

Bluff Town Council Regular Meeting Agenda

May 5, 2026, at 4:00 PM

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#

Councilmembers: Mayor Josh Ewing, Jennifer Davila, Gary Haws, Britt Hornsby, Spencer Wade

Town Staff: Erin Nelson, Malia Collins

Roll Call

Approval of Bluff Town Council Meeting Minutes from April 21, 2026 Regular Meeting

Public Comment: There will be a three-minute time limit for anyone who wishes to make a public comment. If you exceed the three-minute time limit without permission the meeting controller will mute you. Raise your hand if you are present or raise the hand icon or put your name in the chat box if you are virtual.

Presentation

Jeremy Hoggard speaking about San Juan County's proposal to implement a 1% sales tax Increase for San Juan County Emergency Medical Services

Unfinished Business

1. Report on Disconnection Finalization (Nelson)
2. Open BRICC Fire Suppression Sealed Bids (Collins)
3. Review and Discuss Bluff Rural Innovation Civic Center (BRICC) Window Replacement Quotes
4. Review and Discuss Bluff Rural Innovation Civic Center (BRICC) Selective Demolition Quotes
5. Update on Building Department staffing (Nelson)

New Business

6. Intention by Budget Officer Mayor Ewing to make a statement that the Town of Bluff is proposing a Tentative Budget that includes a Property Tax Increase for the Fiscal Year 2026-2027
7. Budget Officer Mayor Ewing presentation of Impact Statement that the Town of Bluff is proposing a Tentative Budget for Fiscal Year 2026-2027 which includes a Property Tax Increase of \$50,000 to fund Emergency Services including an Emergency Services Administrative Manager, and if this tax rate increase is pursued, the Town of Bluff will hold a duly noticed public hearing on the increase.

- a. The Town of Bluff is considering levying a property tax rate that exceeds the certified tax rate. This would increase the certified tax rate from 0.000545104 to approximately 0.00113663. The additional ad valorem tax revenue generated by the proposed increase is \$50,000, resulting in a total proposed collection of \$83,186 for the Town of Bluff.
- b. The approximate percentage increase of ad valorem tax revenue generated by the proposed property tax increase is 151%
- c. The additional tax revenue generated by the proposed property tax increase will fund a Part-Time Emergency Services Administrative Manager Position, as well as support routine maintenance, equipment, and expenses for emergency services.
- d. The Town of Bluff will provide notice of, and conduct, a public hearing at which members of the public will have an opportunity to provide comments specifically regarding the proposed property tax rate increase. This public hearing will take place in early August 2026 at the Bluff Community Center located at 190 N 3rd E Street, Bluff, UT 84512, as well as virtually via Zoom. We are coordinating with San Juan County to identify a date and time for this public hearing.

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PROPOSED PROPERTY TAX IMPACT SCHEDULE TOWN OF BLUFF

Town of Bluff will consider an increase to its property tax rate from 0.000543 to 0.001366 (estimated) to generate an additional \$50,000 in revenue. The following information is intended to provide decisions makers and the public with an explanation of how the Town's operations would be affected if the proposed property tax increase is adopted.

Town of Bluff's Current Property Tax Rate	0.000543
Town of Bluff's Current Property Tax Revenue	\$33,186
Proposed Revenue with Tax Change	\$83,186
New Property Tax Revenue to Town of Bluff	\$50,000

Estimated Increase to Town of Bluff's Property Tax Revenue 151%

Estimated increase to a primary residence with a market value of \$233,800 is \$105.61 annually.

Estimated Increase to a primary residence with a market value of \$500,000 is \$225.85 annually.

Estimated increase to a business property with a market value of \$443,600 is \$364.32 annually.

Estimated increase to a business property with a market value of \$1,000,000 is \$1,366.39 annually.

Impact of Tax Increase: The Town of Bluff will hire a part-time Emergency Services Administrative Manager to oversee required administrative and maintenance functions, serve as the designated Emergency Manager representing Bluff for local and regional emergency coordination planning efforts, and manage obligations set forth in Bluff's contractual Cooperative Agreement with the Division of Forestry, Fire, and State Lands. The increase will also support additional emergency services equipment.

Total General Fund Change: \$50,000

8. Presentation of Drafted Tentative FY2027 Budget
9. Discussion and Vote to approve Resolution #103 Adopting Tentative FY2027 Budget and Date of FY2027 Budget Public Hearing June 2, 2026, at 6:00 PM
10. Confirm date and time of Your Town at Budget at Work Open House Event on Tuesday, May 19th from 6:00 – 7:30PM at the Bluff Community Center
11. Discussion and planning for Budget Open House for assignments, breakouts, council member responsibilities
12. Councilmember Gary Haws representing Bluff non-profit Hozho Horse Haven's request for reimbursement for feral horse capture and removal within town boundaries (Haws/All)

Reminders & Other

13. Reminder of Bluff Rural Innovation Civic Center (BRICC) Special Meeting on May 7th at 5:00 PM
14. Other

Adjourn

Regular Bluff Town Council Meetings are held the first and third Tuesday of each month at 4:00 PM. Bluff Town Council Work Sessions are held the second Tuesday of each month at 4:00 PM. Requests to be on the agenda may be submitted in writing to Josh Ewing at mayorewing@townofbluffutah.gov by noon the Thursday prior to the meeting date. Agendas, approved minutes, and audio recordings of meetings can be found on the Utah Public Notice Website. To view a livestream, or watch past meeting recordings, please visit our YouTube channel: <https://www.youtube.com/channel/UCTqBxSP-Erhxq6muVMX6vdw>.