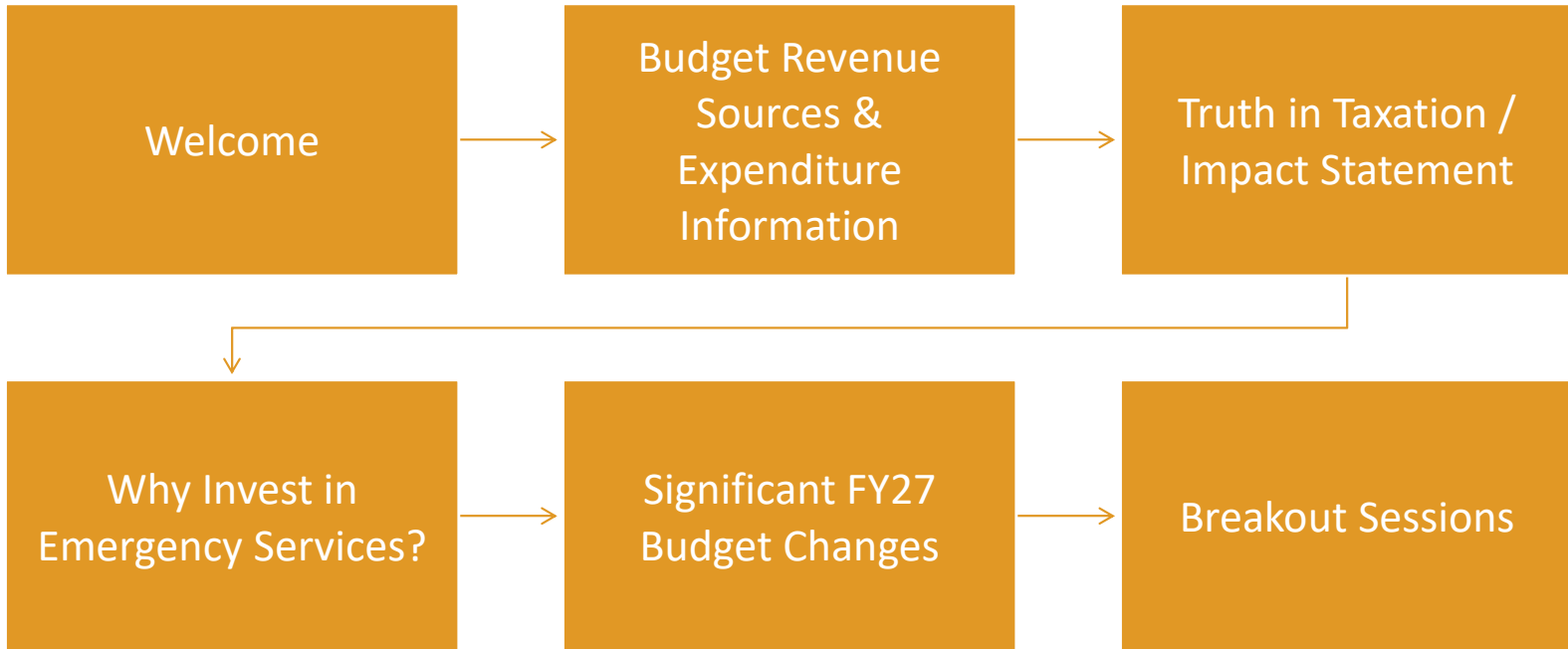


YOUR TOWN BUDGET AT WORK Open House

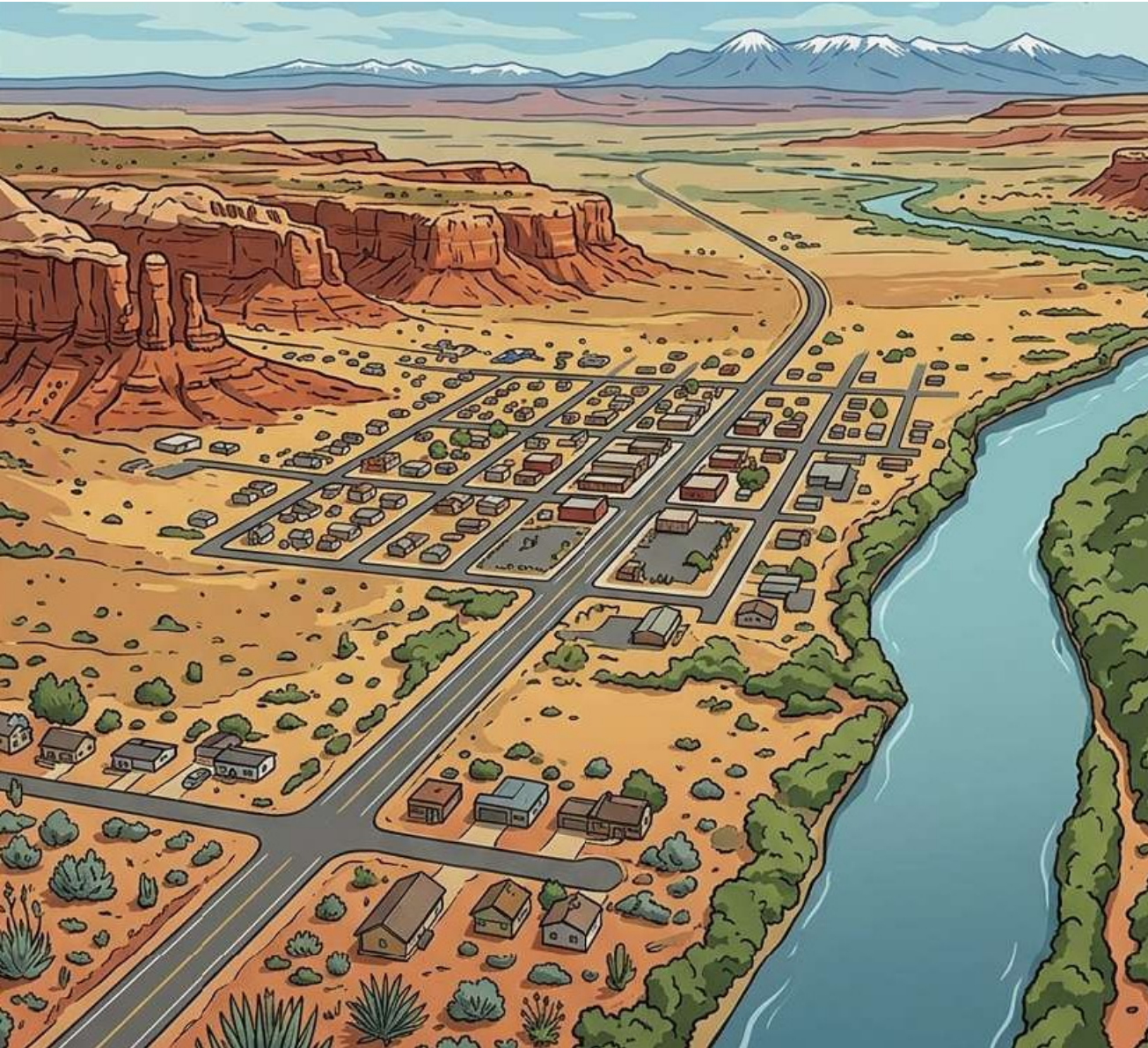
TOWN OF BLUFF

MAY 19, 2026 6:00 – 7:30 PM

BLUFF COMMUNITY CENTER AUDITORIUM

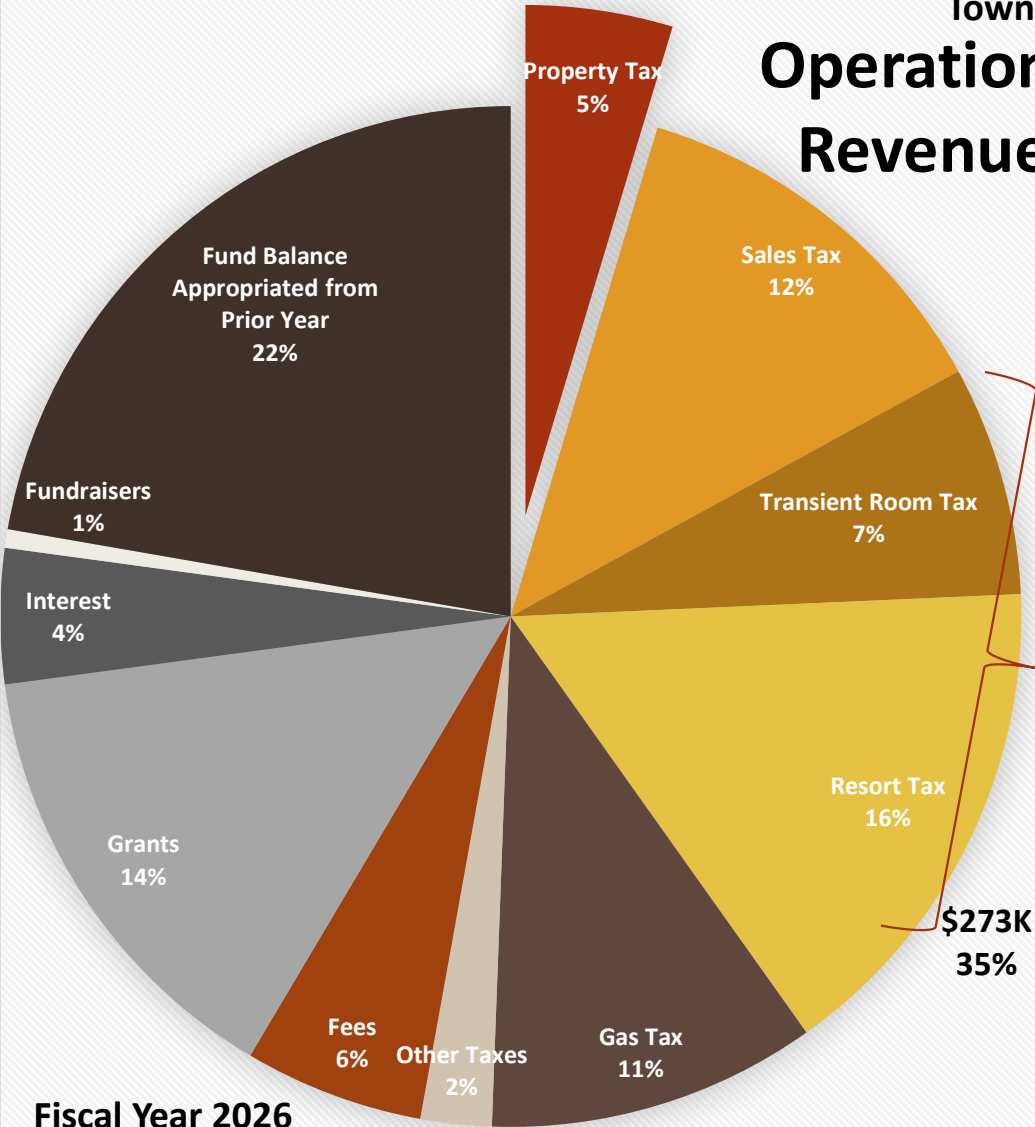


Agenda

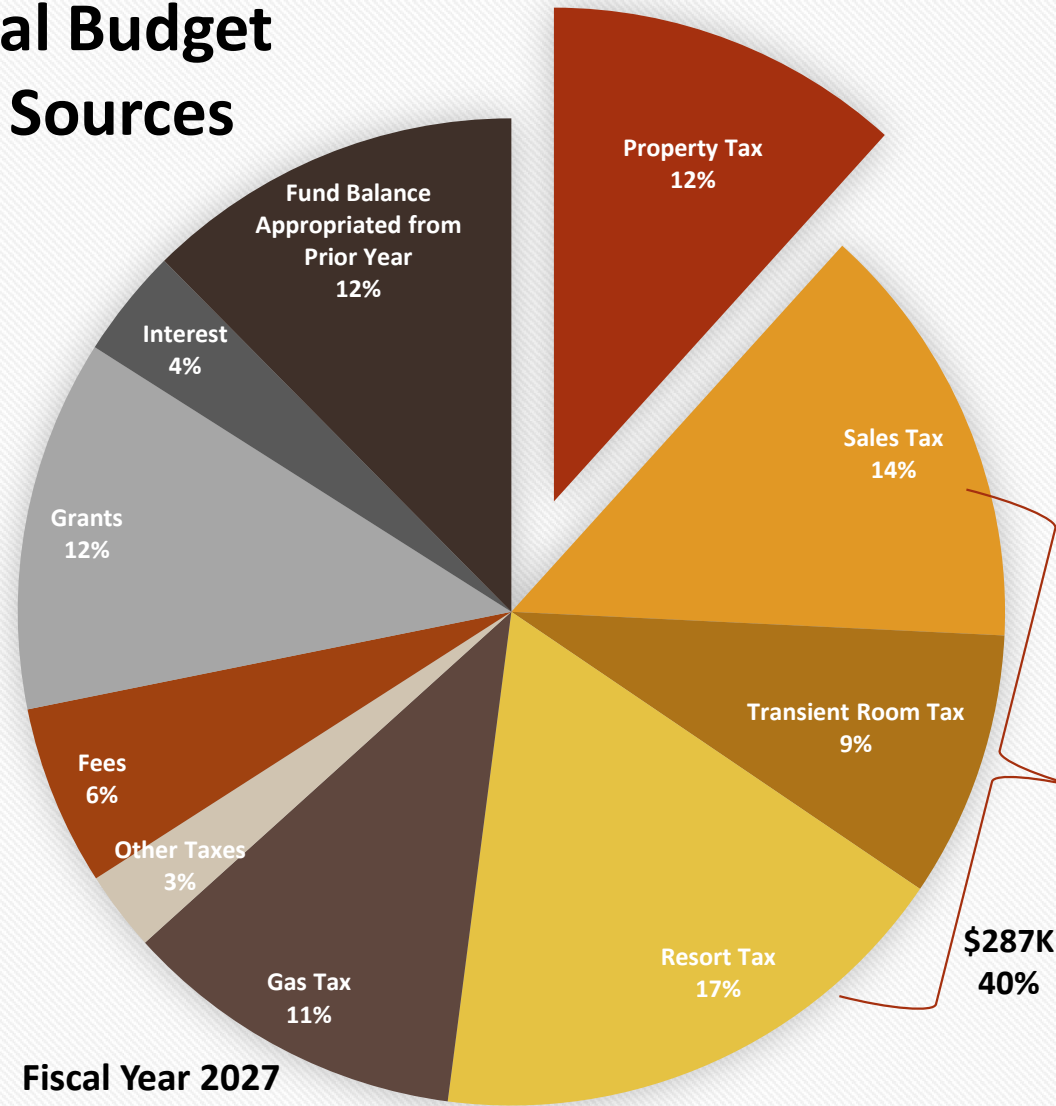


WELCOME

Town of Bluff Operational Budget Revenue Sources

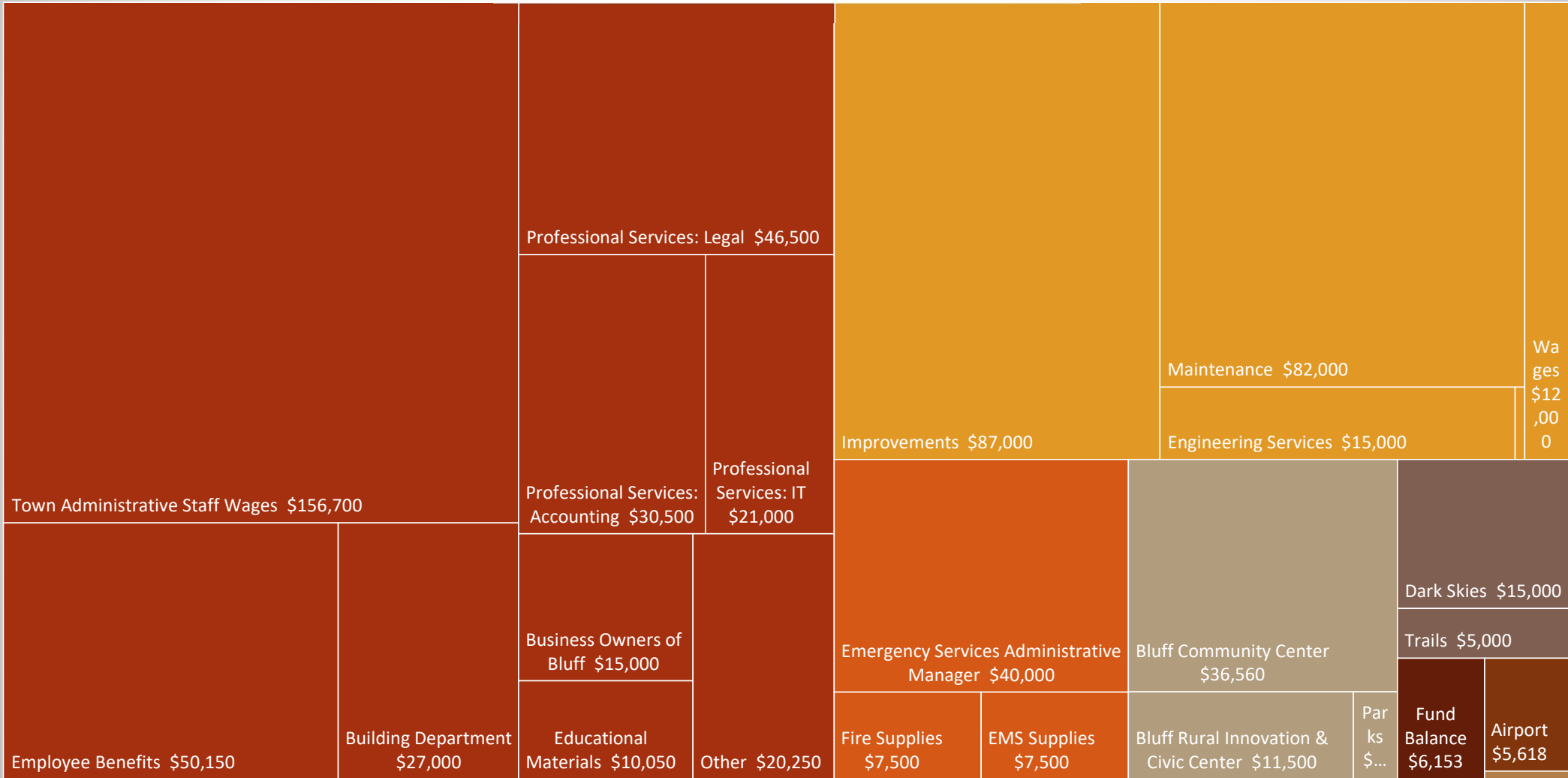


Fiscal Year 2026
Total Operational Revenue \$1.1 Million



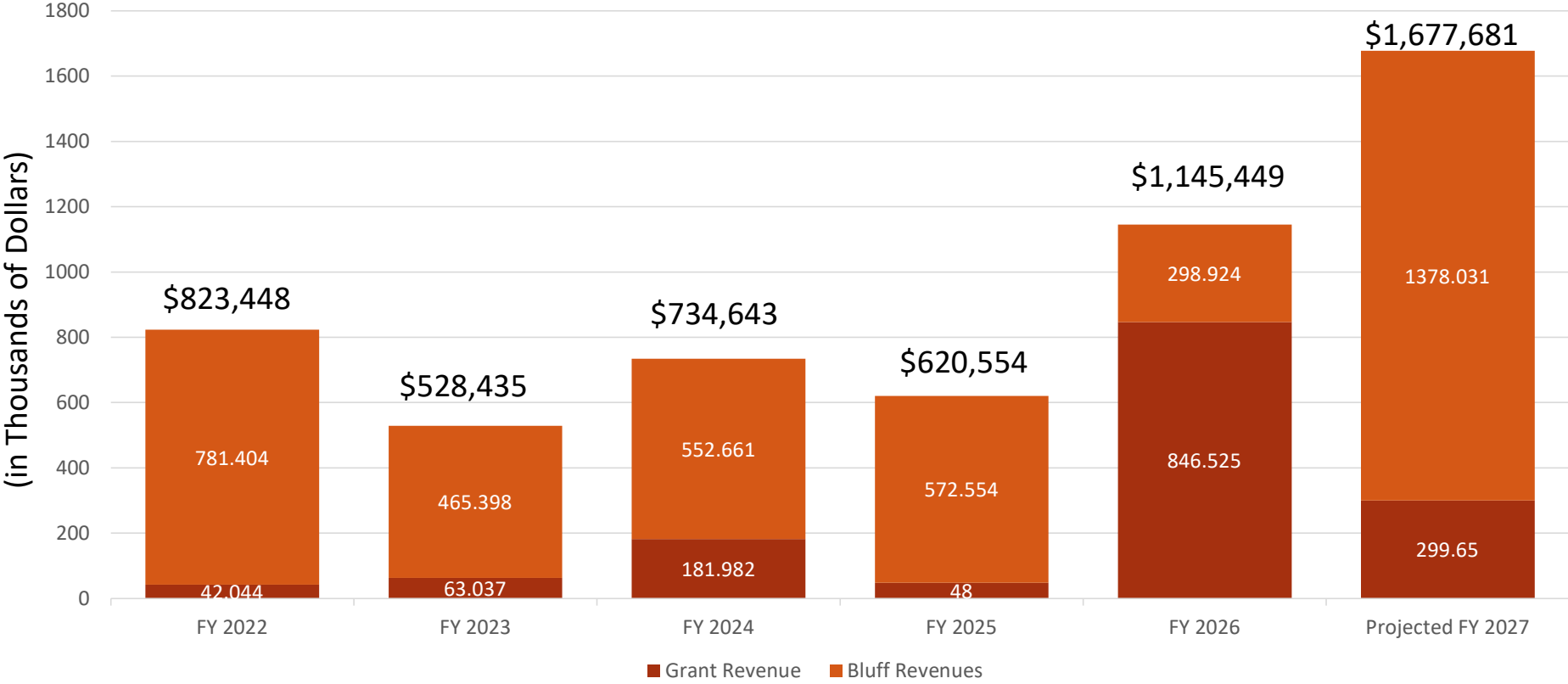
Fiscal Year 2027
Total Operational Revenue \$711K

FY2027 Operational Expenditures



■ Administration
 ■ Public Safety
 ■ Roads
 ■ Facilities
 ■ Projects
 ■ Cemetery
 ■ Fund Balance
 ■ Airport

Bluff Total Revenues vs Grant Revenue Including BRICC Renovation



Grant Funding

2022
Roads \$ 42,044

2023
Community \$ 24,088
Roads \$ 38,949

2024
Airport \$125,640
Community \$ 904
Facilities \$ 41,000
Roads \$ 14,438

2025
Facilities \$ 22,000
Roads \$ 26,000

2026
Cemetery \$ 10,000
Facilities \$561,275
Recreation \$165,000
Roads \$110,250

2027
Facilities \$166,650
 +
 Fed Funding

Roads \$ 83,000

Total Grant Funding Secured from 2022 through 2027

\$1,431,238

(so far!)

Utah Property Tax 101: Truth in Taxation

- ❖ Revenue-based
- ❖ The only growth in property tax revenue comes from new properties; increased property values do not impact local government's revenue
- ❖ Truth in Taxation Process

Certified Tax Rate System – online demo

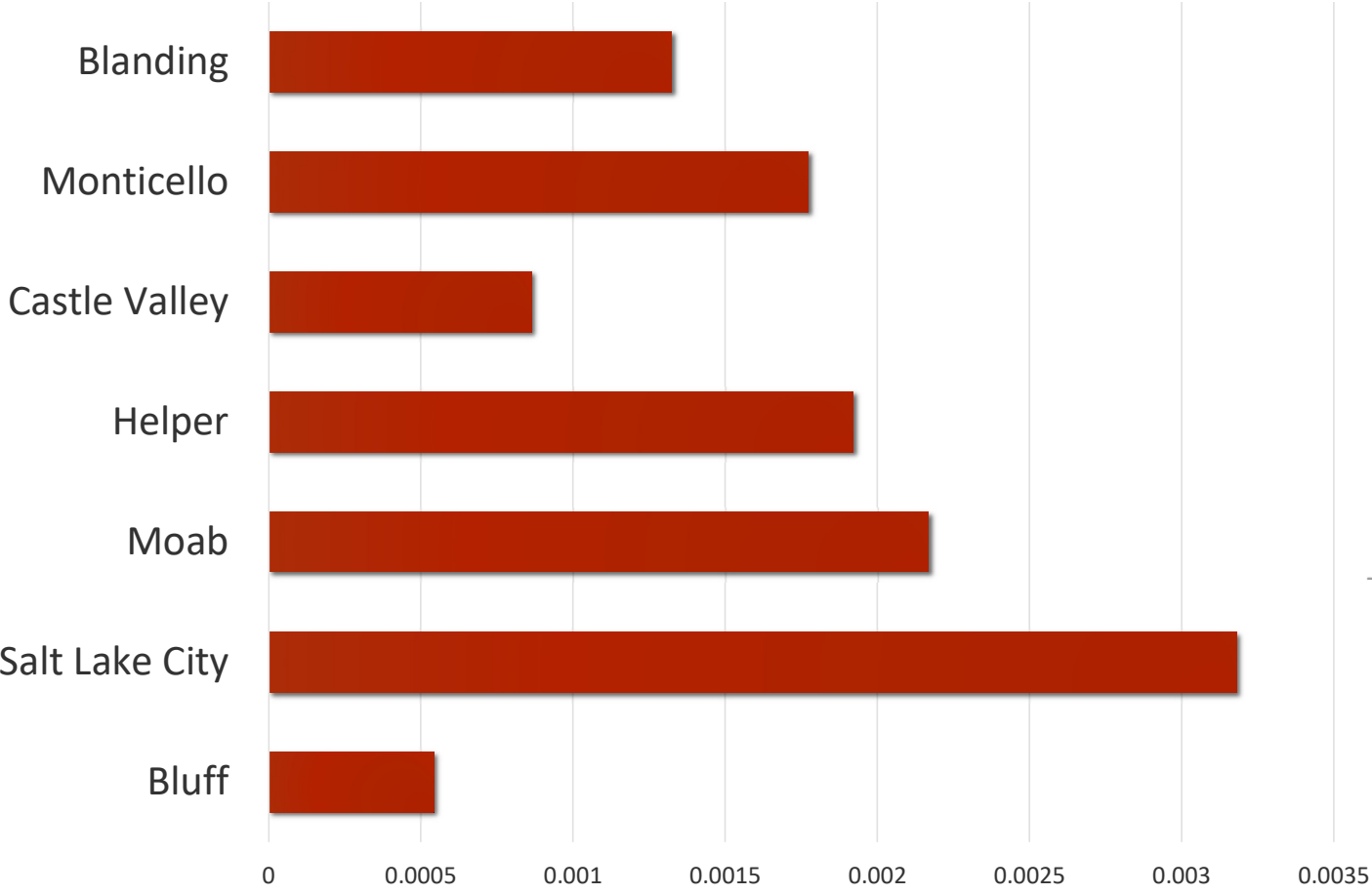
www.taxrates.utah.gov

YEAR	INFLATION RATE
2020	1.23%
2021	4.70%
2022	8.00%
2023	4.10%
2024	2.90%
2025	2.60%
5-year Inflation	23.53%

Bluff Valuation vs Revenues Collected

YEAR	TOTAL ASSESSED MARKET VALUE (Certified Tax Rate Value)	BLUFF PROPERTY TAX REVENUES COLLECTED
2020	\$24.7 Million	\$30,173
2021	\$27.7 Million	\$30,169
2022	\$43.5 Million	\$31,106
2023	\$43.9 Million	\$32,184
2024	\$49.8 Million	\$32,364
2025	\$60.9 Million	\$33,058

2025 Tax Rates



Municipality
Comparisons



	2025 Certified Tax Rate	2025 Tax Rate vs. Bluff	2025 Total Property Valuation	Annual Property Tax Revenues	Total Operational Budget Revenues (Approx.)	Property Tax as % of Operational Revenue
Bluff	0.000543	-	\$60.9 Million	\$33,186	\$711,031	5%
Monticello	0.001774	227%	\$162 Million	\$287,812	\$2,328,847	12%
Blanding	0.001324	144%	\$178 Million	\$235,846	\$3,102,600	8%
Moab	0.002167	299%	\$1.54 Billion	\$3,351,250	\$22,795,275	15%
Helper	0.001919	253%	\$145 Million	\$288,663	\$2,173,555	13%
Castle Valley	0.000864	59%	\$156 Million	\$134,850	\$847,370	16%
Salt Lake City	0.003180	486%	\$49 Billion	\$161,273,339	\$512,495,523	31%

Municipality Comparisons

Why invest in
Emergency Services
now?

- ✓ Request from fire leadership for administrative support
- ✓ Wildland Urban Interface responsibilities (HB 48)
- ✓ Public education
- ✓ Recruiting and incentives for firefighters & EMTs
- ✓ Grant writing

IMPACT STATEMENT

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%
--------------------------------------	------

IMPACT STATEMENT

Estimated annual increase to a:

- primary residence with a market value of \$**233,800** is \$**105.61**
- primary residence with a market value of \$**500,000** is \$**225.85**
- business property with a market value of \$**443,600** is \$**364.32**
- business property with a market value of \$**1,000,000** is \$**1,366.39**

*market value = county assessed market value

IMPACT STATEMENT

Affected Department	Proposed Budget	Budget without Tax Change	Budget Change
Emergency Services	\$55,000	\$5,000	+\$50,000

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**

Proposed Fiscal Year 2027 Changes

REVENUES

Taxes

- Proposed Property Tax increase from \$33K to \$83K
- Resort (\$125K), Transient Room Tax (\$62K), and Sales Taxes (\$100K) are budgeted conservatively at just below 2024 actuals

Roads

- \$83K in matching roads funds (down from FY26, but double previous years)

Grants

- Expenditure of EECBG for BRICC (\$166K) on insulation & lighting

EXPENSES

Administration

- New Minute Taker/ADA Compliance Role +\$18K
- Employee Benefits including Health Insurance (\$19K) and Retirement (\$13K)

Emergency Services

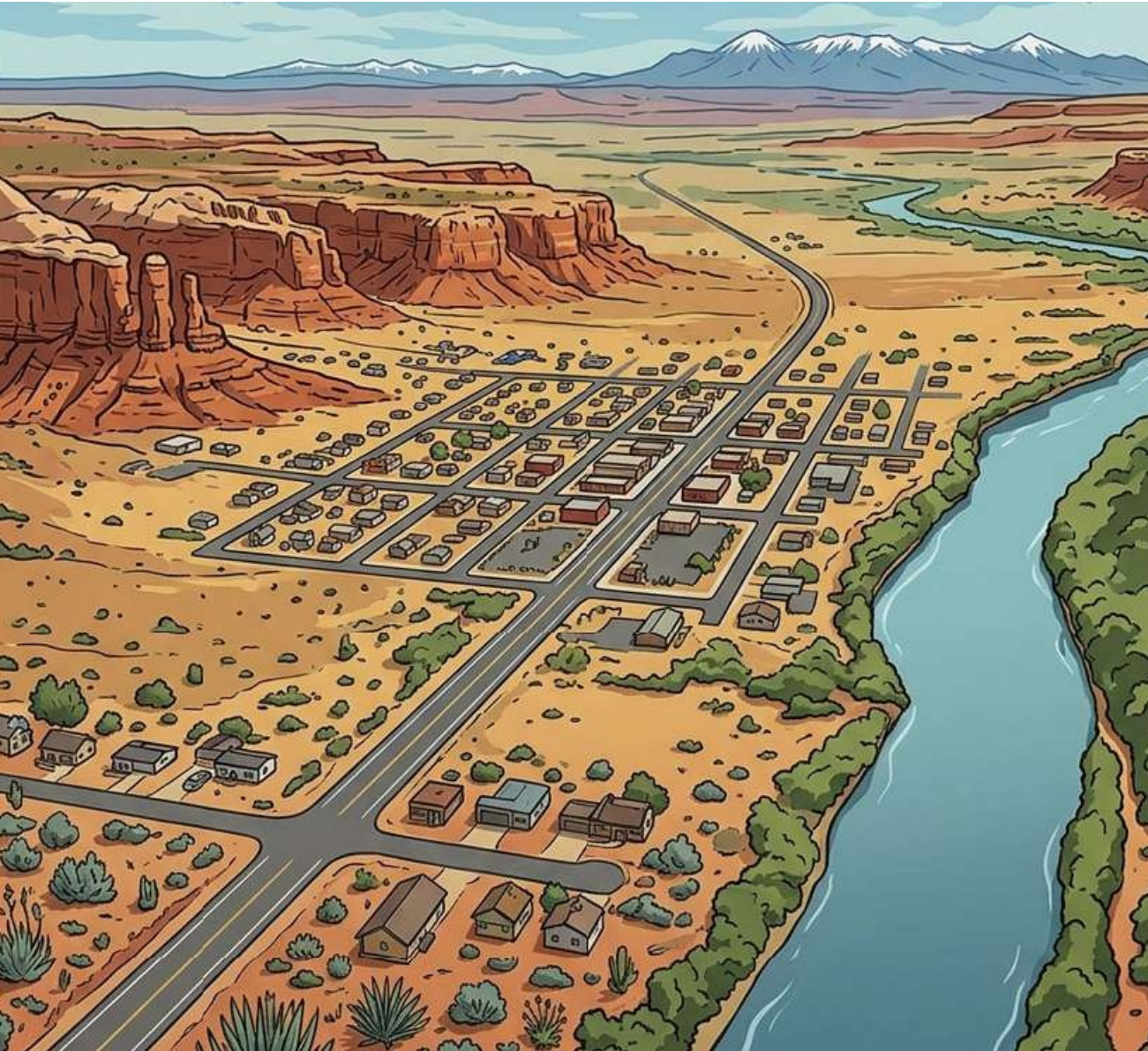
- Emergency Services Position W-2 Employee through TOB (40K)

Community & Facilities

- Maintenance Position – proposed 1099 contractor (\$16K)
- Dark Sky Community (\$15K)
- Trails (\$5K)
- Community Promotion – Wayfinding Project (\$10K)

Breakout Sessions

- Emergency Services
- Bluff Rural Innovation & Civic Center Renovation Project
- Secondary Water Project
- Town Roads
- Dark Sky and Business Collaboration Efforts
- General Budget



BREAKOUT!