

Bluff Town Council Meeting DRAFT Minutes
Tuesday, October 6, 2026, at 4:00 pm MDT
Bluff Community Center – 190 N 3rd E Street, Bluff, UT 84512

4:02 pm: Meeting called to order

Roll Call

Town Council: Mayor Josh Ewing (virtual), Jennifer Davila, Gary Haws, Britt Hornsby (virtual), Spencer Wade

Staff: Malia Collins, Charmayne Sandoval (virtual)

Review and Vote to Approve Meeting Minutes from September 15, 2026, Regular Meeting

No corrections or edits.

Ewing called to approve September 15, 2026, Regular Meeting minutes.

Voted in Favor: Haws, Davila, Hornsby, Wade & Ewing.

Motion passes unanimously

Old Business

1. Pancake Breakfast Fundraiser Thank Yous & Funds Raised

Mayor Ewing shared that the recent pancake breakfast fundraiser was a major success, raising just over \$3,000 while serving as a fantastic community gathering. Special thanks were extended to Cisco for donating the food, Jacob and Jen for preparing it, and the members of the fire department and public for showing up in strong support. Council members agreed that the event was super fun, expressing their gratitude to everyone who pitched in and provided donations.

Public Comments (reopened)

Ann Leppanen opened by thanking the town council and staff for their exceptional work over their first nine months, acknowledging the difficulty of getting organized in the early stages. Ann expressed appreciation for attorney Chris McAnany and his law firm, highlighting McAnany's deep knowledge of Utah law and his vital role in establishing the town's foundation. She recalls how McAnany assisted the newly incorporated town through an immediate disconnect petition when municipal funds barely exceeded \$1,000, while clarifying that this context is not a criticism of the council's recent legal decisions or selection of Godfrey's firm.

Ann also thanked Michael Havaliko and the Roads Committee for securing the installation of new 35 mile-per-hour speed limit signs. She expressed regret over missing the physical installation while away, noting that the accomplishment caps off a seven-and-a-half-year process involving two traffic studies. Ann extended thanks to regional engineer Jared Beard, the local maintenance crew in Bluff for putting up the signs, and both Michael Havaliko and Lanni Hook for their persistence on the Roads Committee.

Old Business (Resumed)

2. Review, Discussion, and Vote to Approve MOU with City of Monticello Regarding Building Official Services

Mayor Ewing reported that an updated version of the Memorandum of Understanding (MOU) had not yet been received from Town Manager Nelson. It was noted that while the City of Monticello voted on the MOU the prior week, they made several changes during their meeting that required an updated draft. Additionally, review with Building Official Ben Tomko was still pending to confirm contract details. Mayor Ewing recommended tabling the item to allow staff to thoroughly complete the agreement before taking a vote, noting that a brief special session or work session vote may be scheduled if the finalized document arrives before the next regular meeting.

No formal motion or vote was taken. By consensus, the item was deferred to a future meeting pending receipt of the finalized MOU.

New Business

3. Discussion and Vote to Approve Ordinance 2026-07 Amending Fire Restrictions Ordinance

Mayor Ewing introduced a new business item regarding Ordinance 2026-07, noting that it might come as a slight surprise to the council due to how quickly it was moved forward following recent heavy rainfall. The previous week, several local business owners with constructed fire rings and fire pits reached out, asking if restrictions could be eased so visiting guests could use these amenities. Finding the request reasonable and a good way to support local businesses, Ewing had Town Manager Nelson draft a simple ordinance that modified the current Stage Two fire restrictions by lifting the ban specifically on constructed fire pits at private residences and commercial facilities. Ewing clarified that the broader closed burning season would remain in effect through the end of October as originally scheduled, allowing Chief/Mayor Delago and the new emergency services coordinator in time to evaluate future permitting processes. After checking with Chief Delago, who confirmed that recent rains significantly reduced fire risk and agreed the change was safe. Ewing opened the floor to council members. Council members expressed agreement, noting that the topic of fire pit restrictions had been debated previously, and lifting them now made sense.

Ewing called a vote to approve Ordinance 2026-07

Voted in favor: Hornsby, Davila, Haws, Wade and Ewing

Motion passes unanimously

4. Review and Vote to Approve Resolution #110 to Appoint Town Attorney and Ratify Legal Services Agreement; Protocol for Engagement with Town Attorney

Mayor Ewing introduced Resolution #110, included in the meeting packet regarding the official appointment of Todd Godfrey as the town attorney. Following the council's decision at the previous meeting to award the legal services contract to Godfrey's firm and finalize the contract agreement, this formal resolution was presented to officially establish Todd in the role. Ewing explained that under Utah state code, specific municipal appointments are made by the mayor but require the advice

and consent, or formal approval, of the town council, and Todd himself had recommended putting the appointment into resolution form. During the discussion, Commissioner Wade sought clarification regarding the legal services agreement, asking whether the other attorneys listed in the firm could assist the town on specific matters as needed. Ewing confirmed that while state code specifies appointing an individual attorney, the contract with the firm allows Todd to delegate various services to other attorneys within his practice as necessary.

Ewing called a vote to approve Resolution #110.
Voted in favor: Hornsby, Davila, Haws, Wade and Ewing
Motion passes unanimously

Upcoming/Reminders

5. Reminders:

- Planning and Zoning Work Session Meeting Rescheduled for Wednesday, October 21st at 10 AM
- Community Clean Up – October 7, 2026
- Town Manger Nelson will be attending ULCT Annual Convention (October 26-29)

6. Motion and Vote to Move into Executive Session Pursuant to Utah Code 52-4-205 to Discuss Strategy for Pending or Reasonably Imminent Litigation; discussion of the purchase, exchange, or lease of real property, and Adjourn Thereafter

Mayor Ewing noted that the regular meeting would adjourn immediately following the executive session and that no formal action or votes would be taken afterward.

Ewing called a vote to enter Closed Executive Session pursuant to Utah Code § 52-4-205 to discuss strategy regarding pending or reasonably imminent litigation and/or the purchase, exchange, or lease of real property.

Voted in favor: Hornsby, Davila, Haws, Wade and Ewing
Motion passes unanimously

Time Entered: The Council entered Executive Session at 4:22 PM.

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

Minute Taker: Charmayne Sandoval

Draft Minutes Published: October 11, 2026

Approved Minutes Published: