

Bluff Town Council Meeting  
October 1, 2019  
Bluff Community Center at 6:00 p.m.  
190 N 3<sup>rd</sup> East P.O. Box 324  
Bluff UT 84512  
435-672-9990

Regular meetings are held every Tuesday 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](mailto:ann@townofbluff.org)) at least 4 days before the meeting.

Agendas and minutes are posted at:  
[townofbluff.org](http://townofbluff.org) and audio, in addition, at the Utah Public Notice Website

## MINUTES

The meeting started at 6:01 PM

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

Approval of Regular Meeting Minutes from September 24, 2019

All voted in favor as presented

Approval of Special Meeting Minutes from September 30, 2019

All voted in favor with one correction: Jared Berrett with Bluff Dwellings changed to Jared Beard, District 4 Engineer with UDOT

Public Comment

---Kirsten Ewing announced a meeting to recruit volunteers for next year's Arts Festival to be held at the residence of Amanda Podmore on Monday, October 7 @ 5 PM.

---Ann Leppanen thanked Michael Haviken, Brant Murray, and Ben Musselman's county crew for road patching and repair done earlier in the day.

Unfinished Business

1. Update on Land Use Agreement as Drafted by Chris McAnany and Sent on to San Juan County Court Administrator (Leppanen)

There is no land use update.

Mayor sent an email to David Everitt, Mack MacDonald, and Scott Burton to coordinate Bluff building permits, and Bluff inspections. Site plans come to Bluff, and we share with Scott. Scott will be our building inspector as currently planned.

2. Update on Discussion with Sam Cantrell on September 25, 2019 about Signage and the Need for an Agreement (Leppanen/Sosa)

Sam Cantrell and SJ County will do our sign repairs for the upcoming year. We will transition to our own installation after a year or develop a written agreement with the county. Sam reported that Bluff has 86 signs and wanted to let us know the costs since

new speed limit signs on side streets had been discussed. A yield sign, on 3rd West near the new school construction site, has also been knocked down.

Approximate costs are:

4x4 wooden treated sign posts .....\$20.

breakaway metal posts.....\$90.

Full repair from San Juan County .....\$418/sign, including labor and the metal sign.

3. Update on Meeting with Scott Burton on September 25, 2019 about Process to Use for Review and Approval of Building Permits and Inspections (Leppanen/Murray)

The sequence of processing permits, first to Bluff Planning and Zoning and then to San Juan County, was discussed in #1.

We have a need for an application form for a permit and the Council discussed using one application permit for all development activities. Brant is researching and creating the forms. Murray also has researched and started the development of a suggested fee schedule that will need an ordinance to implement.

Business licensing and applications are 75% done. Linda Sosa and the Mayor are coordinating. There will be no fees this year, but the goal is to get all information in place by December 31.

4. Update on Discussion with Reagan from USU Extension Office About Use of Fire Mesa Kitchen and Community Gardens (Leppanen)

The USU visiting chef will be revisited later and planned for next year. It was suggested that it would be a good addition to the Arts Festival weekend already occurring annually in the fall. This idea will be sent on to Dan and Jocelyn Meyers, coordinators of the Bluff Arts Festival.

5. Update on Utah Legislative Tour with San Juan County Economic Development on September 27, 2019 (Leppanen/Sosa)

Economic Summit was attended by the Mayor and Linda Sosa and included a tour by Jonathon Till at the Edge of the Cedars State Park. Mayor reported how well it went, and made several good regional contacts.

6. Update on Zions Bank: Keys to Safe Deposit Box and Credit Card Question (Leppanen)

Sayers and Leppanen stopped at Zion's Bank and deposited deeds and other important documents in our safe deposit box. Mayor will have a key and the second key is in the lockbox. The Town credit cards are all linked to one account, but have different numbers for purchase control.

7. Update on Changes to Leases with Bluff Service Area and Ginny Burns (Hook)

A few basic edits have been done and both of the leases for offices at the Community Center will be ready to be signed at the next BSA meeting. Ginny Burns' lease is for Utah Food Pantry storage. A lease for the Senior Center space will be drafted at a later date.

8. Update on Liability Policy and Values of Property (Leppanen)

Current insurance values:

The Fire Mesa Kitchen.....\$75K  
Contents of Kitchen.....\$10K  
Pavilion at CC.....\$80K  
Playground.....\$15K  
Community Center.....\$572K  
Statuary in West Park.....\$7500

Suggestion to ask Ned Krutsky to evaluate our insurance valuations.

Jim Sayers will contact Ned.

We will adjust insurance values when we have the approximate replacement costs.

9. Discussion on Water (Sayers)

Moved to #14

10. Draft Resolution/Letter for "Old" Elementary School(Sayers)

Jim Sayers suggested a presentation with the San Juan School Board at their Nov. 13 Bluff meeting. He plans to be in attendance and be available to give the School Board a guided tour of the potential of the school becoming a public facility for the Town. Hook made a motion and Murray seconded to approve the draft letter be completed and mailed to the Board prior to the October meeting. All voted in favor. Murray suggested an artist rendering of the old school building repurposed. Murray will see if Anthony Lott will do a splash of color for us.

New Business

11. Discussion and Approval of Expenditures by the Manager for Bluff Community Center (Leppanen)

New paper towel and soap dispensers were installed at the CC and bathroom supplies purchased for \$315 approx. The BSA has budgeted for Community Center expenses through December 31, but this has not yet been paid.

12. Report on Special Meeting on September 30, 2019: Repair and Maintenance by San Juan County on Bluff's Class C Roads and Need for a Supervisor of that Work  
This was tabled until the October 14th Work Session.

13. Need to Codify Ordinances and Why (Leppanen)

The Town is in need of codifying ordinances on the website. Leppanen has researched this and will determine the best company to provide this service. Sayers made a motion to approve Leppanen contacting a company and Murray seconded, all voted in favor.

14. Water and Planning and Zoning Commission (All)

---Planning and Zoning: Hook updated upcoming schedule regarding Dark Sky Ordinances: The meeting on the 3rd is cancelled, the 10th is a regular meeting at 7 PM.

The Public Hearing is now scheduled for Monday, October 14th, at 7 PM at the Community Center.

---Water: Sayers wanted to clarify a misunderstanding with the water computer communications. It is communicating with the arsenic treatment plant just fine but not always with the wells. The problem is just in the summer and attributed possibly to line-of-sight internet interference with deciduous tree growth. Discussion followed on whether or not the future possibility of fiber optic internet coming to Bluff with resolve the issue. The internet will serve schools, libraries and medical facilities but at least not initially, the community center, residents or businesses. The water office is currently in the library. Sayers will write a letter to UEN from the Council encouraging them to get the services here as quickly as possible.

Other/ Public Comment/Adjourn

Meeting was adjourned at 7:25 PM

Recording Officer: Brant Murray and Luanne Hook