

Joint Work Meeting of Bluff Town Council and Dine Bikeyah Minutes

March 12, 2024

Bluff Community Center at 9:00 a.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@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 in person

The meeting started at 9:46 a.m. and was held at the CCC, 630 Black Locust
9:00 a.m.

1. Introduction of Utah Dine Bikeyah Board and Town of Bluff Council

Janet Slowman-Chee gave the welcome and was looking forward to good discussion. She thanked Ann Leppanen, Erin Nelson and Melanie Daniels for their hard work in preparation for the joint meeting.

The Bluff Town Council present were: Mayor Ann K. Leppanen, Luanne Hook, Jennifer Davila, Linda Sosa, Britt Hornsby and Erin Nelson, Town Manager

The Utah Dine Bikeyah Board present were: Director Janet Slowman-Chee, Harve Holiday, Evangeline Gray, UDB Chairman Davis Filfred, Leonard Lee, Marilyn Holly, Aldean Ketchum, and Phillip Rentz Sr. and Melanie Daniels Native Foods Director. Two were not in attendance.

2. Brief Presentation of Available Materials and Current Status of the Project

Nelson did an overview of the grants that have been received and pending.

The EPA grant contact deadline is Friday the 15th when it is signed and all terms and conditions are met. It is for \$1,000,000 of which \$200,000 is a pass through for UDB's use on their part of the building. The grant will address fire suppression, HVAC and insulation.

The State Economic grant hinges on the acceptance of the EPA grant. It is almost \$500,000 and is for renovation that involves economic improvement, such as a workforce day care center, business incubation center, etc.

Two other grants are for \$50,000 and \$79, 000+ and are for fire suppression. There is a NDN grant that we have no clear information about. Administration is 5%. Packets containing information on grants, history of the project, legal documents and timelines were sent to all participants. Slowman-Chee noted this is an amazing opportunity and

others noted it would increase the value of the property. The title of the property is in the Town's name to protect the property from liability. The Town holds the title but not the interest agreement. Leppanen explained the history of the bid to buy, starting in 2019, Dave Conine's involvement and to where things stand currently. The building must be up to code for the Utah Fire Marshall to permit a certificate of occupancy, but fire suppression is not all that is needed to obtain a certificate of occupancy. Nelson answered questions and clarified terms for the group.

3. Overview of Project Manager Position

Not covered

10:00 a.m.

4. Building Walk-Through

The group did the walk-through at 11:36 p.m. and the recorder was paused. The recorder continued at 12:22 p.m.

10:30 a.m.

5. Board and Council Discussion Regarding Partnership and Willingness to Move Forward with Building Renovation Project

Leppanen explained the EPA partnership agreement must be signed by herself, Slowman-Chee and Sosa. It must be signed and certain documentation in by Friday then, completed next week. Davila asked the board to consider having two board members on the Design Review Committee. meetings to increase understanding and communication to the Council and Board. Filfred expressed interest but his time is limited. He agreed two board members should join the DRC.

6. Discussion of Building Division

Briefly discussed.

11:30 a.m.

7. Working Lunch and Continued Discussion of Building Division

12:00 p.m.

8. Discussion of EPA Grant Requirements and Approval to Move Forward with Grant

Leppanen asked if there was anyone present who thought they could not vote in favor. While no vote was taken, since that happens in regular meetings, there was consensus in favor of moving forward. Several present had talked to two of the board members that were not present and stated they were in favor of moving forward.

9. UDB Discussion of Regarding Usage of Pass-Through Funding (\$200,000) for Specific Activities and Estimated Timing of Grant Expenditure

1:00 p.m.

Not covered because of lack of time, UDB will work on this because it is a necessary document for the EPA.

10. Other

At 12:37 p.m. Hornsby motioned to close the meeting, Davila seconded and Leppanen, Sosa, Hook, Hornsby and Davila voted in favor.

Linda Sosa Recording Officer

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