

## Bluff Town Council Regular Meeting Minutes

August 3, 2021

Bluff Community Center at 6:00 p.m.

190 N 3<sup>rd</sup> 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 6:00 p.m.

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

Approval of Regular Meeting Minutes of the Bluff Town Council on July 6, 2021

Sayers motioned to approve, Murray seconded, and Leppanen, Hook, Murray, Sayers and Sosa voted in favor

Approval of Regular Meeting Minutes of the Bluff Town Council on July 13, 2021

Sayers motioned to approve, Sayers seconded, and Leppanen, Hook, Murray, Sayers and Sosa voted in favor

Approval of Regular Meeting Minutes of the Bluff Town Council on July 20, 2021

Murray motioned to approve, Sayers seconded, and Leppanen, Hook, Murray, Sayers and Sosa voted in favor

### Unfinished Business

#1 was moved to later in the meeting to allow Chris McAnany time to join

#### **2. Discussion of Status of Culvert/Ditch Clean Up by Hole-In-The-Rock Foundation and Thank You to HIRF (Leppanen/Murray)**

Both Leppanen and Murray expressed their gratitude for the hard work in the heat that the HIRF did to clear the ditch before the storm hit. Murray took pictures of the before and after. Murray mentioned the debris pile would need to be moved and Leppanen pointed out the importance of not putting leaves and yard debris in drainage ditches.

#### **3. NetForce and Purchase of Computers: Discussion and Vote on What We Should Buy (All)**

This was discussed in the Work Session. Sayers spoke to Josh who is sending a list of extra costs to Leppanen, who said she would compare it to the original bid. Sosa said the invoice was paid last year and we paid extra for the equipment cart. Leppanen will compare the new list to our initial bid list. Sayers will ask for a timeline from NetForce including when we can be up and running, figuring out how maintenance works, and how to get town computers.

#### **4. Driver Feedback Signs from Utah Department of Transportation; Update on Electric Vehicle Chargers (Leppanen)**

Leppanen reported she has not heard when the install is planned but UDOT decided to fund the more costly electric feedback signs for us because they are more reliable than

solar. Everything is ordered. Leppanen spoke to Jared Beard about the idea of a shade over the charging station and said the Town is willing to partner on the project. This was a new request to Beard, who will bring it up at a UDOT meeting.

#### **5. Discussion and Vote on Business License Fees (Leppanen)**

After discussion Murray motioned to amend the business license deadline for fees to January 31<sup>st</sup> and make the fee \$25, Sosa seconded. Hook felt March first gave business owners more time but Sosa said January 31<sup>st</sup> was more standard and some businesses needed their permits at the start of the year. Murray, Sayers, and Sosa voted in favor, Leppanen and Hook voted against. The short-term rental permit will have to be amended to be consistent with the dates.

#### **6. Discussion and Vote on Abandoned Tire Removal Project (Leppanen)**

Leppanen sent the request today to Tina Mercer to start this project. Mercer will get approval for the request and then it moves forward. Murray motioned to move the project forward, Sayers seconded and Leppanen, Hook, Murray, Sayers and Sosa voted in favor.

#### **7. Discussion and Vote on Resolution to Authorize a Class "C" Roads Discretionary Spending Fund and to Appoint Michael Haviken as Manager of the Class "C" Roads Projects**

Leppanen explained the Council had already approved the discretionary fund, this resolution appoints Haviken as manager. Sayers voted to approve the resolution, Murray seconded and Leppanen, Hook, Murray, Sayers and Sosa voted in favor. Leppanen stated Haviken has and will continue setting priorities, schedules, and getting bids for projects, then making recommendations to the Council. A question came up about grading roads, Haviken has scheduled this for the Fall. The Council thanked him for his excellent work. Most Roads projects happen in the Fall.

#### **8. Update on Status of PTIF Account (Hook)**

Hook is filing the paperwork and then we will deposit funds.

#### **New Business**

#### **9. Report on Roads Committee Meeting on July 26, 2021 (Hook/Haviken)**

Haviken reported projects he is working on include graveling roads, crack sealing, the mud hole on 2<sup>nd</sup> East, and dust control research and cost analysis. Hook said the CIRD project suggested another bridge over Cottonwood Wash for school evacuation at Mulberry or Black Locust. Haviken did not think that was a C Road area. Hook mentioned 3<sup>rd</sup> West will need dust improvement once school busses start running.

#### **1. Discussion and Vote on the Resolution Authorizing A Real Estate Purchase Contract Between the Town of Bluff and San Juan School District for the Purchase by the Town for the Property Known as the Old Bluff Elementary School, and Authorizing the Mayor to Sign (McAnany; All)**

Leppanen reminded that at the Council's July 20<sup>th</sup> meeting the Council voted 5-0 in favor of moving forward on the contract with San Juan School District to purchase the building and secure funding within the next 60 days. If we do not secure funding, we do not buy the school. Chris McAnany has reviewed the contract and authorized the mayor to sign it, if the Council votes in favor, and tender ten thousand dollars in earnest money that would be refunded if we do not buy the school or become part of the purchase.

Leppanen read the parts of the contract including: the purchase price of \$307,500, legal description, the School District retains the mineral rights, the bill of sale, the inclusion of kitchen equipment, the restrictive covenant of no competitive educational classes for k-12 students and that covenant runs with the land. Also included was the possible financial contribution, joint remodeling plan and joint ownership with a nonprofit the

Council has been in negotiation with. Sayers motioned to approve the resolution and Murray seconded. Sayers felt things were moving forward in a positive way. Hook felt it leaves options for us open. Murray thought it was good for the town. Sosa felt the monthly bills could put the town in jeopardy even with a partner paying part of them. Leppanen agreed with Sosa the monthly bills were prohibitive, said we could terminate earlier than 60 days, reminded we need a fire suppression system to move in and there are major financial issues. There are better uses for our money. The roll call vote: Murray-for, Hook-for, Sayers-for, Sosa-against, Leppanen-against. Leppanen will check with McAnany about which parts of the contract to sign since the resolution passed 3 to 2. For clarity, we have not bought the school, we are in the 60-day contract period.

**10. Discussion of the Bureau of Land Management's Bears Ears National Monument "House on Fire" Trailhead Improvement; Opportunity to Comment (Leppanen)**

Britt Hornsby agreed to represent the Council previously and public comment is encouraged for this project. Murray and Sayers are familiar with the area. Murray said it looked like an improvement. Sayers noted it is a popular site near the highway and seems appropriate.

**11. Report on San Juan County Commission Meeting of August 3, 2021 (Leppanen)**

Leppanen noted much of the public comment opposed the resolution to oppose President Joe Biden's Nomination of Tracy Stone-Manning as National Director of the BLM. Most thought she was a good choice and it was a waste of time when there are local needs, like a Transfer Station in Bluff. When the resolution came up there was no second.

**12. Attendance at Utah League of Cities and Towns" Annual Conference in Salt Lake City, September 29, 2021**

We have funds for Council members to attend physically or virtually.

**13. Other**

Murray is working with Ed Dobson on a volunteer goathead management plan. He encouraged policing your own property as helpful.

Leppanen reminded that next Tuesday the Council meeting is canceled because of the Congressman Curtis Townhall meeting from 6:30 to 7:30 at the CC. There will be masks and distancing. The Council decided to meet Wednesday the 11<sup>th</sup> at 6:00.

Sayers motioned to adjourn the meeting at 7:16 p.m., Murray seconded and Leppanen, Hook, Sosa, Murray, and Sayers 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](mailto:linda@townofbluff.org)