Bluff Town Council Regular Meeting Minutes
Tuesday, July 14, 2026, at 4:00 pm MDT

4:01pm Meeting Called to Order and Roll Call

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

Old Business

1. Update on Grant Spending during FY26 and Funds Remaining (Collins):

Collins shared spreadsheets outlining project costs for Bluff Community Center projects & BRICC. The CPR grant (Playground) is not complete but a reimbursement was sent for ~$123,000 from funds spent in FY2025/2026. Next step is the installation of the pickleball & half-court basketball court and ADA ramp/mat purchase and installation (~8,000-$10,000). An application has been submitted to Rocky Mountain Power Foundation for $10,000 to pay for the ADA Ramp/mats which will be awarded October 2026. Council discussed importance of making the playground ADA Accessible as soon as possible and potentially spending Capital Project Funds on this prior to October. Other way to spend funds: Landscaping around perimeter of playground, Parking Lot Gates, one at each entrance (~$250 each).

Bluff Community Center Lighting Retrofit, EECBG Grant, reimbursement has been received, did not spend the full amount and will not seek ways to spend the remaining $3,000 due to our project proposal being fulfilled. Discussion about energy saved with the new fixtures and final report figures.

BRICC Budget Spreadsheet: GOEO (Architecture/Engineer Services, Asbestos Mitigation, Window Replacement, Selective Demolition & Fire Suppression), EECBG (insulation & lighting), USDA (Fire Suppression Materials), Cultural Capital (Fire Suppression). GOEO & USDA have been spent and Collins is working on the reimbursements & close-out documents for those two. BRICC total budget for renovation that includes the Congressional Designated Funds request: $3,153,256.00.

2. Update on Maintenance Contract RFP Respondents with Reminder that Vote will Occur on July 21:

Two respondents: Beyale's Dynamic Handyman Services & Helgerson Property Maintenance. Council discussed the two proposals and agreed the two are complementary in some ways with the services provided and equipment available. Request for Collins to reach out to both entities with a few questions: Open to contract with both entities?, Equipment charge, Request for reference checks & employees.

3. Update on Mayoral Intent to Appoint Tom Hiserodt to P&Z at July 21st Meeting (4:32pm):

One application received and interview conducted for the vacancy on Planning and Zoning for the term expiring December 2026. Ewing has chatted with Commissioners and applicant regarding concerns expressed at last P&Z meeting and intends to appoint Tom Hiserodt to P&Z at the next council meeting, July 21.

New Business

4. Discussion of Potential Appointments to Housing Work Group and Future Housing Consultant RFP:

Revisiting the Housing Priority set at the beginning of the year. Ewing proposed a working group (8-9 people) for residents & businesses interested in this initiative that could work with a hired consultant to determine 'game plan' for proceeding. Suggestion to begin thinking of people in the community who may have an interest in this working group with a variety of expertise/interests with a focus on affordability (building, water, finance, etc). Review of the current conversations that are occurring with the SE region & consultant, Una, who is contracted until October and plans to have a website of resources and a framework for a housing foundation in the region. Reminder of the Housing Report conducted August 2024 that identified missing middle (starter home, condominium, etc) housing with the suggestion to issue a survey for accurate data collection that is not based on Census records. Ewing will begin drafting RFP with hopes to issue in August.

5. Discussion Regarding Fiscal Policy Process and Potential Financial Consultant: Kerri Nakamura Financial Consultant, works with ULCT and created the Truth in Taxation guide. Ewing discussed property tax policy with Nakamura in which she suggested Town go through a Fiscal Policy process. This would result a plan to follow outlining where Town's funds come from: reliant on Tourism-based taxes and keep Property Taxes very low or nonexistent; determine how much fund balance (rainy day fund) & capital projects fund balance (earmarked for projects) to have. Suggestion to hire Nakamura or another financial consultant to assist in this process and keep the conversation going in preparation for next year and with the benefit of a plan with the rotating nature of the Council. Inquiry of other towns that have financial consultants and if they have been found helpful.

6. Discussion of Town Approach and Policy Regarding Bears Ears National Monument: Discussion began with an update of the reduced size of Bears Ears National Monument by approximately 95% with an inquiry of how Town government wants to respond if any press inquiries arise. Summary of the tricky line to walk because what is said and done can have funding consequences and it is important to support indigenous neighbors and protect our natural resources as we have in the past. Hornsby vocalized that he and former Mayor Leppanen along with other stakeholders were very involved in the creation of the Bears Ears Management Plan with suggestion to emphasize the economic ramifications of the reduction and uplift the tribal voices (Bears Ears Commission no longer recognized as a governing body of the land) & value of the land. Frustration expressed over the ping-ponging of the monument designation with hopes that something more concrete than a monument be settled on, such as a congressionally designated area, for the benefit of all stakeholders. This designation has created a new advisory board to form in which Bluff has a seat. Speculation that the current management plan will remain in effect until a new one is created.

7. Other: Ewing, Wade & Hornsby will attend virtually for July 21 meeting.
Wednesday, September 9, 2026 5-7:45pm in Price, SERDA Regional Summit with multiple topics covered in breakout sessions.

8. Adjourned at 5:30pm

For requests to receive emails/meeting invitations, email office@townofbluffutah.gov
Minute Taker: Malia Collins
Draft Minutes Published: July 16, 2026
Approved Minutes Published: August 4, 2026