

## Bluff Town Council Regular Meeting Minutes

November 19, 2024

Bluff Community Center at 4:00 p.m.

190 N 3 rd 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.

**4:23 Roll Call:** Mayor Ann K. Leppanen, Luanne Hook, Jennifer Davila, Linda Sosa, Britt Hornsby  
Erin Nelson Town Manager

\*Since Leppanen attended remotely, Hornsby, as Mayor Pro Tem, conducted the meeting.

**Approval of Bluff Town Council Work Session Minutes of November 12, 2024:** Davila motioned to approve the minutes, Hook seconded. There was no discussion. Leppanen, Sosa, Hook, Davila and Hornsby voted in favor. The motion passed unanimously.

**Approval of Bluff Town Council Regular Meeting Minutes of November 12, 2024:** Davila motioned to approve the minutes, Hook seconded. There was no discussion. Leppanen, Sosa, Hook, Davila and Hornsby voted in favor. The motion passed unanimously.

**Public Comment:** Luanne Hook offered appreciation to the P&Z Commissioners for volunteering and for their efforts.

Leppanen introduced Rev. Mick Thornton, B.A., M. Div. of the Utah Office of Economic Development who presented along with consultant, Brian Price, on the county-wide housing assessment. Talia Hanson, the local contact person, was also in attendance. The Office of Economic Development will function in a supportive role with the goal of empowering communities to shape themselves and to use the assessment information when considering options. The presentation included national, state, county, and local data on housing needs, affordability, supply and demand, land availability, zoning and available resources. Workforce housing was mentioned as a specific need for Bluff. (Sosa was excused from the meeting during this presentation.)

### Unfinished Business

**1. Update on Status of Utah Energy Efficiency and Conservation Block Grant Program:** The applications have been submitted. The award-date is 12/15/2024.

**2. Update on Design Review Committee Meeting on November 14, 2024:** All 3 Bluff members of the DRC and Janet Slowman-Chee of UDB were in attendance at the meeting. The committee noted that the trees have been trimmed and a firewood-bank is piled in back at the CCC. There has been no other or further movement regarding the utilization of the grant funds.

**3. Report on Meeting with the EPA on the Government to Government Grant:** This grant is the 1.6 million grant for the fire-suppression and partial renovation of the CCC (old school) building. Since there has been no movement on the part of UDB and in order to prevent the loss of the awarded funds, Nelson has inquired whether the Town of Bluff would be able to substitute a replacement partner. The grant agency representative noted that there has been no withdrawal of funds and that there were no promises or guarantees that an alternate partner could be named on the grant, but that she would pursue this option on Bluff's behalf. Leppanen stated that she, personally, was 100% on-board with getting a different partner and invited any UDB listener to respond. Davila mentioned that the mid-year grant report is due in December.

**4. Discuss and Vote on Indemnification Agreement between AES, Monticello City, and the Town of Bluff for Donation of a Set of Solar Panels and inverter Donated from AES on September 2022 to the City of Monticello:** Leppanen explained that the indemnification agreement is a standard practice which would release AES and Monticello City from any responsibility or liabilities. Davila motioned to approve the indemnification agreement between AES and Monticello for the solar panel and inverter donation. Hook seconded. There was no further discussion. Leppanen, Hook, Davila and Hornsby voted in favor. The motion passed unanimously.

**5. Report on Bluff Water Works Meeting on November 13, 2024:** The next BWW meeting will include a budget report. On December 4th at 7PM there will also be a Public Hearing on a possible rate increase. Davila will check into the provision of information and also post the meeting recording.

### **New Business**

**6. Discuss and Vote on 2025 Bluff Town Council Meeting Dates:** Leppanen will email the suggested dates to the Commissioners for their review. Davila motioned to accept the dates, pending review. Hook seconded. There was no further discussion. Leppanen, Hook, Davila and Hornsby voted in favor. The motion passed unanimously.

**7. Other:** none

**Davila motioned to adjourn, Hook seconded, the vote was unanimous and the meeting was adjourned at 5:56 PM.**

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