number of rentals, the second ordinance grandfathers everyone in but if property is sold and it is in a residential zone it is no longer a STR. Over time this would move STRs into the commercial zones. There are many types, apartments, condos, houses, bed and breakfasts and some have property managers. Owners could have a business license and STR permit. The Council discussed several options of fees , renewing both yearly, and a deadline, such as September, for people to get their business license and permit. Leppanen suggested everyone has a renewable business license but the permit would be in force until the property sold and changed owners. Sosa suggested a yearly \$25 fee for the business license and a one-time fee of \$25 for each unit used as a STR to cover administrative costs. The property owner would apply for the license and permits. Hook and Murray raised some questions about options and variables. Leppanen boiled it down to the two options, lower the number of STR, overtime as properties sell vs capping the total number and having different options. Ordinances are fluid and a future Council could make changes.

2. Review and Discussion of 2021 Amended Budget and 2022 Tentative Budget (Leppanen)

Leppanen is waiting for the certified tax rate from John David Nielsen at the County to complete the two budgets so the Council can vote on them. This will be on the June 15th agenda. The total yearly amounts we have, taken from the May 31, 2021 financial report is Roads - \$101,414.20 and General Funds - \$393,499.91, leaving a surplus of about \$250,000. The Council agreed one or more Public Investors Investment Accounts (PTIF) was a good option for the surplus. That was echoed by our accountant, Zions

Bank, the State of Utah Uniform Accounting Manual for All Local Governments and the ULCT handbook. Sosa talked with the Blanding Financial Director who used the accounts as savings accounts but withdrew funds for specific projects. Hook liked a checking account approach with monthly deposits and withdraws. Others considered that process to be a burden. It was suggested we open the account with a to be decided process, that included the Treasurer, and review it in January. This will be voted on. Leppanen is reviewing ordinances for the July vote for Municode. She noted revisiting is a good way to see how we are doing following them. If we are following ordinances we are practicing due diligence and covered by insurance.

3. Discussion of 'Rights of Nature' Resolution (All)

Leppanen sent draft copies to Council members. It states the importance of the river to the Town. Sosa felt this was a good fit for the town and the Council agreed it fit with the General Plan.

4. Other

Hook expressed interest in having our meeting in the morning, Leppanen suggested this could be considered for the new year in January.

Sayers motioned to close the meeting 11:25 a.m. at, Murray 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. For requests to receive emails/meeting invitations email linda@townofbluff.org