

Bluff Town Council Regular Meeting Minutes

April 2, 2024

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@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 in person and virtually

The meeting started at 4:01 p.m.

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 March 19, 2024

Hornsby motioned to approve the minutes, Davila seconded and Leppanen, Davila, Hook, Sosa and Hornsby voted in favor.

Public Comment:

Diana Davidson informed that Fire Mesa Kitchen was designed not to be a business incubator but for when the community center was rented to a large group, graduation and birthday celebrations, etc. It created the capacity to serve a group easily. It is also available for other uses.

Hannah Whitney of Cow Canyon Coffee implored the Council to consider the contract for use of Fire Mesa Kitchen because it would benefit the town and greater community. She asked the Council what their definition of community is, there seems to be a division in the conversation about the difference between community and small business. Cow Canyon Coffee is owned by three local residents and employs locally and considers itself a hub for the town.

Kate Aitchison of Cow Canyon Coffee added the kitchen seemed to be for locals not for businesses and that was confusing, she was a local and felt she was not welcome to use it for a business. The kitchen has the ability to be used as a multi-faceted space and she wanted it to be more inclusive and equitable and felt \$140 dollars for the day was very expensive. And it

should help small businesses that don't have the infrastructure needed yet. She implored the Council to consider equity and inclusivity and the building not being in use 95% of the time. She felt the Council was not following the strategic plan.

Unfinished Business

1. Presentation by Drew Cooper; Discussion and Vote on Bluff Community Foundation's Request for Approval of the Local Arts Agency Designation Agreement (All)

Drew Cooper explained the newly formed Bluff Community Foundation's commitment to the arts and culture and activities it has been involved in. This designation would allow for more grants and funding opportunities. Other entities and artists could still peruse funding. Leppanen checked with the State for clarity on that point. The designation lasts two years. Hornsby motioned to approve the request, Davila seconded and Leppanen, Hook, Hornsby, Sosa and Davila voted in favor.

2. Rural Water Presentation by Ron Pierce

Ron Pierce, Janelle Braithwaite and Dennis Gunn from Rural Water Association of Utah attended and explained that the town qualified for funding because of the size of the population and income per capita. They are available to help with our needs for sewer, septic, source protection, etc. The USDA has funds for smaller, rural systems. They explained there is no cost to the town and trainings are available. Leppanen explained to them that when the Bluff Service Area dissolved there was a \$150,000+ debit the town inherited from a sewer study. She met with the State and got the debt forgiven with the stipulation no funding would come from the State unless there was some substantial change in the town. She pointed out there have been no failures. Amer Tumeh, of Bluff Water Works, pointed out waste water is a touchy subject and the State will not step in unless there is a big problem. Hook reminded that there have been three waste water studies and our water source is artesian. Leppanen appreciated the group presenting to the Council.

3. Update on the Environmental Justice Government to Government Grant with the Environmental Protection Agency (EPA) and the Design Review Team; Discussion and Vote to Approve and submit Final EJG2G Work Plan to EPA (Nelson/Leppanen/Davila)

Nelson met with the EPA project manager and there were no major concerns. Other than a little formatting the work plan is in really good shape. Dine Bikeyah is agreeable to changing the scope of their plan so is about the inside of the building not the outside. There was discussion about solar on the roof, the cost, difficulty of roof repair, and becoming solar ready but making a decision to do the solar at a later date. Hornsby motioned to Approve and submit Final EJG2G Work Plan to EPA, Davila seconded and Leppanen, Hook, Hornsby, Sosa and Davila voted in favor.

4. Discussion and Vote on Fire Wood Storage at the Cooperative Cultural Center (CCC) (Hornsby)

Hornsby updated his work with the Bureau of Land Management, Forest Service and Department of Natural Resources on a wood bank in the CCC yard, which is fenced in. He will make sure it is appropriate wood, not junk wood. Leppanen explained that Janet Slowman-Chee has talked to the Dine Bikeyah Board and they are in favor accepting cultural types of wood. Davila motioned to approve the wood bank at the CCC, Sosa seconded and Leppanen, Hook, Hornsby, Sosa and Davila voted in favor.

5. Report on Bears Ears Management Meeting and Bureau of Land Management (BLM) Meetings (Hornsby)

Hornsby has been working through this 1,200-page document, generally likes it and noted great tribal perspective. It doesn't answer our questions about the airport and recreation permits are probably going to be an issue. He and Leppanen are attending the next meeting April 4th in Monticello and they pointed out that the town has always been supportive of the Bears Ears.

6. Report on Planning and Zoning Meeting (Hook)

Hook reported on a Land Use Clearance, Marcia Hadenfeldt has been listening to Utah League of Cities and Towns trainings, a joint meeting and enforcement ideas. Leppanen will check with Amanda Podmore about non-conforming use. Kristen Bushnell will send Planning and Zoning the list of building permits for discussion on expiring permits.

7. Revisit Discussion and Vote on Contract and Use of Fire Mesa Kitchen (All)

This will be moved to a work session with the sign ordinance because there are unanswered questions not covered at today's meetings.

8. Discussion and Vote on Policies for Advisory Committees and Eliciting Letters of Support (Leppanen)

This will be worked on at a later date.

9. Discussion and Vote on Policy and Determination of a Deputy Treasurer (Leppanen)

Covered at today's work session. Hook suggested adding the two signatures on checks previously past requirement to the resolution. Davila motioned to make Hook deputy treasurer, Hornsby the backup and add the two-signature clause, Sosa seconded and Leppanen, Hook, Hornsby, Sosa and Davila voted in favor.

10. Discussion Regarding CCC Project Manager Hiring Process (Leppanen/Nelson)

Nelson proposed posting the job description in the San Juan Record for two weeks, the town website and Workforce Services with a deadline of April 19th. The Design Review Team will

interview applicants and advise the Council and Dine Bikeyah Board contingent on receiving the funds. Leppanen informed the project manager will work with both entities, 25-hours a week, it is not a remote job.

11. BLM Letter, Determination of No Adverse Effects at Fry Canyon Water Tank Project (All)

Consensus is no response is needed.

New Business

12. Annual Utah Wellbeing Project Wellness Survey from Utah State University (USU) (Leppanen/Sosa)

Sosa explained last year Bluff had a strong response for this survey, better per capita than Blanding or Monticello. She will send out an email to the community and post a flyer at the post office.

13. Report on Community Impact Board (CIB) Meeting on March 26, 2024 (Nelson/Sosa)

Nelson attended this meeting and noted the need for a needs/project inventory.

14. Report on Tourism Tax Meeting on March 18, 2024 and County Economic Development Meeting on March 19, 2024 (Davila/Sosa)

Davila reported at the first meeting Elaine Gizler announced she was retiring in two months, there is great concern about the sale of Goulding's with the possible loss of tax money, and marketing strategies. Sosa noted at the second meeting there was the suggestion that the state grant funds be directed to the main street of towns next year instead of businesses as it has been doing for the last three years.

15. Discussion and Vote on Sending a Letter of Support from Reagan Wytsalucy for the Beginner Farmer and Rancher Development Project with USU (All)

Sosa motioned to send a letter of support, Hook seconded and Leppanen, Hook, Hornsby, Sosa

16. Announcement of Meeting with Representatives of the Governor's Office of Economic Opportunity on Wednesday, April 3, 2024 at 1:00 p.m. at the Bluff Community Center

The group will meet in Bluff first and then meet in Blanding and Monticello. The group will also tour the Cooperative Cultural Center. Nelson is working on a power point that includes our strategic plan, data about Bluff, and how things are moving forward.

17. Other

None

At 5:44 p.m. Hornsby motioned to close the meeting, Davila seconded and Leppanen, Sosa, Hook, Hornsby and Davila voted in favor
Linda Sosa Recording Officer