

December 4, 2014

Meeting began at 7:00 p.m.

Present: Bill Muse, Mayor; Cindy Wilson, Tom Jerome, Gladys LeFevre, Council Members; Judi Davis, Clerk.

Absent and excused: Steve Cox, Council Member.

Public Present: Carla Saccomano, Ashley Coombs, Walt Gove, Sergio Femenias, Alan and Anna Scott, Loch Wade.

Pledge of allegiance

Cindy made a motion that the minutes of the November 6 meeting be approved. Gladys seconded the motion. The vote was unanimous.

The schedule for the 2015 meetings was discussed. Gladys made a motion we have the **2015 meetings** on the first Thursday of each month except in January, which will be on the second Thursday, unless otherwise noticed, and that they begin at 7:00 p.m. Tom seconded the motion. The vote was unanimous.

Tom made a motion that we open the **2015 budget** and make **changes** as discussed in the public hearing. Cindy seconded the motion. The vote was unanimous.

**Funding for EMT's** was discussed. There is money in the budget to fund Cindy's training, and we have received a large private donation, so Tom made a motion we accept the proposal to pay for Cindy to go to Richfield for advanced EMT training. Gladys seconded the motion. The vote was unanimous.

The Council discussed the recommendation for changes to the Temporary Use Permit. We will send the information to Mark for his advice and will continue the discussion next month.

Alan **Scott** gave a presentation on a **business proposal** he is evaluating for this area. (Dennis Bertucci and Caroline Gaudy came.) He distributed a handout and introduced their background and qualifications. Anna is a chemical engineer with a PhD in biochemistry and Alan is a network engineer and a professional project manager. They wondered what might be a reasonable business that they could establish in an area this remote where there is no industrial area. Boulder has the valuable resources of water and beauty. They considered what they could produce that would be non-perishable and would like to create a product that would be organic and specific to Utah.

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There is currently a **craft distilling** movement in the state, and they are considering joining that movement but want our feedback and input. They would need community support to make it work. They have also talked to Torrey and Wayne County who are supportive of this proposal. They recognize our sensitivity but feel it could be good for the economy and for agriculture. The points made in the handout were covered. They feel that this would be an opportunity for things to be grown here other than alfalfa. They would work with the USDA. These would be value-added products and would be higher end. They want to purchase the equipment needed to process the product through from raw to the finished state and feel it would take three years to get to full production. They could use grain, apples, and honey, all of which can be produced here. They will use barrels and age their products. They have found the markets work because of the story behind the product. The distillery movement is new in Utah, and there are few competing products currently.

It isn't likely that Boulder will become a large-scale agricultural center, but this would be a local value-added product. Their philosophy is that they wouldn't be trying to make new drinkers nor trying to sell to teenagers. The liquor stores are there and are largely stocked with products made by multi-nationals and products from overseas. They think there's room for more localized products and that in more populated areas the story of Boulder and the Capitol Reef area would sell very well. The climate here would be good for the aging process. Because the product is non-perishable, there wouldn't be a penalty in leaving it here for a while. There is also the potential that it would draw new people here. People they've talked to who are in the business think they're on the right track. Still, they understand there may be concerns because it is alcohol.

Mr. Scott explained the operation of some other distilleries. He explained their background and qualifications and their reasons for wanting to be here. It would only fly if there were an outlet here which, by law, would have to be on the premises of the distillery. The building design would fit the agricultural feel. They would address waste water and waste products (which would be fed to livestock.) They would handle it themselves at first, but would eventually need to hire others. They would buy raw materials locally. Before beginning, they would need federal and state licenses. Then they would build the building and purchase the equipment, and it will take a while to put everything in place. But before going any further, they need our support.

There was time given to questions and answers. They would need 30 acres of grain per month, or 360 acres per year. They would need combines. How will it be funded—privately or publicly? They will provide their own financing and have one possible local partner and some other possible partners if needed. What kind of truck traffic is anticipated? Not huge. They expect that four semis/month will be needed to bring grain in. Bill expressed his opinion that this would be good for the economy, for agriculture, and creates an export. He is in favor of the project. Alan stated that there are

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grants available for equipment for value-added ag products. They would like to be on the highway if possible. The building would need to be 3,500-4,000 square feet. Tom asked what would be the maximum growth size? It is not anticipated to be big. If it grows to a certain point, they would open a second distillery somewhere else because the agriculture here wouldn't support it and they don't want to be pushed to do something they don't envision at this point, which is why they want to be in control of it themselves.

Loch stated that it would be hard to truck grain in and still be profitable. Bill asked how a liquor store would work. They can only sell what is created on site. They would like to have a tasting room, but that is not allowed now. Tom thinks it would fit well here as long as the size fits us. The federal government controls every drop that is produced. Alan said that winter would be a busy time and that employment would continue then. The store could have a gift shop. Caroline asked why they were considering Garfield/Wayne Counties instead of the I-15 corridor. They have a personal attachment to this area and are risking a lot to leave good jobs to try this. They wanted to put the idea out so we can think about it and get some input. They will come back in a few months to continue the discussion. Tom said that a tourist who buys a high quality product is generally from a higher social or economic class. Walt wondered what volume of tourism increase there would be. It is hard to say. Loch said there are people who don't want any growth, but he's okay with it. Most will be coming anyway. He doesn't think it will increase dramatically. It would help the economy but not turn us into Moab. Bill said the main sales would be away from here. It wouldn't be open on Sunday out of respect for our culture. They want honest input.

The **Christmas program** was discussed. Bill would like to have it at the church with cookies and Santa and be open to every child in town. If there is no program, we could sing carols. Cindy has the Santa suit. Gladys stated that Elizabeth is having the school party on the 19<sup>th</sup>. From 10:30-11:30 they will do crafts and have lunch at noon. After that, Santa will come. She has contacted the parents of all the town children. If the parents are interested, she will delay Santa until the bus comes. Tom suggested we let the church and school do their own things and plan earlier next year. Gladys will tell Elizabeth we will help if needed.

An update to the **Capital Improvements list** was discussed. Steve suggested a sprinkler system for the tract park. After reviewing the current list, Gladys made a motion we keep parking on the one-year list and add a sprinkler system at the tract park to the five-year list, putting it at the top of that list. Tom seconded the motion. The vote was unanimous.

Tom reported that the Planning Commission received an application from Tom Hoyt for a zone change. The change requested was from GMU to MDR, which would result in a change from 5 acre lots (GMU) to 2 ½ acre lots (MDR). The PC feels it would involve

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overlays. Loch suggested he come to the Council to present his plan. The PC wants instructions from the Council—they don't want to go off on their own. Do we want to consider rezoning in some part of town? They worry about setting a precedent. Tom announced that he and Lauren will be selling their home and moving to Oregon in the spring.

Dennis will do some work on the outside of the building. If there are any expenses, he should bill the town. Connie Reid asked if a few tables can be left inside the building for senior lunches. We'll try to leave a few in as long as they don't interfere in other activities. Gladys is looking at new tables. She will get with Tom to choose quality tables.

An inspection was done recently at the landfill and a few problems were noted. People are putting things in the wrong places. Most people are good to comply, but people don't always follow instructions. It is likely that some people don't know where they should place different items and that some are just lazy. It was proposed that we place signs at each area. We need to take care of the problems. We should have people check in at the entrance, where they can be given specific instructions. Maybe letters can be sent when there is a violation. Cindy will have signs made for each area. She proposed that we impose a fine for non-compliance. We now have to hire someone to remove things from the wrong pits. Tom made a motion that non-compliance with landfill regulations will result in a \$100 fine. Cindy seconded the motion. The vote was unanimous. We will work with Mark to prepare an ordinance so stating. Gladys offered to prepare a paper with simple instructions to be handed out to each person who enters the landfill. Cindy will order the signs. Eric Scott needs to be reminded to work on the road signs that need to be changed. Tom reported that one pothole is still there. Cindy will have Sam fix it.

Gladys made a motion that Bill vote the Town's irrigation shares. Cindy seconded the motion. The vote was unanimous.

A list of checks issued in November was presented and reviewed. Gladys made a motion we approve them. Cindy seconded the motion. The vote was unanimous.

Cindy made a motion to adjourn. Tom seconded. The vote was unanimous.

The meeting closed at 9:50 p.m.