

## Bluff Town Council Regular Meeting Minutes

June 10, 2025

Bluff Community Center at 5:45 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 4:00 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 <https://www.utah.gov/pmn/> The public can participate by telephone at 1 904-900-0507 (PIN: 364208783) or through [meet.google.com/ytf-sjdx-csv](https://meet.google.com/ytf-sjdx-csv). To view the livestream, or watch past recordings, please visit our YouTube channel: <https://www.youtube.com/channel/UCTqBxSP-Erhxq6muVMX6vdw>. This meeting will be in person and virtual

**5:59pm Meeting Called to Order and Roll Call:** Mayor Ann K. Leppanen, Luanne Hook, Linda Sosa, Britt Hornsby, Jennifer Davila, Erin Nelson Town Manager.

Approval of Bluff Cemetery Public Hearing Minutes of **May 12, 2025**. Hornsby motions to approve, Davila seconded, Leppanen, Sosa, Hook, Hornsby and Davila voted in favor. Discussion: Collins was live and listened to recording to write minutes, audio recording is always available as a backup.

Approval of Bluff Town Regular Meeting Minutes of **June 3, 2025**. Hornsby motions to approve, Davila seconded, Leppanen, Sosa, Hook, Hornsby and Davila voted in favor.

**Public Comment:** None

- 1. Discussion and Vote on FY 2025 Amended Budget and Resolution (6:02pm):** Hornsby motions to accept FY2025 Amended Budget and Resolution, Davila seconded, Leppanen, Sosa, Hornsby, Hook and Davila voted in favor. Resolution #87 signed by Mayor Leppanen and Linda Sosa. A resolution is signed as each budget is finalized.
- 2. Discussion and Vote on FY 2026 Certified Tax Rate and Resolution (6:04pm):** Leppanen reported that by June 8, ToB must inform SJC of any tax rate increase using a tax rate calculator, no increase, tax rate is 0.000543 for a total revenue of \$33,186, information provided to Lyman Duncan, SJC. Hornsby motions to adopt 2026 Certified Tax Rate and Resolution, Davila seconded, Leppanen, Sosa, Hornsby, Hook and Davila voted in favor. Mayor Leppanen and Linda Sosa signed Resolution #88. Sosa made copies and will send them to Lyman Duncan and state auditor.
- 3. Discussion and Vote on FY 2026 Budget and Resolution (6:10pm):** Hornsby motions to adopt FY2026 Budget and Resolution, Davila seconded, Leppanen, Sosa, Hornsby, Hook and Davila voted in favor. Resolution #89 signed by Mayor Leppanen and Linda Sosa. Thanks extended to Nelson for presenting and continuing to update the budgets over the previous months. Sosa stated that resolutions don't need to be posted, to be looked into further.
- 4. Discussion of Results of 2025 Bluff Town Council Election Declarations (6:12pm):** Nelson summarized that Declaration week was last week. One declaration for mayor: Joshua Ewing. Three declarations for town council: Spencer Wade, Gary Haws, LuAnne Hook. Until September 2 at 5:00pm, a write-in option is still available, and candidate must declare in Town offices. Bluff will not have a primary election. General election is Nov 4, 2025. Anyone who writes in, will go to a general election. Blanding will host a primary, 5 declarations for council. Bluff, Blanding and Monticello will all have a general election and

costs will be split. County is working on an interlocal agreement regarding elections. Nelson recommends reviewing what SJC proposes and determining if we will want to allow them to manage.

5. **Reminder of Bluff Water Works Meeting on Wednesday, June 11, 2025 (6:16pm):** Leppanen reminds all of the BWW meeting tomorrow. If you have questions about the water, BWW is open to questions, comments regarding water. BWW does not have a website, in the process of developing.
6. **Discussion and Vote to Create the Bluff Cemetery (6:18pm):** Leppanen updated that following the Cemetery Public Hearing and the information provided by SJC administration requested that Bluff withhold from public hearing as they surveyed, which did not happen. SJC never created a Special Service District for the Bluff Cemetery, which was confirmed in the Public Hearing. Leppanen is working on a Cemetery Ordinance and has met with Mack McDonald and Commissioners who were informed that a copy will be shared once passed. This ordinance will not need Public Hearing nor need to go to Planning and Zoning. ToB will then create a Cemetery board, SSD creation is not required. Big piece: does the recorder/bookkeeper sell the lots or does the cemetery board treasurer. For the council to decide. Grant awarded to ToB for \$10,000 from SHPO, requested ~\$14,000. Over \$400,000 in requests of the \$150,000 granted to digitize cemetery. Hole in the Rock Foundation, Jed Lyman joined an un-posted Commission meeting yesterday to discuss the cemetery. Leppanen made it clear that Bluff does not want HITRF plots. Lyman stated they have not recorded any burials and they support what ToB is doing. With grant, an engineer could be hired to record and work alongside ToB Intern. Goal is to have this completed by Fall 2025. Match \$2,500, in-kind can be through intern's hours. Mack McDonald indicated to Jed Lyman that SJC would convey the SJC section to HITRF for \$1. There has not yet been an open notice for the sale of the property nor the opportunity for ToB to put a bid in for this property. Received grant is for the area Bluff was told was the SSD, ToB may need a deed from SJC or HITRF. An ordinance needs to be created to define a cemetery and to determine if ToB wants a cemetery. Great House is anticipated to be conveyed to ToB from SW Heritage. A land use lawyer will help review surveys and deeds. Hook reiterated the need for a committee with all entities involved (HITRF, ToB, SWH). Bill Davis has spoken for SWH, question came up if he can speak for them. Leppanen and Collins to write an RFP for an engineer to survey the cemetery.
7. **Other(6:39pm):** Sosa was posting at K&C and was approached by Daylene Redhorse regarding the softball field at the Bluff Community Center. Issues with the field: Gravel is on the field and FMK is behind first base. There may be an agenda request or public comment soon regarding the use. Multiple questions from Bluff Mutual Aid meetings are inquiring why ToB does not offer more recreational services. Recreational things ToB offers @ BCC: Softball Field, Indoor Basketball Goal, Skating, Ping-pong, Pickleball, Exercise Classes. Cost to rent and waiving of fees to be discussed further next week, June 17.
8. **Motion to Move into Executive Session to Discuss Pending or Reasonably Imminent Litigation Pursuant to Utah Code 52-4-205 and Adjourn Thereafter(6:41pm):** Hornsby motions, Davila seconded. Leppanen, Sosa, Hornsby, Davila and Hook voted in favor.

**For requests to receive emails/meeting invitations, email [linda@townofbluff.org](mailto:linda@townofbluff.org)**

#### **Acronyms:**

SHPO – State Historic Preservation Office

HITRF – Hole in the Rock Foundation

ToB – Town of Bluff  
SSD – Special Service District  
SJC – San Juan County  
SWH – Southwest Heritage