

Bluff Town Council Regular Meeting Minutes

September 7, 2021

Bluff Community Center at 6:00 p.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 6:00 p.m.

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

Approval of Bluff Town Council Regular Meeting Minutes of August 17, 2021

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

Approval of Bluff Town Council Work Session Minutes of August 24, 2021

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

Unfinished Business

1. Discussion and Vote on Short Term Rental Application and Business License (Sosa)

Sosa had sent copies to Council members and tried to follow the ordinance closely for the wording and requirements. This is for current and new STRs. Hook motioned to approve the STR application if the documentation part was removed; it was not seconded. Murray motioned to approve both documents and Sayers seconded. Hook pointed out the documentation put a burden on applicants and removing it simplified the application, made it easier for the licensing agent, and those elements were already covered in the ordinance. Murray noted it was appropriate for applicants do some legwork. Sayers pointed out there could be liability issues and Leppanen noted this takes place in people's homes, making it different from a regular business license. Murray wanted to approve them and work on some of the specifics, Sosa agreed that we should address logistics in a Work Session, such as who would be licensing agent. Leppanen, Murray, Sosa, and Sayers voted in favor and Hook voted against.

2. Update on Community Impact Board's Capital Asset Self-Inventory and Meeting with Michael Bryant of SEUALG (Leppanen/Sosa)

Leppanen and Sosa attended this meeting about community needs for Bluff. Leppanen reported the State is looking at a mapping project that would create a digital map linking the infrastructure, assets and topography of a town or city with information, for example the size and age of the CC. It is a pilot program that would be helpful for future needs assessments. They suggested using Bluff as the pilot project. She would like to check with Mary Gillam and Sam Cantrell to see what mapping is already done. There was concern about the water system security but we are in an information gathering mode. Leppanen will check with Gilliam and Cantrell.

3. Update on Status of Franchise Agreement with Frontier for Fiber Optic (Leppanen)

Frontier did not have a franchise agreement form for Utah and Leppanen forwarded our agreement with Emery Telecom for an example. Chris McAnany cleaned it up and sent the Council copies. Murray motioned to approve the agreement, Sosa seconded and Leppanen, Hook, Murray, Sayers and Sosa voted in favor. McAnany pointed out this is our third franchise agreement and suggested drafting a permit application with a fee schedule, which would give the Town control. Phone lines have been out twice since the digging started.

4. Update on Status of San Juan County Transportation Board Grant and Other Road Work (Haviken)

Michael Haviken reported he approached the County about graveling and crack sealing projects in the Fall; they told him they would not be able to do any work because they were overloaded with County jobs. He reached out to LeGrand Johnson about graveling roads and a rep will be in Bluff tomorrow to look at the scope of work with him. If Haviken can get a quote tomorrow he will try to complete the matching grant, which is due Thursday. Hook will work with Haviken.

5. Update on American Rescue Plan Act Zoom Webinar of August 25, 2021 and Need for Input (All)

Leppanen has put together several possible projects for matching funds:

- a fire suppression system (\$100k to \$200k) if we get the school,
- a remodel to bring the CC up to ADA standards with a possible Food Pantry,
- a joint project with BWW repairing erosion on the water tanks.

Hook added a safety corridor along the highway for walkers and bikers. There are narratives Leppanen can draw on from grant requests and Hook will supply one for the safety corridor. Sayers will send grant guidance information with a scoring matrix. Leppanen will check with Liam Thraikill, Utah League of Cities and Towns ARPA advocate, to see if these projects are acceptable. The Council will approve the application at the September 14th meeting.

6. Update on Noxious Weeds and Conversation with San Juan County Weed Department on August 30, 2021 and Meeting with Mack McDonald on September 2, 2021 (Leppanen)

Leppanen left a message for Frank Smith about spraying a huge growth of goatheads at the intersection of 191, the old highway and Cow Canyon before the seeds ripen. When she called him back he had already sprayed them. Leppanen informed people living in that area. This was to be part of the Interlocal agreement that was never ratified with us. Smith is working with Mack McDonald on a fee schedule for us for next year. He is pleased to work with us acknowledging we are a new Town and have limited resources.

7. Update on AmeriCorp Application and Meeting on Tuesday, September 7, 2021 (Leppanen)

Leppanen reported Reagan Wytsalucy and Joe Hubbard did an amazing job finalizing the application and have a game plan for this group of 10 to 12 volunteers in their early 20s. Amanda, the head of the group in Sacramento, is working with them to pitch the project. If it can be done this Fall it will happen October 29th into December. If not, it will be early Spring. They will be housed at the Mission and are responsible for their own meals. Hubbard is working on a specific Covid plan. The Town will have them for a week and they will focus on removing noxious weeds and fire mitigation. Sayers has friend donating 30 walnut saplings to the Mission and has more for interested locals.

8. Update on Status of Pending Funding and Purchase of the Old Bluff Elementary School (Sayers/Murray) and Possible Vote on an Ordinance Relating to Sale or Purchase of Town Property (Leppanen)

Sayers and Murray met with Dave Conine of Dine Bikeyah at the School and discussed how the building would be divided. This will be sent to our attorney. The final date for the receiving funds to the town is September 17th, set by Sayers. Leppanen researched the next steps. She offered to get a public notice to the San Juan Record that will run for two weeks announcing a public hearing to be held before the closing sale, probably the 4th or 5th of October. We will need an ordinance for purchase and sale of property. Sayers motioned to move forward with these steps, Murray seconded and Leppanen, Hook, Murray, and Sayers voted in favor, Sosa voted against. Leppanen noted the importance of doing the steps correctly, even though she is not in favor of the project.

9. Update on San Juan County Commission Meetings on Tuesday, August 17 (Redistricting) and September 7, 2021 (Leppanen)

Sosa and Leppanen agreed this was a very long meeting mostly covering County needs and projects, nothing that affected the town.

New Business

10. Discussion of Utah Main Street Program Application Information and Whether This Overlaps with UDOT's Main Street Program (All)

Murray thought this is a new program not related to the UDOT project he is working with. We will research it. Sayers asked if there were any maps for the project and Murray said the group is coming down in the Fall.

11. Report on September 2, 2021 Meeting of Business Owners of Bluff; Request for Funding by Business Owners of Bluff (Leppanen)

Sayers motioned to approve BOB's request of \$2,800 for the registration fee to attend the Go West Travel Summit in Denver in February, Murray seconded and Leppanen, Hook, Murray, Sayers and Sosa voted in favor. The Council agreed it was money well spent for the town. Leppanen mentioned adding marketing to next year's budget.

12. Report on County Economic Development Meeting of August 30, Report on Tourism Tax Advisory Meeting of August 31 (Sosa)

Sosa felt the new CED director, Elaine Gizler, is very experienced and is hitting the ground running. The Board approved revisions to a \$200,000 ARPA grant, \$180,000 will go to local businesses in the form of grants. Everyone agreed business is way down. Gizler and her staff will be holding Listen and Learn meetings in towns in the County and Sosa asked if September 27th from 2 p.m. to 4 p.m. would work for the Council. That time worked for Council members and several of the BOB members present.

13. Other

Murray and Haviken have been checking the drainage ditch after the flash flood and reported it held. Hook said there was some repair needed at the retaining pond and Leppanen said we would research if it is a Town or property owner issue.

Sayers motioned to adjourn the meeting at 7:39 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