

Bluff Town Council Regular Meeting Final Minutes

October 21, 2025

Bluff Community Center at 4:00 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 4:00 p.m. Requests to be on the agenda may be submitted in writing to Ann Leppanen (ann@townofbluffutah.gov) at least 4 days before the meeting. Agendas and minutes are posted at: townofbluffutah.gov and audio, in addition, at the Utah Public Notice Website. The public can participate via phone: (719)359-4580, Meeting ID: 92499673928# and via [Zoom](https://zoom.us/j/92499673928): <https://zoom.us/j/92499673928>

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

<https://www.youtube.com/channel/UCTqBxSP-Erhxq6muVMX6vdw>.

This meeting was in person and virtual.

4:02pm Meeting Called to Order and Roll Call: Mayor Ann K. Leppanen, Luanne Hook, Jennifer Davila, Linda Sosa, Britt Hornsby & Erin Nelson, Town Manager

Approval of Bluff Town Council Regular Meeting Minutes of October 7, 2025: Hornsby motions to approve Bluff Town Council Regular Meeting Minutes of October 7, 2025, Davila seconded, Leppanen, Sosa, Hook, Hornsby and Davila voted in favor.

Approval of Bluff Town Council Public Hearing Minutes on Airport Overlay of October 7, 2025: Hornsby motions to approve Bluff Town Council Public Hearing Minutes on Airport Overlay of October 7, 2025, Davila seconded, Leppanen, Sosa, Hook, Hornsby and Davila voted in favor.

Approval of Bluff Town Council Succession Planning Work Session of October 6, 2025: Hornsby motions to approve Bluff Town Council Succession Planning Work Session Minutes of October 6, 2025, Davila seconded, Leppanen, Sosa, Hook, Hornsby and Davila voted in favor.

Approval of Bluff Town Council Work Session Minutes of October 14, 2025: Hornsby motions to approve Bluff Town Council Work Session Minutes of October 14, 2025, Davila seconded, Leppanen, Sosa, Hook, Hornsby and Davila voted in favor.

Approval of Bluff Town Council Special Meeting Minutes of October 14, 2025: Hornsby motions to approve Bluff Town Council Special Meeting Minutes of October 14, 2025, Davila seconded, Leppanen, Sosa, Hook, Hornsby and Davila voted in favor.

Approval of Bluff Town Council Special Meeting Minutes of October 15, 2025: Hornsby motions to approve Bluff Town Council Special Meeting Minutes of October 15, 2025, Davila seconded, Leppanen, Sosa, Hook, Hornsby and Davila voted in favor. Comment to include who was virtual and in person, is already included.

Public Comment: Leppanen thanked Bluff Community Foundation and those who put on the Bluff Arts Festival, noted that there were multiple vehicles moving quickly through the parking lot 'as if it were a racetrack' while it was busy with animals, kids, vendors, etc. Encouraged public to drive safely during community events, as Bears Ears Marathon and additional public events are upcoming and accidents between pedestrians and cars would be unfortunate.

Unfinished Business

1. Discussion, Review and Vote on Results of Court-Ordered Mediation with School Institutional Trust Lands Administration (SITLA) and Kim and Ida Acton's Petition to Disconnect from the Town of Bluff on October 15, 2025 (All)(4:09pm): Nelson read drafted Resolution #92 'Ratifying a Settlement Agreement Between the Town of Bluff and Utah School and Institutional Trust Lands Administration and Kim Acton and Ida Acton Pertaining to the Disconnection of Lands from the Town of Bluff Municipal Jurisdiction'. Nelson requested Council to provide any additional information as she reads, for clarification or inclusion. Exhibit A shows Map: Faint Purple is original disconnection request, black line is party settlement, Parcels 7 & 18 are West Boundary, Bluff Bench Road as the Northern Boundary. Mediation conclusion & discussion: 5,314.8 acres disconnected, leaving 4,199.2 acres of petitioned lands remaining in town owned by SITLA, BLM & St Christopher's Mission. Section G. removing 'avoid future jurisdictional conflicts', decided to keep; Section E. Ensure the section accurately describes the leaving of 4,199.2 acres of 'petitioned land' within the Town. Hornsby motions to accept Resolution 92, Ratifying a Settlement Agreement Between the Town of Bluff and Utah School and Institutional Trust Lands Administration and Kim Acton and Ida Acton Pertaining to the Disconnection of Lands from the Town of Bluff Municipal Jurisdiction, Davila seconded. Hornsby – aye, Davila – aye, Hook – aye, Sosa – aye, Leppanen – aye. Leppanen recognized Council and Staff for the hard work put in and the setting aside of personal feelings to do what was best for Town.
2. Discussion and Vote on Airport Overlay Ordinance (All)(4:26pm): Public Hearing on Airport Overlay Ordinance completed, Airport Manager is happy with ordinance. Hornsby motions to accept Airport Overlay Ordinance, Davila seconded, Leppanen - aye, Hook - aye, Hornsby - aye, Sosa - aye, Davila- aye.
3. Discussion and Vote on Alcohol Policy for Public Buildings (All)(4:28pm): Leppanen hoped to have had time to discuss Moab's policy with Chris McAnany, Town Attorney and did not find it. Leppanen is comfortable keeping policy as is or discussing it further with McAnany if Council directs. Davila noted the request from Day of the Dead event on November 1 being the only request in queue, which involved allowing participants to bring their own alcohol, which was agreed that it is out of scope of the future policy. Decision to table discussion for now and pick up once Public Hearing on 10/28 has passed. When ready to revisit, further review of Moab's Code and considerations of permitting process may be a good place to start.
4. Discussion and Vote on Proposed 15' Horse Sculpture on the Bluff Community Center Grounds (Collins)(4:30pm): Collins has no additional information at this time. Hook has spoken with Pachak who stated that there is no way children could climb the structure. Council has requested additional information, Collins & Pachak will bring additional information once received.
5. Discuss and Vote on Bid from Sonderegger on Work on Calf Canyon (Haviken) (4:33pm): Michael Haviken, Roads Manager, presented the proposal for Calf Canyon Road which includes erosion mediation and 7th W Curb and Gutter for Groundwater control causing erosion on E side of street. Request for Proposal's issued in April with one bid for \$1M. Budgeted \$50,000 per Jones & DeMille Evaluation. Local contractor, Sonderegger has submitted bid for \$98,757.30, Town has a Matching Grant for \$109,317.00 with Town's portions \$44,000. Haviken encourages Town Council to approve. Discussion: The end result

of the 7th West work will be concrete curbs on both sides of the road, will control the ground water eroding the E side of the road and will connect to the W via storm drain and E via storm drain pipe. Haviken is pleased with the owner protection clauses in the Contract and that Sonderegger is willing to sign. Hornsby motions to accept bid from Sonderegger on Work on Calf Canyon and 7th West, Davila seconded, Leppanen, Sosa, Hook, Hornsby and Davila voted in favor.

New Business

6. Request for Letter of Support for Bears Ears Partnership (All)(4:40pm): Nelson presented Bears Ears Partnership request for Letter of Support for SJC Rural County Development Grant for work at the Bears Ears Education Center. Center is located on main street and acts as a visitor's center by informing tourists and contributing to the local economy. Davila motions to accept request to create a for Letter of Support for Bears Ears Partnership for SJC Rural County Development Grant, Hook seconded, Leppanen, Hook, Sosa, Davila voted in favor, Hornsby abstained due to working for Bears Ears Partnership.
7. Discussion and Vote on Two Options for WiFi Extension/Mesh for Bluff Community Center Grounds with Quotes by Galaxy IT (Collins) (4:43pm): Collins presented history of Arts Festival on Bluff Community Center grounds and request to extend Wifi to pavilion via mesh or other means. Presented were two options provided by Town's IT company, Galaxy IT: Option 1 – Starlink (setup \$700 with monthly subscription of ~\$80-\$120), able to activate and deactivate on a monthly basis; Option 2 – Unify Outdoor, same equipment already used (setup \$580 without additional monthly fee), stays on all the time. Discussion: Meets Strategic Plan 'Wifi Available'; Potential difficulty supporting payment apps during festivals with current Emery Telecom; Data caps with Emery Telecom; Starlink has emergency benefits & transportable (all events). Council requests further information: Would Emery Telecom be willing to provide a quote? DDA of Moab provides booster for \$100/month. Some systems cap each user on amount that they can pull – could Galaxy cap this? Provide yearly total comparison of all options.
8. Other (4:50pm):
 - Parking at Bluff Community Center – Davila curious of possibility of an operable gate on wheels for entrances and exploring 'around the block' parking to allow more space on the grounds, increases safety as well.
 - Reminder of all Public Hearings and Special Meeting with Planning and Zoning, agenda coming soon. 6-8 Ordinances to be at Hearing, deadline for mid-term open council seat closes at 12:00pm on Monday, 10/27/25.
 - Request for Public Comment on General Plan Amendments. Specifically, water - clarification that Bluff has a 500-acre foot water right (originating at river) and a 181-acre foot water right (attached to wells), each with diversion points. Discussion of using 'Secondary Water' 500-acre feet usage, a secondary water master plan can help retain water rights.
 - Bears Ears Marathon on November 8, Old Hwy at Twin Rocks to intersection of 6th & E Black Locust will be closed, volunteers needed 8a-2p, Contact Erin Nelson.
 - Special Meeting on October 28 @ 3:00pm to interview and vote to select mid-term appointment seat.
 - Hook's seat is expiring, many thanks expressed from Hook for the many years of time and accomplishments, Council and Staff displayed appreciation with flowers and praise

for Hook advocating for the unspoken and thinking about things from many perspectives.

- Davila commended Council for the challenging previous two weeks and thinks Council has made the best decision for the Town. After meeting closed on Wednesday, SITLA continued to attempt to revise agreement, Leppanen held strong to what Council voted for. Mediator was a great asset during the process.

[Adjourn \(5:05pm\)](#): Hornsby motions to adjourn, Davila seconded, Leppanen, Sosa, Hook, Davila and Hornsby voted in favor.

For requests to receive emails/meeting invitations, email linda@townofbluffutah.gov