

Bluff Town Council CIB Public Hearing
April 30, 2020
Bluff Community Center at 5:30 p.m.
190 N 3rd East P.O. Box 324
Bluff UT 84512
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 on Google Hangouts.

Minutes

The meeting started at 5:33 p.m.

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

Audience:

Michael Mayra (Cadillac Ranch), Sharon Tayler, Bill Crowder, Stewart Atchison, Linda Richmond, Kyna Mallery, Tim Hamilton, Jim Hook, Rick Reeb, Russ Wheeler, Carol Patterson, Kathy Carson, Jackie Warren, Lois Young, Malysa Egge, Irene Hamilton, Carolyn Jackson, Sofie Hook, Jen Davila, Jenepher Stowell, Atsushi Yamamoto and Drew Cooper

1. Introduction of Jim Sayers, Council Member, and Welcome

Leppanen welcomed all who had joined Google Hangouts to participate in this public hearing. She explained the purpose of the hearing was to receive public comment in regard to an application to the Utah Permanent Community Impact Fund Board for the funding the purchase of the “old” elementary school land and building located at Old Main Highway 191, Bluff, UT 84512. The purpose of the purchase is to house the Bluff municipal government and other community services. The application will request grant and loan funding. She introduced Council Member Jim Sayers, who has been working on the purchase and funding for the “old” elementary school land and building.

2. Introduction to the purpose of the Utah Permanent Community Impact Fund Board

Sayers explained that the Community Impact Board, (CIB) is financed by oil and gas lease revenues that are set aside to fund community projects in communities that are

impacted by the oil and gas industry, which includes Bluff. Bluff has a shortage of infrastructure. The goal is to purchase the land that the old school sits on, about four acres for \$250,000. Sayers explained how the public can use the chat function to type comments or the microphone.

3. Description of the Town of Bluff's proposed project; discussion of funding options (loans, grants, bonds).

Sayers explained that the school district made it clear that the building needed a new roof, the cost of which is estimated at \$150,000. He further explained that the CIB wants applicants for projects to ask enough to completely fund the project; projects should be ready to use without asking for more funds. They want a complete plan of how we will remodel the school to make it ready for municipal government, with fairly detailed, professional estimates. We have been working on this project for a year and the CIB presentation date has been extended into June. The CIB can give us a full grant or a combination package of grant and loan. We could also take out a loan from a bank or do a bond. The Council has decided not to go the bond route. The purchase and roof come to \$500,000, the remodeling will bring it up to near one million. He has been in discussion with the school district and feels it is likely the district would sell us the school. He has pitched the community involvement with the school for decades and it can continue being of service to the greater Bluff community. It is larger than is needed for governmental space and activities and there is room to bring services down from the north part of the County, such as the DMV, wood gathering permits, after school programs for secondary students, art, and cultural activities; thinks that would benefit the town and greater community.

4. Questions and Discussions with the Public.

Michael Mayra asked, are the funds for this grant dependent on oil and gas revenue, if so how does the current market value effect the availability for funds for this project? Sayers, yes, they dependent on oil and gas revenue. The price of oil has dropped like a rock, it was in good shape when we started this project. It is likely we will be offered a grant/loan package. We will consider it when it comes in. It is a tough time for everyone.

Rick Reeb noted that he has experience getting a CIB grant for the BSA stormwater project and the County person on the CIB board plays a big roll and can help in promoting your project to the CIB. A presentation to the CIB board needs to be pretty Sayers, thank you, that is very useful. The member from the County is Commissioner Bruce Adams, he is aware of what we are applying for and Sayers has been in communication with him and other CIB members. He had met with Cooper Sharp, project manager of Tri-Hurst Construction, and did a walk-through of the school together; he will work up an estimate. Tri-Hurst is building the new school.

Jen Davila had heard a rumor that the school district might split the property up. Sayers had not heard anything about that. The Town is interested in getting the whole thing.

Kyna Mallery asked, what is the estimated operational costs after the renovation?

Sayers, current utilities are over \$30,000 a year, with a part-time custodian that would go up to \$60,000 or more. With a total grant we cannot rent or lease part of the building or property but a partial loan does allow us to do that.

Sayers continued with needs of the building. It is clear from the school district and observation that it needs a new roof. He contacted Atsushi and Hiroko Yamamoto of Design/Build/Bluff who came forward with the plan of a simple, slanted steel roof that would go over the existing roof. Sayers showed a picture of that type of roof on an elementary school in Ganado. Cooper Sharp told Sayers the roof is something Tri-Hurst could do

Jen Davila asked, how do swamp coolers and others things on the roof, including technology, work with this design? Sayers answered in Ganado all of that equipment goes under the roof.

Bill Crowder, how much of Bluff's budget comes from tourism and what effect will our current economic situation have on the budget? The indefinite future does not look good. Sayers, the outlook is grim. A lot of our budget is based on tourism.

Leppanen stated we will be putting in for property tax, which has been previously collected by the BSA and we will take over. That property tax will be the only solid known revenue. The Town will be presenting the Town budget on Tuesday and be in conversations with citizens for the next several weeks before it is adopted. Her outlook is if we collect a quarter of the revenue we collected last year, we will be lucky. The

initial discussion of this will start Tuesday the 5th at 5:00 at the Work Session. The regular meeting will be at 6:00, the budget will not be passed, it is our proposed budget. It is unknown how much we will get this coming year and yes, our budget is dependent on property tax and our Town's businesses.

Sayers explained some possible remodel plans, a room for the mayor, a room with security for the clerk, and a room for council members. The remainder of the space would be set aside for services. Sayers will be presenting in early June with the CIB. Davila stated she is hoping the Town would protect the art, murals and mosaics, that is at the school, students worked hard on different projects. Sayers said we are looking at paint, new flooring, new ceilings and doors. The fixtures in the bathrooms will need to be raised. Sharp said typically old buildings contain some asbestos and there estimate will include dealing with that.

Comments included Sofie Hook agreeing the bathrooms needed upsizing.

Tim and Irene asked about plans for the three acres of land and the possibility of a community garden. Sayers replied, we have plenty of room for that.

Davila mentioned a community garden would tie great with an after school program. Sayers stated that many CIB projects are new structures and there is greater scrutiny for repurposing projects.

Luanne Hook thanked Sayers and the Yamamotos for the amount of work they have done on this project. Sayers said the CIB likes having projects that are ready for use at the end of the project. They do not want anyone coming back for more money. It is better to estimate high, excess money goes back to the CIB.

Mayra suggested, with the downturn in the economy it would be worthwhile to ask the school district for an adjustment in the cost. Sayers said he would do it.

Davila said, I think this can be a turn-key project and it is a great way to support our future and the community. Sayers agreed we have a very creative public with lots of ideas.

Luanne Hook thought it was an excellent idea to ask for the consideration of a lower price but felt the time for that was after it goes through the CIB. We need to look past this next few years but to the next 30 years.

Leppanen mentioned the CIB would not include solar because it is not a utility. Sayers said it had been pulled of the plan because of that.

Linda Richmond asked what property and liability insurance would cost.

5. Other

Adjourn