

June 16, 2020 Work Session
Bluff Community Center at 3:00 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 3:01 p.m.

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

1. Discussion of Tentative 2021 Town of Bluff Budget and Certified Tax Rate

Leppanen explained the BSA property tax rate was 0.001107 and generated \$24,000. The BSA did not request a tax rate because they are in the process of dissolving. June 8th John David Nielson, County Clerk, gave Leppanen the increased tax rate of 0.001130, which would generate about \$30,000. He had increased it because property values increased and the Town grew. Leppanen asked Jen Davilla to check with Business Owners of Bluff for input about an increase. Murray suggested staying with \$24,000, he ran on not raising taxes and it was a hard year for businesses. Leppanen explained if we accept the lower amount and want to do an increase in the future we will have to go through the Truth in Taxation process. Sosa agreed with Murray and thought we could end up keeping the lower rate for several years. Hook agreed, stick with what we have. Leppanen asked for public comment. Davilla said those who responded were not concerned. It was agreed that next year is unknown but there will be reduced tax revenue and businesses may not bounce back. Leppanen watched a webinar from Utah League of Cities and Towns that suggested revenue may not be as bleak as projected but it will be hardest on towns solely dependent on tourism. Leppanen went over the changes in the budget, road funds down, probably less in attorney fees, audit fees, speed limit enforcement, tax revenue much lower, and closing the CDBG grant. The Council will vote later tonight.

3. Discussion and Review of Capital Projects Resolution

Leppanen mentioned the resolution had been voted on at the last meeting but the resolution had not been completed. She reworked it so it was ready to sign, broadened the options, and included P&Z in the process.

2. Discussion of Proposed Purchase of Old Bluff Elementary School and CIB Funding

Leppanen noted June 23 is the date the School Board chooses a bid for the school, a process that the Council started January 2018. The date for our CIB presentation for funding is July. We have no funding source at this point and a bid in for \$240,000 with the need for a new roof, possible asbestos mitigation, the need for a manager, utility payments, etc. Leppanen noted the grant to loan ratio with the CIB is about 55.5% to 45.5%. Murray felt it was important to move forward and look at loans and new funding. Sosa noted we have one week until the bid would be chosen. Hook expressed it was disappointing and the covid crisis was unforeseeable. She suggested pulling out of the CIB and seeing what the School District offered. Sosa suggested asbestos mitigation may be required by law and be costly. Sayers said there is definitely an economic downturn and we should look closer at dropping the CIB but was still interested in the school.

4. Discussion of Bluff Building Permits and Process

Sayers explained he was part of an informal group that included Hook, Amanda Podmore, and Michael Haviken, who were exploring permitting. They used an application from Moab and modified it to suit Bluff. Podmore is working on a flow chart for the steps involved and the group should have a couple of products for the Council to consider soon. Leppanen thanked them for their work.

Sayers motioned to adjourn at 4:04 p.m., Murray seconded and Leppanen, Hook, Sosa, Murray and Sayers voted in favor.

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 by call in or joining the video.