

Bluff Town Council Regular Meeting Approved Minutes

Tuesday, April 7, 2026, at 4:00 pm MDT

In Person

Bluff Community Center Building
190 N 3rd E Street, Bluff, UT 84512

Virtual Meeting

via Zoom: <https://zoom.us/j/92499673928>
via Phone: 7193594580, 92499673928#

4:01pm Meeting Called to Order and Roll Call

Town Council: Mayor Josh Ewing, Jennifer Davila, Gary Haws (excused absence), Britt Hornsby, Spencer Wade
Staff: Erin Nelson, Malia Collins

Public Comment: None.

Approval of Meeting Minutes from March 10, 2026

Approval of Meeting Minutes from March 17, 2026:

Ewing called to vote for both sets of minutes, Davila, Hornsby, Wade and Ewing voted in favor, meeting approved unanimously.

Ewing called to move into Public Hearing, Proposed Amendments to the FY2026 Budget, all in favor. (4:03pm)

Public Hearing: Proposed Amendments to the FY2026 Budget – see minutes Bluff Town Council Public Hearing – Proposed Amendments to the FY2026 Budget

Ewing called to move into Public Hearing, Proposed Amendments to the Master Fee Schedule, all in favor. (4:16pm)

Public Hearing: Proposed Amendments to the Master Fee Schedule – see minutes Bluff Town Council Public Hearing – Proposed Amendments to the Master Fee Schedule

Unfinished Business

1. Open bids for the Asbestos Mitigation Services request for proposals (4:22pm): Ewing opened this line item with a new name for the Cooperative Cultural Center (CCC) with Bluff Rural Innovation and Civic Center (BRICC). This reframe supports the building's future uses and puts our grant applications in a better position for award. Collins listed the names and totals of all 7 bids received for Asbestos Mitigation Services! Greenway Industries: \$85,032.00; DRL Enterprises: \$36,924.00; Eagle Environmental Inc: with bonding \$203,657.00 w/o bonding \$195,167.00; TLC Abatement: \$65,000.00 & without bonding \$61,000.00; Guaranteed Clean Air Environmental: \$54,400.00; Peak Environmental: \$64,300.00; Diamond Abatement: \$75,860.00. Award will be at the Town Council Special Meeting on Thursday, April 9 at 5:00pm. Collins will review all bids and rate them against the Evaluation Criteria provided in the RFP, meet with DRC and provide a recommendation on Thursday. Nelson explained that bonding is required for this bid per legal counsel, a performance bond (work is completed) and payment bond (vendor pays all employees) is required if the total is over a certain amount. Collins stated the first meeting in May will be a bid opening (Fire Suppression, Selective Demolition & Window Replacement) on Tuesday and award at a Special Meeting on Thursday, May 7. Ewing noted adjusting the procurement policy for the future to allow staff to complete approvals under a certain amount.

2. Discussion and potential Vote to Adopt an Ordinance Regulating Idling of Ground Transportation Vehicles within Town Limits (4:38pm): Lawyer, Chris McAnany reviewed the ordinance and cross-referenced state code that recommends the ordinance serve more as education and less enforcement. State law has fee recommendations which have been included/adjusted. Enforcement: how will a penalty fee be processed, as SJC is the justice court. McAnany states that having the ordinance is the first step with education and enforcement coming into play soon after. These ordinances will help begin the conversation with SJC and the

court/appeals process. Ewing called a roll call vote to approve the Ordinance Regulating Idling of Ground Transportation Vehicles within Town Limits: Hornsby: aye, Wade: aye, Davila: aye, Ewing: aye. Motion passes unanimously.

3. Discussion and potential Vote to Adopt an Ordinance Regulating Engine Brake Devices (4:48pm): Nelson shared the changes after Chris McAnany, attorney's review. Recommended removal of language around banning or prohibiting usage of brakes and introducing language around regulating use with 'unmuffled' introduced to definitions. Discussion around terminology 'engine brake' vs 'unmuffled engine brake', which is a 20 decibel difference; process to drop speed limit before dropping into Cow Canyon to slow down traffic and decrease the need for engine brakes. Ewing called a roll call vote to approve the Ordinance Regulating Engine Brake Devices: Hornsby: aye, Wade: aye, Davila: aye, Ewing: aye. Motion passes unanimously.

4. Discussion and Vote to Adopt Resolution #99 to Amend Policies for Town of Bluff Advisory Boards and Committees (4:57pm): Resolution #99 includes the removal of OPMA from advisory boards and committees and other topics discussed in previous meetings. Ewing called to vote: Hornsby: aye, Wade: aye, Ewing: aye, Davila: aye, resolution passes unanimously.

New Business

5. Update from Roads Department Manager including status of revisions to the Bluff Roads Manifest (4:59pm): Haviken presented Bluff Roads Manifest, which is submitted to UDOT and is due as it changes, or a once/year update. Bluff has removed 2.47 miles of unpaved roads and added gravel and paved roads. Bluff gets more tax dollars than other towns of our size in the state due to the sales tax brought in, which is a portion of the formula. This current manifest does not include Copper Cliffs addition, still waiting for a few things from County surveyor. Per Town Council, wait to submit this manifest until all deeds have been received, (Copper Cliffs & Disconnect). Depending if the deeds are not received within a week of one another, it may be better to submit 2 manifests to ensure we are not collecting taxes on roads that are no longer in the limits.

6. Report on Building Department, open Building Inspector/Building Official position, and interim coverage through temporary contract with Blanding City (5:10pm): Effective Friday, March 27 Bluff's part time Building Official submitted resignation. Many thanks to Corey Coleman for his help creating our policies and getting us thus far. Nelson has posted the opening and is accepting resumes (until Sunday, April 12) for the position, one has been received. Temporary contract has been secured with Blanding City's building official to conduct inspections until May 8, many thanks expressed to Blanding City for their support. Reminders that all construction and renovation still must follow regulations; if work is to be completed in Town, contact with the building dept must occur and cannot be expected to be completed same day; building official cannot sign off on things that are not up to code, when it comes to health and human safety, projects cannot be approved until code is met. Acknowledgement of the cultural shift from the 'wild west' to following and meeting code. Council may need to invest time and money into education and outreach with residents about following building code. Davila speaks to support the current regulations that building permits have been required by the County for at least 25 years. Nelson updated that she received a third party building department cold call today, receiving cost information to explore a hybrid option. Due to timeliness, this will be handled administratively with options brought back to Council.

7. March financial report and check register (5:24pm): Ewing opened table to any questions. None from Council.

8. Other / Adjourn (5:24pm):

Ewing is hosting his next quarterly Coffee with the Mayor on May 23 at Twin Rocks at 10:00am.

Monday, April 13 at 5:00pm at Hideout in Monticello, ULCT training, most of Planning and Zoning will be attending.

Bluff Water Works tomorrow, April 8 at 7:00pm.

Bluff Community Center playground looks great, way to go Playground Committee!

Adjourned at 5:30pm

For requests to receive emails/meeting invitations, email office@townofbluffutah.gov

Minute Taker: Malia Collins

Draft Minutes Published: 4/15/2026