

Bluff Town Council Regular Meeting **Draft Minutes**

May 3, 2022

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.

Draft Minutes

The meeting started at 6:13 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 April 19, 2022

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

Approval of Bluff Town Council Work Session Minutes of April 21, 2022

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

Approval of Bluff Town Council Work Session Minutes of April 29, 2022

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

Public Comment:

Dudley Beck explained his interest in moving forward with the SITLA solar farm project and his fears of climate change. He has talked to the lease, who is working on mitigating problems. He felt it could save our town as climate change and the drought continue.

Leppanen has talked with Sam Sours and there will be no public hearing until all information is in, four to six months from now.

Steve Simpson supports Beck.

Tim Hamilton supports Beck.

Ned and Tina Krutsky support Beck.

Carol Shook encouraged the Council to have an open mind for the solar farm.

Introduction of Dr. Grant Sunada, San Juan Public Health Director

Leppanen expressed gratitude for Dr. Sunada's working with us, sending us more detailed information and quickly answering our questions. Dr. Sunada noted the town had mobilized quickly and networked with him and the Health Dept. to get the mobile testing unit. He pointed out Lois Young has been very helpful serving on the Public Health Board. He mentioned the importance of acting as a team, pooling resources, and checking in on each other. He applauded Utah Navajo Health Services for quickly mobilizing. Murray thanked him for his responsiveness to the town. Tim Hamilton asked if we should be concerned about a resurgence, he said it is not impacting Utah hospitals and he is closely watching the numbers. He encouraged getting boosted. Leppanen thanked him for coming and talking to us.

Unfinished Business

1. Update on Priority Telecommunications Application and Cards (Hook)

Hook has ordered more cards for the Council, Fire and EMTs. She tried a test of the system and reported it was basic and it worked.

2. Report on CCC Design Review Team Meeting on May 3, 2022 and Discussion of Grant Received by Utah Dine Bikeyah (Sayers/Murray)

Sayers reported that he and Murray met today with Woody and Damian and discussed requiring Dave Conine to make clarifications on the Grant from NDN to bring it into compliance. Leppanen said the grant has an attachment with it and we need to see it. Conine has not been able to find it. They discussed a joint checking account, a job description for a project manager, trash removal from Helgerson Property Management, weed control and a request for a recycling location. Cooper Fire Control from Farmington is sending an estimate for the fire-suppression system. Sosa pointed out the need for exact policy for the checking account.

3. Update on Dark Sky Activities in Bluff on April 26, 28, and 30, 2022 (Leppanen/Murray); Update on Dr. John Barentine's Response to Consulting on Dark Sky Work (Leppanen)

On the 26th Leppanen, Murray and ten others walked through the Historic District looking at lights. The owners of the houses had been asked for permission in advance. Sarah Burak and Amanda Podmore can measure lighting for residents and make suggestions. On the 28th Leppanen and for others did light measurement. On the 30th Hook reported about 20 people attended the telescope activity. Leppanen reported Dr. Barentine could do a one day visit to Bluff for about \$3,000 or for less money we could ask him to check our ordinance and answer some of our questions and then we could vote on the ordinance. Sayers motioned to do the second option, Murray seconded, and Leppanen, Sosa, Murray, Sayers and Hook voted in favor. We will vote on the ordinance after Dr. Barentine reviews it.

4. Status of Community Development Block Grant Application and 2nd Public Hearing (Sayers/Leppanen)

Leppanen thanked Sayers for attending this required meeting in SLC in her place. The purpose of the meeting was to ensure participants receive the direction, coaching and clarity needed to complete projects. Leppanen is the project manager and is working on the Environmental Review The second public hearing is May 17th at 5:30 p.m.

5. Report on ARPA Reporting (Leppanen)

Leppanen reported this has been submitted and contains federal and state matching funds.

6. Discussion and Vote on Edits to the Zoning Ordinance (All)

Leppanen explained the Council discussed the edits and alternatives in detail at the April 21st Work Session. The vote was moved to the end of the meeting.

7. Discussion and Vote on Edits to Exterior Lighting Ordinance (All)

Murray motioned to get the review of the ordinance done first and then vote on the ordinance, Sayers seconded and Leppanen, Sosa, Murray, Sayers and Hook voted in favor. This will be voted on at the May 10th meeting

8. Update on Planning and Zoning (Hook), CIRD Update (Hook), Update on San Juan County Commission Meeting of May 3, 2022 (Leppanen)

Hook reported P&Z is reviewing the sign ordinance and creating forms. The joint meeting with the Council is tomorrow at 6:30 p.m. The CIRD has a new meeting format. Leppanen expressed concern that two of our Commissioners are not following procedure and District law to fill an interim attorney position created by Kendall Laws leaving. The position will be filled by Alex Goble in November. It puts the County at risk for a law suit. Leppanen will listen to the Commission meeting and report back.

9. Update on Bluff Cemetery Board (Leppanen)

Mack McDonald has been running an ad for the three vacancies on the Cemetery Board. Leppanen has submitted a letter of intent and encouraged other interested parties to do so.

New Business

10. Review and Discussion of 2022 Amended Budget, Presentation and Adoption of 2023 Tentative Proposed Budget (no vote) and Public Hearings (Leppanen/Sosa)

Leppanen and Sosa are working with our accountant and the amended budget is finished, the 2023 budget will be finished soon. The public hearing for the budgets is May 12th at 6:00 p.m.

11. Discussion and Vote on Action Related to the Bureau of Land Management's Notice on Cactus Park Fuels Treatment (U18WN0602) and Historic Properties Treatment Plan Telecommunication Right-of-Way (All)

Leppanen received two notices and passed them on to Britt Hornsby, our BLM representative.

One is a site visit looking at archeological damage caused by Emery Telecom. Sayers is interested in going with Hornsby on the site visit.

12. Discussion of Possible New Project with AmeriCorps that Came Out of a Telephone Conference on April 25, 2022 (Hook/Leppanen)

Leppanen and Hook explained the town or other entities have the possibility of a Vista volunteer or AmeriCorps team this Fall. They will get more information.

13. Other

Murray expressed disappointment in what is happening with the Supreme Court. A group of people met at the Community Center at 5:00 p.m. in protest of the direction the Supreme Court seems to be going.

6. Discussion and Vote on Edits to the Zoning Ordinance (All)

The Council went through every edit and alternative and voted on each one. The votes and changes are attached to the minutes and the complete document is posted on the town website. Sayers motioned to approve the modified document, Murray seconded and Leppanen, Hook, Sayers, Murray and Sosa voted in favor.

Murray motioned to adjourn the meeting at 8:01p.m., Sayers 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 will be able to connect and participate electronically.

For requests to receive emails/meeting invitations email linda@townofbluff.org