

BOULDER TOWN, UTAH PUBLIC NOTICE

Governing Body: TOWN COUNCIL
Meeting Type: Regular Meeting
Date and Time: Tuesday, June 2, 2026, at 7:00 p.m.
Location: Boulder Community Center, 351 North 100 East, Boulder, Utah

In accordance with the Utah Open and Public Meetings Act, [Utah Code Ann. § 52-4-202](#), the minutes for the above-referenced meeting are provided below.

MINUTES

I. OPENING PROCEDURES

1.1. Call to Order

Mayor Cheryl Cox called the Boulder Town Council Regular Meeting and Public Hearing to order at 7:01 PM on Tuesday, June 2, 2026, at the Boulder Community Center, 351 North 100 East, Boulder, Utah.

1.2. Determination of Quorum

The Mayor conducted a roll call. All Town Council members were present, establishing a quorum.

Town Council Present:

Mayor Cheryl Cox
Council Member Lacy Allen
Council Member Josh Ellis
Council Member Tina Karlsson
Council Member John Veranth, attending remotely via Zoom

Staff Present:

Elizabeth Julian, Town Clerk
Henry Davis, Deputy Clerk

1.3. Pledge of Allegiance

The Mayor led those in attendance in the Pledge of Allegiance.

1.4. Motion to Adopt the Agenda

Mayor Cox noted two items: (1) a transition to PDF-format meeting materials to comply with Utah Public Notice Website requirements, as explained by Town Clerk Julian; and (2) the late addition of Item 7.3, Consideration of Landfill Attendant Substitute, which was added following receipt of a letter of interest on June 1, 2026, with proper notice given within the required 24-hour window.

***Motion:** Council Member Tina Karlsson moved to adopt the agenda as presented. Council Member Josh Ellis seconded.*

***Vote:** Voice Vote – All members voted in favor.*

***Result:** Approved unanimously 5-0*

1.5. Declaration of Conflicts of Interest

No conflicts of interest were declared.

II. PRESENTATIONS AND REPORTS (Information/Discussion)

2.1. Fiscal Year 2027 Tentative Interim Budget and Truth In Taxation

Town Clerk Elizabeth Julian presented an overview of the proposed Fiscal Year 2027 budget on behalf of the Town Council. Key points included:

Budget Development Process: The Council reorganized expenses into distinct pillars aligned with Utah State Auditor categories, moving away from catch-all administrative categories. Active cash management is projected to yield \$23,000 in interest earnings for FY2027, up from \$5,800 previously. The recommendation was to adopt Budget Version 10, a clean version of the previously accepted Version 9, Tentative Budget, with identical figures but without working notes or color coding.

Structural Deficit: Boulder Town's property tax revenue has remained virtually flat at approximately \$6,960 annually for years, while operational costs have risen. The town has relied on approximately \$30,000 from savings annually to balance its budget. The proposed increase would bring property tax revenue to \$19,500 to achieve greater fiscal sustainability.

Neighboring Jurisdiction Comparison: Boulder Town's current tax rate of 0.000192 is the lowest among comparable neighboring communities. Cannonville's rate of 0.001610 is the highest comparator, followed by Escalante at 0.001503. It was noted that Escalante's cemetery district tax rate alone exceeds Boulder's current town rate.

Property Tax Breakdown: On a sample residential property with a total tax bill of approximately \$849.68, Boulder Town receives \$22.22, representing approximately 2.61% of the total compared to the School District which receives \$491.75, representing approximately 20.8%. In 2023, the same property's total bill was approximately \$770, of which Boulder received \$22.42.

Truth in Taxation Process: The Council had previously been advised by Garfield County Clerk Camille Moore that an increase under \$20,000 would exempt the town from the formal Truth in Taxation process. However, upon follow-up after the May 5 meeting, Clerk Moore reported that new legislation may now mandate the full process for any property tax increase. The Council's stated approach was to proceed with all required steps to ensure full compliance regardless of which pathway applies.

Actions Required: Two actions were identified for the evening: (1) a formal vote on the proposed property tax increase, if approved, authorizing administration to proceed with Truth in Taxation if legally required and scheduling a hearing for Tuesday, August 11; and (2) formal adoption of the FY2027 Budget as presented in Version 10, or as an interim budget if Truth in Taxation is required, to meet the state's June 30 statutory deadline.

2.2. 250 Fourth of July Celebration Plan

Mayor Cox presented the America 250 Fourth of July Celebration Plan on behalf of a planning committee of approximately 15 community members and organizational representatives that had been meeting regularly since August of the prior year. The committee developed the event theme: *"Founding a Nation, Nurturing a Community, Creating the Future,"* with a parade sub-theme of "Boulder Character(s)."

Schedule of Events:

- **Tuesday:** Book club featuring *The Women* by Nora O'Donnell, co-hosted by the Library and Arts Council.

- **Wednesday:** Interdependence Day ice cream social and talent show hosted by Boulder Mountain Lodge and Hell's Backbone Grill.
- **Friday:** Opening of a traveling exhibit from the Utah Arts Museum (*The Pen is Mightier — A Revolution*) and a presentation by Breck Crystal on the historic mail trail, with opportunities for community letter-writing.
- **Saturday (July 4):** Parade lineup at 2:30 PM, parade at 3:00 PM, formal program at 5:00 PM including veterans recognition and reading of the Declaration of Independence, followed by a Dutch oven dinner honoring the legacy of Larry and Judy Davis, and a dance with Paige and the Overtones. Lodging for the band is provided by Annie's Place.
- **Sunday:** America's Picnic, coordinated with the local LDS ward's potluck, moved to the first Sunday to align with the national event.

Budget Summary: The town budgeted \$3,000 for the Fourth of July program. A \$1,500 grant from the America 250 state stipend was received. The Boulder Arts Council is contributing toward the band. Total projected expenditures amount to \$4,500, with the grant funds already received.

III. PUBLIC COMMENT ON AGENDA ITEMS (Public Input)

Blake Spalding (Hell's Backbone Grill) raised several items: a request for clearer parade etiquette guidelines regarding water balloons, noting that an employee required stitches at a prior parade and that the business declined to participate the following year as a result; a renewed request for additional 25 MPH signage on Lower Boulder Road and blind driveway warnings on [Burr Trail] ; a request for the town to post signage designating a no-burn/no-fireworks zone around the Fourth of July holiday, given the volume of tourists in town; and an expression of support for the proposed property tax increase, noting that \$22 of local tax revenue per property is strikingly low. Blake also requested that the town explore whether all short-term rental operators are accurately remitting applicable taxes, and suggested that the water company consider donating water to the town park as a goodwill gesture.

Nancy Tosta reinforced the request for traffic calming measures on Lower Boulder Road, citing a significant increase in heavy truck traffic in recent weeks with vehicles not adhering to the speed limit.

IV. DEPARTMENT REPORTS (Information)

4.1. Members

Council Member John Veranth reported that the hidden driveway sign previously discussed had been delivered, though installation remained pending.

Council Member Josh Ellis reported on the following: a five-county hazard mitigation plan meeting had taken place the prior Tuesday, with an update to be provided by Mayor Cox; the emergency operating plan remained pending from that group; a fire department call occurred the prior week for a motorcycle accident with traffic support provided and no major injuries reported; and a Starlink purchase remained a pending discussion item.

Council Member Tina Karlsson reported on behalf of the Planning Commission, which held two meetings in May. The Commission worked on updating goals and actions for the general plan and received substantial public input at its regular meeting. The Commission's next regular meeting was scheduled for June 23. A public comment display was planned for the Community Center from June 9 through June 16. Council Member Karlsson also reported on Tree City activities, noting that the urban forester Ryan Johnson was scheduled to visit on June 6 to assist with pruning and tree assessment in the park. Utah Trees had offered trees to the town and was seeking placement recommendations.

Council Member Lacy Allen deferred her EMT-related update to Mayor Cox.

4.2. Staff

Town Clerk Elizabeth Julian reported on the following administrative matters:

- Primary election ballots were mailed that day by the county clerk's office. A ballot box was available on-site at the Community Center on Tuesdays (morning and evening hours to be confirmed and posted). The Escalante ballot drop box remains accessible 24 hours.
- A site visit was scheduled with SC Broadband to assess the feasibility of consolidating Internet service, including network segmentation, IT maintenance, and cybersecurity review.

- Work was underway to purchase a used Starlink system for the firehouse to enable mobile emergency communications, in place of SC Broadband.
- An application was in progress to obtain state-issued fuel cards for fire vehicles and miscellaneous maintenance equipment.
- Town insurance coverage, including liability and fire truck coverage, was being finalized.
- IRS penalties related to prior-year payroll tax delinquencies continued to arrive. The most recent penalty received over the weekend was approximately \$14,000.

4.3. Mayor

Mayor Cox reported on the following:

- Cemetery flags were placed on veterans' graves for Memorial Day by Karen Terry.
- The volunteer bench on town grounds has been installed with a commemorative sign.
- Boulder Arts Council's Music in the Park series begins this weekend, featuring local musicians and vendors and the announcement of The Arts Council's Boulder Artist Grant winners.
- A meeting with Garfield County Commissioner David Tebbs and Kara Owens, director of county EMS is scheduled for Wednesday, June 10, with local EMTs to be invited.
- The first planning meeting for the five-county Hazard Mitigation Plan had taken place. Work was to proceed on a monthly basis through September, beginning with a risk assessment in June. Completion of the plan was identified as critical for grant eligibility and disaster response funding.
- The CARES funding report had been completed and submitted.

V. CONSENT AGENDA

Mayor Cox noted that the May 5 meeting minutes required minor spelling corrections to certain names.

Motion: Council Member Josh Ellis moved to approve the consent agenda, including the financial reports prepared by Dave Sanderson and the minutes from the May 5, 2026, Regular Meeting as amended for spelling corrections. Council Member John Veranth seconded.

Vote: Voice Vote – All members voted in favor.

Result: Approved unanimously 5-0

VI. PUBLIC HEARING (Public Input Only, Motion to Enter/Exit)

The Council voted to recess the Regular Meeting and convene the Public Hearing.

Motion: Council Member Josh Ellis moved to leave the regular meeting and open the public hearing. Council Member John Veranth seconded.

Vote: Voice Vote – All members voted in favor.

Result: Approved unanimously 5-0

6.1. Proposed Amendments to the Fiscal Year 2026 Budget

Mayor Cox explained that three budget categories — Administration, Landfill, and Roads — were projected to finish the fiscal year in deficit, in part due to miscoding of expenditures. The town's accountant, Dave Sanderson, recommended transferring funds from savings to cover the overages in those categories, with any unspent balances in other categories to be returned to savings at fiscal year-end. The Council noted this action was required to ensure no category finished in the red at year-close.

Nancy Tosta observed that the Planning Commission training line item in the FY2026 budget showed almost no expenditure, which did not reflect actual spending. She noted that checks for training exceeded the budgeted amount and that items appeared to have been miscoded. She also noted a spelling error in the budget document.

6.2. Proposed Fiscal Year 2027 Budget

Nancy Tosta, speaking on behalf of the Planning Commission, raised concern that the Planning Commission's training budget had been cut by nearly 60% in the proposed FY2027 budget, while the Town Council's training budget had doubled. She also noted that no allocation for contracted professional or technical services had been made for the Planning Commission in FY2027. She requested that the Planning Commission have a role in the budget process for its own line items.

Phoenix Bunke spoke in support of the proposed property tax increase, stating that even as a homeowner with significant mortgage costs, the proposed increase amounted to a modest contribution and expressed confidence that the Council had handled the matter carefully.

Ward Coombs asked whether Boulder Town's sales tax rate was set locally or by the state, whether the town might be higher than neighboring communities, whether the IRS penalties were budgeted in FY2027, and how the allocation of property tax among taxing entities was determined. Council Member Josh Ellis and Council Member John Veranth clarified that sales tax rates are set by state law, that Boulder is among the higher municipal rates due to its status as an impacted tourism community receiving an additional 1% resort-area allocation, that a further half-percent increase to resort tax would require a public referendum, and that the IRS penalties were being paid from prior-year savings and were not included in the FY2027 operating budget. It was confirmed that the IRS penalties related to unfiled quarterly payroll taxes and noted the town had retained a specialized CPA firm to work toward abatement. The property tax rate is annually certified and flattened by the state, preventing revenue growth without a formal Truth in Taxation action.

Blake Spalding expressed strong support for the tax increase given the potential for a significant tourism downturn following anticipated changes to the Grand Staircase-Escalante National Monument management plan. She reiterated concern about whether all short-term rental operators were remitting the same tax obligations as licensed lodging businesses and suggested the town seek to impose higher impact fees on developers.

VII. ADMINISTRATIVE ACTION ITEMS (Motion Required)

The Council voted to close the Public Hearing and reconvene the Regular Meeting.

Motion: *Council Member Josh Ellis moved to close the public hearing and reopen the regular meeting. Council Member John Veranth seconded.*

Vote: Voice Vote – All members voted in favor.

Result: Approved unanimously 5-0

7.1. Consideration of Fourth of July Expenditures and Plan

It was clarified that the \$4,500 total included \$1,500 already received from the America 250 state grant, making the net town expenditure \$3,000. The motion was framed to approve the full \$4,500 in expenditures as presented.

Motion: Council Member Josh Ellis moved to approve the FY2026 Fourth of July expenditures and plan, requesting \$4,500 as presented. Council Member Lacy Allen seconded.

Vote: Voice Vote – All members voted in favor.

Result: Approved unanimously 5-0

7.2. Consideration of Resolution to Extend New Business Licenses

Mayor Cheryl Cox explained that earlier in the year, existing business licenses had been extended to December 31, 2026, while the town revised its business license ordinance and application. However, new licenses issued since that time still carried a June 30 expiration. This resolution extended new business licenses to December 31, 2026, on the same basis. Councilmember Lacy Allen noted the extension should not be renewed further and that the Council needed to finalize a new payment structure and ordinance for FY2027.

Motion: Council Member Josh Ellis moved to approve Resolution 2026-Q [No. 2026-17] as presented [to extend the expiration date for all business licenses issued in 2026]. Council Member Lacy Allen seconded.

Vote: Voice Vote – All members voted in favor.

Result: Approved unanimously 5-0

7.3. Consideration of Landfill Attendant Substitute

A letter of interest was received on June 1, 2026, from Hopi Hunt for the position of substitute landfill attendant.

Motion: Council Member Josh Ellis moved to approve the hiring of Hopi Hunt as substitute landfill attendant at the current pay schedule. Council Member Tina Karlsson seconded.

Vote: Voice Vote – All members voted in favor.

Result: Approved unanimously 5-0

VIII. LEGISLATIVE ACTION ITEMS (Motion Required)

8.1. Consideration of Amendments to the Fiscal Year 2026 Budget

Consistent with the public hearing discussion and the recommendation of town accountant Dave Sanderson, the Council moved to formally amend the FY2026 budget to address the projected overages in the Administration, Landfill, and Roads categories.

Motion: Council Member Lacy Allen moved to amend the Fiscal Year 2026 budget by reallocating funds from savings to cover overages in Administration, Landfill, and Roads, with unexpended funds from all other accounts to be returned to savings at the end of the fiscal year. Councilmember Josh Ellis seconded.

Vote: Roll Call Vote – Council Member Josh Ellis - Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.

Result: Approved unanimously 5-0

8.2. Consideration of Property Tax Impact Schedule

Mayor Cheryl Cox explained that the property tax impact schedule had been presented publicly over several months, with the proposed increase amounting to approximately \$4.40 per month for a typical residential property. The Council discussed whether to increase the proposed amount if the Truth in Taxation process was required, but Town Clerk Julian advised that she believed a change from the

publicly noticed amount would require an additional public hearing before the June 30 statutory deadline. Council Member John Veranth indicated he was satisfied with that answer and no change was pursued. The motion authorized administration to proceed with all necessary steps, including Truth in Taxation if legally required, based on the presented schedule.

***Motion:** Council Member Josh Ellis moved to authorize the administration to proceed with all necessary steps to finalize the property tax rate adjustment, including the Truth in Taxation process if determined to be legally required, based on the presented property tax impact schedule. Councilmember Lacy Allen seconded.*

***Vote:** Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.*

***Result:** Approved unanimously 5-0*

8.3. Consideration of Adoption of the Fiscal Year 2027 Budget, Including a Proposed Tax Increase

Prior to the vote, the Council briefly discussed the Planning Commission's training budget disparity raised during the public hearing. Council Member Josh Ellis advised against making line-item adjustments at this stage, noting that the budget was built on restructured categories with limited historical comparability, and that the budget could be amended as needed throughout the year. The Council expressed general support for planning commission training and indicated a willingness to revisit the line item when final budget numbers are confirmed following Truth in Taxation, if applicable.

***Motion:** Council Member Josh Ellis moved to adopt the Fiscal Year 2027 Budget as presented, or as an interim budget if the Truth in Taxation process is legally required, including the proposed tax increase . Councilmember Lacy Allen seconded.*

***Vote:** Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.*

Result: Approved unanimously 5-0

IX. WORK SESSION (Discussion Only - No Action Taken)

9.1. Chapter 111 Alcoholic Beverages Ordinance Amendment

The Council discussed the proposed amendment to the town's alcoholic beverages ordinance. Council Member Josh Ellis and Council Member Veranth agreed that the draft ordinance was overly complex and should be substantially simplified. The Council reached consensus that the town's role should be limited to administering the local consent process as required by state law, without duplicating state requirements. The following criteria were identified as the minimum necessary for local consent: that the applicant operate in a properly zoned area and hold a town business license. Beyond those criteria, the Council agreed not to impose requirements stricter than state law. It was confirmed that a public hearing may be required if zoning criteria are referenced, and this would be verified in advance.

Action Item Assigned: Council Member Josh Ellis and Council Member Lacey Allen were designated as the less-than-quorum working committee to develop a plain-language draft of the simplified ordinance for presentation to the full Council. The goal is to have a working draft available for the July meeting with potential adoption in August after legal review.

9.2. RSTR Ordinance And Application Process Update

Town Clerk Julian reported on the revision of the Short-Term Rental Regulation (RSTR) ordinance. The Town Attorney reviewed the December-amended ordinance and updated application, identified minor language revisions necessary to ensure the Council's intent is both enforceable and administratable and advise on the outstanding issue requiring explicit clarification in the revised draft is the transition from a first-in, first-out waiting list to a lottery system. The attorney's recommended timeline includes presenting a redlined draft and accompanying memo to the Planning Commission for a Public Hearing and Vote in July, followed by a Public Hearing and Vote by the Town Council in August. This timeline will coincide with related updates to the business license ordinance and application. The Council unanimously concurred with this recommended schedule.

9.3. Town Tree Ordinance Amendment Update

Mayor Cheryl Cox noted that the attorney had been briefed on the town's intent and was researching how to structure volunteer committees outside the requirements of the Open Public Meetings Act. Council Member Tina Karlsson reported that the

Tree City volunteer group had suggested an open membership model where any community member attending meetings regularly could participate, with consensus-based recommendations passed to the Council liaison.

Action Item Assigned: Council Members Ellis and Karlsson are to finalize their draft comments for legal review.

9.4. 4th of July Parade and Serving Dinner

The Council discussed strategies to increase parade participation. A parade permit application had been submitted to UDOT by town staff. The Council considered but declined to implement a competitive judging process, citing practical difficulties from prior years. Council Member John Veranth suggested a participant acknowledgment approach in which every float receives a custom, humorous category recognition rather than competitive rankings, creating an inclusive and celebratory atmosphere. The Council broadly agreed this was the preferred approach.

Regarding Council visibility, Mayor Cox indicated that all available Council members would serve dinner at the event as a public service gesture. Mayor Cox also noted that the Beards were being considered to lead the parade carrying flags.

Action Item Assigned: Mayor Cheryl Cox and Council Member Lacy Allen were designated to finalize the participation incentive and acknowledgment plan, drawing on Council Member John Veranth's suggestion.

9.5. Meeting File Storage & Management Review

Council Member Josh Ellis noted that relevant case law and guidance on this topic predates the 2024 revisions to the Open and Public Meetings Act, which narrowed the definition of a meeting and tightened the standard for what constitutes prohibited deliberation outside a meeting. He indicated he wished to research the matter further and consult with the town attorney before bringing a fuller analysis to the Council.

Action Item Assigned: Council Member Josh Ellis to follow up on this item for a future meeting, hopefully collaborating with Planning Commission Chair Nancy Tosta.

X. GENERAL PUBLIC COMMENT (Public Input)

No public comments were received.

XI. CLOSING BUSINESS

11.1. Review of Outcomes, Assignments, and Counsel Recommendations

Town Clerk Elizabeth Julian provided a summary of meeting outcomes and assignments, which was accepted without correction. The summary was consistent with the record reflected in these minutes.

11.2. Future Agenda Items

The following items were identified for future agendas:

- **Cougar Management Plan Resolution:** Mayor Cox indicated she would move forward with drafting a formal resolution expressing the town's economic and public safety concerns regarding the cougar management plan, with assistance from the town attorney, rather than waiting further for a presentation from wildlife officials. Councilmember Josh Ellis supported proceeding without further delay, noting a recent incident in which a horse was injured in a snare.
- **Fire Ordinance Update:** Town Clerk Elizabeth Julian reminded the Council this item remained on the work plan.
- **No-Burn/No-Fireworks Reminder Public Notice:** Town Clerk Elizabeth Julian noted that a public notice similar to one issued the prior year would be distributed in the coming weeks ahead of the Fourth of July holiday.
- **Purchasing Policy:** Councilmember Veranth was working on a draft purchasing policy for future consideration.
- **Fee Schedule Changes:** Identified as a pending discussion item.
- **Highway 12 Safety Issues:** Councilmember Lacy Allen and other members raised ongoing concerns about speeding and unsafe passing on Highway 12 through town, including at the subdivision entrance and near Hell's Backbone Grill.

Action Item Assigned: Councilmember Veranth was authorized to contact UDOT engineering staff on behalf of the town to initiate a discussion on multiple Highway 12 safety concerns, including double-yellow line designation, pedestrian safety near Hell's Backbone, and sight distance at key intersections.

11.3. Confirmation of Next Regular Meeting: Tuesday, July 7, at 7:00 PM

The next regular meeting was confirmed for **Tuesday, July 7, 2026, at 7:00 PM**. Town Clerk Elizabeth Julian noted that at the July meeting, the Council would be asked to consider moving the August meeting from the first Tuesday to the second Tuesday (August 11) to accommodate a potential Truth in Taxation public hearing at the request of the County Clerk.

XII. CLOSED SESSION (Action - Motion Required To Enter/Exit)

***Motion:** Council Member Josh Ellis moved to enter a closed session in the meeting room to discuss the character, competence, or mental health of an individual. Councilmember Lacy Allen seconded.*

***Vote:** Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.*

***Result:** Approved unanimously 5-0*

The Council entered a closed session. All Council members and Town Clerk Elizabeth Julian were present. Councilmember Veranth participated by telephone.

XIII. RETURN TO REGULAR MEETING (Discussion & Possible Action)

***Motion:** Council Member Josh Ellis moved to close the closed session and reconvene the open meeting. Councilmember Tina Karlsson seconded.*

***Vote:** Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.*

Result: Approved unanimously 5-0

No action was taken following the closed session.

XIV. ADJOURNMENT

Mayor Cox adjourned the meeting at 9:58 PM.

CERTIFICATE

BOULDER TOWN, STATE OF UTAH

[First and Last Name], Title

ATTESTATION:

[First and Last Name], Title

Date Approved by the Town Council: _____