

Erin Nelson

From: Kerri Harris [REDACTED]
Sent: Monday, June 1, 2026 10:47 PM
To: Josh Ewing; Britt Hornsby; Jennifer Davila; Spencer Wade; Gary Haws; Town of Bluff
Subject: Vote regarding property tax increase

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Dear Mayor and Members of the Town Council,

I respectfully ask the Council to vote "No" on the proposed property tax increase.

First, I want to make it clear that I believe Emergency Medical Services are important. The health and safety of our residents and visitors should always be a priority, and I appreciate the efforts of those who volunteer and serve our community. My concern is not whether EMS services are valuable, but whether this proposal has been sufficiently developed and whether a property tax increase is the best way to fund it.

The Truth in Taxation notice states that a \$50,000 increase in property tax would fund a part-time Emergency Services Administrative Manager and additional emergency services equipment. The proposed EMS budget increase does not appear to have any finalized job descriptions, defined qualifications, expected work hours, salary or a detailed budget showing exactly how the additional funds will be spent. It does not include what equipment is needed, the cost of the equipment or any details regarding equipment expenditures or what equipment needs would be in the future since this would be a permanent increase. I also have not seen a plan that explains how the additional funds will be monitored, what performance expectations will exist, how success will be measured or how it was determined that \$50,000.00 would be the appropriate figure for this budget item. Could the same results be achieved with a smaller budget or a combination of other funding sources?

If the EMS budget is proposed to increase from \$5,000.00 to \$55,000.00 annually, taxpayers should receive a clear accounting of how every dollar will be used and what safeguards will ensure those funds remain dedicated to their intended purpose.

Second, I question whether a property tax increase is appropriate, not just for EMS, but for the citizens and businesses of Bluff. Before asking residents and businesses to pay more, the Town should demonstrate that all reasonable alternatives have been evaluated and that a property tax increase is truly necessary. Property taxes should be considered a funding source of last resort. I have not seen any documentation that any other funding alternatives have been considered or proposed.

I also believe it is important to recognize the financial pressures that property owners have already experienced recently. Property values in Bluff have increased substantially. While Bluff doesn't see additional revenue from those increases, it does not change the reality that homeowners and businesses have already faced a significant increase in their property tax bill.

Property taxes are not tied to a taxpayer's ability to pay. They are not optional. Unpaid property taxes accumulate penalties and interest and can ultimately place a property at risk. For residents living on

fixed incomes, retirees and many small business owners facing increasing costs, even seemingly modest tax increases can create difficult financial choices.

Many local businesses are already experiencing reduced tourism and lower revenues due to gas prices. Bluff is not an easy place to get to. A business owner, like me, whose revenue declines by 15 percent still owes the same property tax bill, regardless of whether the income is available to support it. The same is true for retirees and residents living on fixed incomes. Before increasing this burden, the town should carefully consider alternative funding methods or if the current budget can meet this expenditure. Before approving a permanent increase, the Town should carefully consider the impact on those least able to absorb additional expenses.

Again, I respectfully request the Council to reject this proposal to permanently increase property taxes because there is not a fully developed plan, a clearly defined cost analysis to reflect a \$50,000.00 line item increase in the budget, clear accountability measures or evidence that a property tax increase is the best solution at a time when many residents and businesses are already under financial pressure.

Sincerely,
Kerri Harris
Cadillac Ranch RV Park Utah LLC

Contact Info

[REDACTED]

