

Bluff Town Council Regular Meeting Minutes
August 22, 2023
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. 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.

To view the livestream, or watch past recordings, please visit our YouTube channel: <https://www.youtube.com/channel/UCTqBxSP-Erhxq6muVMX6vdw>.

This meeting was held electronically and in person

The meeting started at 6:00 p.m.

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

Approval of Bluff Town Council Work Session Minutes of August 8, 2023

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

Approval of Bluff Town Council Public Hearing Minutes of August 8, 2023

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

Approval of Bluff Town Council Regular Meeting Minutes of August 8, 2023

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

Approval of Bluff Town Council Public Hearing Minutes of August 15, 2023

Deferred until the September 5th meeting

Public Comment: None

Sayers motioned to go into Executive Session to discuss pending or reasonably imminent litigation, Murray seconded and Leppanen, Hook, Murray, Sayers and Sosa voted in favor. 6:07 p.m.

1. Closed Executive Session: Pursuant to Utah Code 52-4-205, a Closed Session will be Held to Discuss Pending or Reasonably Imminent Litigation.

Sayers motioned to close Executive Session and resume the regular meeting at 6:59 p.m., Murray seconded and Leppanen, Sosa, Hook, Sayers and Murray voted in favor. Sayers motioned to open the regular meeting at 7:02 p.m., Murray seconded and Leppanen, Sosa, Hook, Sayers and Murray voted in favor.

Unfinished Business

2. Request by Playground Committee to Take the Next Steps in a Playground at the Cooperative Cultural Center (Dan Meyers)

Because Dan Meyers was not present Leppanen explained the playground committee asked if a playground could be considered again for the CCC. Murray felt the request was premature because of other priorities and suggested revisiting in a year. Sayers agreed and Leppanen suggested the group could explore grants in that time.

3. Discuss and Vote on Jim Hook's Request to Improve 6 West (All)

Leppanen explained Jim Hook has sent several letters to the Town attorney and the request is extension of 6th West to give access to Hook property and the River Trail. Leppanen read the most recent letter. Luanne Hook declared conflict of interest because of owning the property and wanting access to and being on the Road Committee and will abstain from voting but will stay in the conversation. Leppanen noted the request is to work on or develop property that the Town owns. The road was graveled and graded last year by the Town. She is opposed to private citizens developing, working on or changing Town property and is opposed to granting requests like this. Sosa stated if one person is allowed to make changes to public property then others would also be allowed to because we must treat everyone the same. She is opposed. Hook said it is only a 30-ft. extension and their contractor would finish off the road/alley and it would complete it at no cost to the Town. Murray has talked to several people about the issue. He said finishing the road would allow emergency vehicles access to the Guymon Ranch, and suggested the land be surveyed. He said each land owner can request from the Town. Hook said it is platted as an alley and that Jim Hook is just asking that the road be finished by extending it 30-feet. Leppanen noted we do have land locked pieces of land. Leppanen motioned to deny the request to improve 6th West, Sosa seconded and Leppanen and Sosa voted in favor of the motion, Murray opposed and Sayers abstained. Hook did not speak but earlier she said she would abstain from voting. The motion carried.

4. Discuss, Evaluate, and Vote to Award Bid for Bluff Community Center Renovation Project (Nelson)

Nelson explained that two bids were received, Sam Weldon's, which included materials but was over budget and would start October 20th and Littlewater Construction, who did not include materials or equipment. Murray motioned to accept the Weldon bid, Hook seconded. Leppanen suggested meeting with Weldon to reduce the scope of work, the wainscoting in the restrooms, to lower the cost. She noted we do have enough funds in our PTIF account to cover the full amount. Murray amended the motion to include provisional approval, Sosa seconded and Leppanen, Sosa, Hook, Murray and Sayers voted in favor.

5. Discussion on Ceiling Demolition Going Back out to Bid (Leppanen/Nelson)

Leppanen noted this demolition needs to happen and Littlewater might be interested. The bid is open this week and closes at 5 p.m. September 1st.

6. Update on the October 14, 2023 Annular Solar Eclipse Committee (Nelson)

Nelson said volunteers are needed and can contact her. Leppanen is working to contact food trucks and craft people. She noted the possibility of food being prepared at the CCC kitchen and sold at a different location.

7. Discuss and Vote on Bears Ears Partnership's Request to Hold a Star Gazing and Educational Event at Either the Bluff Community Center or the Cooperative Cultural Center (Leppanen/Nelson)

Murray motioned to hold the event at the CCC, Hook seconded and Leppanen, Sosa, Hook, and Murray voted in favor, Sayers abstained.

8. Discuss and Vote on Closing the Bluff Airport to Recreational Traffic on October 13, 2023 at 5:00 a.m. through October 15, 2023 at 5:00 a.m. (Jim Hook, Airport Manager; Leppanen/Nelson)

Sayers motioned to close the airport to recreational traffic from October 13th at 5:00 a.m. to October 15th at 5:00 a.m., Murray seconded and Leppanen, Sosa, Sayers, Murray and Hook voted in favor. Tammy Gallegos will use the airport for a helicopter pad.

9. Reminder to Clean Around Ditches of New Growth and Bushes Due to the Hurricane in Southern California and Recent Bluff Moisture (Murray)

Murray and Sayers stressed the importance of taking care of goatheads now since the new moisture and heat will cause them and other weeds to grow quickly.

New Business

10. Review of Bureau of Land Management's Cactus Park Fuels Treatment Meeting Invitation (All)

Leppanen suggested our BLM representative Britt Hornsby attend and report back to us.

11. Financial Report/Audit (Sosa)

Sosa updated that the audit is continuing. Over the weekend Sosa and Leppanen gathered and sent copies of the new grants, Food Pantry and Cultural Capital, and the San Juan Transportation Board matching funds documentation. They wanted expense and revenue reports for the matching funds and CCC. It is very specific. Leppanen noted we get requests every few days and a lot of documentation was needed for Paverite. Sosa presented the bills, Murray motioned to approve, Sayers seconded and Leppanen, Hook, Murray, Sayers and Sosa voted in favor.

P&Z Stipends - \$150.00

Krieg Benally - \$87.50

Malia Collins - \$554.10

Malia Collins - \$789.20 Travel OSHA

Patricia Bellson - \$187.93(July)

Erin Nelson - \$1825.33

Erin Nelson - \$1825.33

Erin Nelson - \$4.61 Change in withholding

Spencer Wade - \$120.00 (July) Fix septic problem

Josh Ewing - \$579.01 Reimbursement EMT training

DS Accounting - \$1750.00

Helgerson - \$50.00

Helgerson - \$2360.00 Playground removal

NetForce - \$646.25

Bankcard - \$1007.97

XMission - \$15.00
Google Suites - \$84.54
Utah taxes – \$691.67
USPS - \$63.00
Office Depot - \$153.76
San Juan Record - \$136.50
San Juan Record - \$47.60
Dufford Waldeck - \$1387.50
BWW - \$72.71
Emery Telecom - \$83.94
Rocky Mtn. Power - \$668.97
Maxwell Asphalt - \$34976.76 (July)
Jviation - \$15,397.13 (July)
Maxwell Asphalt - \$42,476.88
Jviation - \$8,421.95
New Technology Solutions - \$85.00 CC/kitchen Pest control

School Project
BWW – \$35.00
Rocky Mtn. Power - \$216.23
Diamond Propane – \$1246,71
New Technology Solutions - \$90.00 Pest control

12. Other

Hook asked for a revote on #2 because she felt that she did not have a chance to vote or abstain. Leppanen motioned to deny the request to improve 6th West, Sosa seconded and Leppanen, Sosa and Sayers voted in favor of denying the request, Murray and Hook voted against denying. The motion carried.

Murray motioned to close the meeting at 7:49 p.m., Sayers seconded and Leppanen, Sosa, Murray, Hook and Sayers voted in favor.
Linda Sosa Recording Officer

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