

Bluff Town Council Meeting  
January 12, 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.

Minutes

The meeting started at 6:00 p.m.

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

**Unfinished Business**

**1. Reminder of Disclosure of Conflict of Interest (Leppanen)**

Leppanen reminded the Council members to fill out their conflict of interest form and get it to her.

**2. Discussion and Vote on Contract with MuniCode and MuniDoc (All)**

Leppanen and Murray met with Municode to get more information about their coding and publishing services. They discovered there was a middle ground that would change their price from \$7,500 to \$4,500, the difference was no attorney review. Our lawyer reviews our ordinances already, so this is not a problem. We can change it to self-publishing later when we are comfortable with the process. Another service they offer is MuniDoc for \$350 a year. This would fit well into our plan to scan and archive the BSA materials, which would then be loaded onto our website for public access. Murray felt it was a great way to organize all the paperwork from the BSA. Murray motioned to accept the contract for both, Sayers seconded and Leppanen, Murray, Hook, Sayers and Sosa voted in favor. Leppanen will work with them on set up.

**3. Update on Posting and Advertisement for Office Clerk for Bluff Town Council (Leppanen)**

This is posted in the San Juan Record and the Town website and there have been some inquiries.

**4. Update on Town of Bluff Liability Renewal with Utah Local Government Trust (Leppanen)**

The form we were given was for the BSA. Leppanen informed the ULGT that the BSA was dissolved. Sayers called ULGT and confirmed our insurance costs for the airport would not change with the Hook's donation of the hanger.

**5. Bureau of Land Management Fire Danger Signs for the Town (Leppanen)**

Amber Johnson confirmed with Leppanen she has two Smoky the Bear fire risk signs, one for the town and one for Sand Island. Chief Lott will work with HIRF to place them. Murray will follow up with Chief Lott and Leppanen with Sand Island.

**6. Discussion of Bluff River Trail Plans and Progress Update (Sayers)**

Sayers had questions about work on the River Trail near his neighborhood. Jim Hook was in the audience and explained he was doing Trail maintenance and presented an updated Trail map. Access points are behind Bluff Gardens, across Guymon Ranch, and Sand Island. The BLM just finished a study finding no negative impacts. Hook offered to send others the map and take interested people on a tour of the Trail.

**7. Finalizing the Project for the CDBG (Murray)**

Murray gave a last call for project ideas and a decision will be made at a Work Session January 19<sup>th</sup> at 2:00 p.m.

**New Business**

**8. Discussion and Vote on Resolution to Continue Using Zions Bank as the Town's Financial Institution (Leppanen)**

Murray motioned to stay with Zions Bank, Sayers seconded and Leppanen, Murray, Hook, Sayers and Sosa voted in favor.

**9. Discussion and Vote on Resolution Requesting that President-Elect Joseph R. Biden, Jr., Make it a Priority of his New Administration to Take Immediate Action to Restore the Bears Ears National Monument (Murray)**

Sayers motioned to support this resolution, Murray seconded and Leppanen, Murray, Sayers and Sosa voted in favor; Hook abstained. Leppanen will sign it for the Council. Amanda Podmore, in a written comment as a community member, encouraged the action.

**10. Discussion and Vote on Resolution to Request Denial of Permission of Shipment of Uranium from Other Countries to White Mesa Mill (Leppanen)**

Tabled until a different time

**11. San Juan County Tourism Stakeholders Meeting on January 19, 2021 with the Gateway and Natural Amenity Region (GNAR) Initiative (Sosa)**

Sosa and Leppanen will attend this meeting about research and promoting tourism in our region.

**12. Updates on San Juan County Commission Meeting of January 5, 2021 (Leppanen); the Bluff COVID Coordination meeting of January 11, 2021 (Leppanen); Bluff Planning and Zoning Commission meeting of January 6, 2021 (Hook)**

The Commission voted 2 to 1 against allowing the Rally on the Rocks jeep rally to be held in Spanish Valley after over an hour of public comment. There would be little economic benefit as participants would eat and stay in Moab, who had rejected the rally. The Covid meeting discussed how well UNHS vaccinations were going and the Council distributes new vaccination information as soon as it is received. Dawn Dilego and Leppanen can answer questions. The numbers of cases are based on residential addresses. The Council's survey has had 44 responses, 42 will or have gotten vaccinated, one will not and one cannot at this time. Sayers mentioned our rate of vaccination in the County is the highest in the State. Leppanen reminded people it is safer to visit outside, not inside K&C and the Post Office. The Food Pantry is distributing a lot of food. P&Z welcomed Ed Dobson and Marcia Hadenfeldt. Amanda Podmore informed there were several draft ordinances will be presented at public meetings in March and April.

**13. Update and Discussion on Openings on Bluff Water Works and Bluff Cemetery Board (Leppanen)**

Leppanen has not been able to find documentation for the creation of the Bluff Cemetery District. There is no record at the Lt. Governor's Office, Utah Historical Society, County Seat or BSA files. It is mentioned in BSA minutes. She will talk with Mack McDonald again. Murray suggested adding it to our work session. There are three expired terms on the Bluff Water Works. Their next meeting is tomorrow at 7:00 p.m. at Twin Rocks.

**14. Discussion and Vote for 2021 Mayor Pro Tem for the Bluff Town Council (All)**

Sayers will continue.

**15. Bluff Community Vaccination Survey (Leppanen)**

Covered earlier.

**16. Financials (Sosa); Bluff Service Area and Notice from U.S. Census Bureau (Leppanen); Status of Transparency Report and Deposit and Investment Report (Leppanen/Sosa)**

Sosa informed the Council that she and Murray confirmed the December Bank reconciliation. She sent the Council the December Financial Report. She and Leppanen have finished the quarterly financials, Transparency Report, and D and I Report. Sosa will attend the joint County Economic Development/Tourism Tax Advisory meeting and she and Leppanen will attend the Local Government Roundtable from the State Auditor.

**17. Discussion and Vote on Request to Sign on to the Mountain Pact's Letter to President-Elect Biden (Leppanen)**

Leppanen explained this request went to mayors and officials in the mountain west and asked for individual or group signatures. It supports protection of public lands, helping with our Western

communities, and fighting the climate crisis. Sosa motioned to sign it as a group, Sayers seconded and Leppanen, Sosa, Murray, and Sayers voted in favor, Hook abstained. Leppanen will sign it.

**18. Discussion and Vote on SITA's 3 Applications to the Utah Division of Water Rights for Stock watering on the Bluff Bench (Sayers)**

Sayers spoke out about how valuable our water sources are now and in the future, and his concern with drilling into our aquifer. This nearby well activity will cut back on the need for hauling water for stock. He and Marx Powell discussed their concerns.

**19. Other**

Leppanen will check with Sunrise Engineering about what our responsibility is with our water right extension. It has been extended to 2030.

**20. Executive Session to Discuss the Purchase, Exchange, or Lease of Real Property (All)**

At 7:08 p.m. Murray motioned to close the open meeting and go into closed section to discuss real property, Sayers seconded and Leppanen, Murray, Hook, Sayers and Sosa voted in favor.

At 8:30 p.m. Sayers motioned to leave closed session and adjourn, Murray seconded and Murray, Sayers, Hook, and Sosa voted in favor. Leppanen's computer connection had closed.

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 and meeting invitations email [linda@townofbluff.org](mailto:linda@townofbluff.org)