



HIDEOUT, UTAH

TRUTH IN TAXATION PUBLIC HEARING

August 8, 2024

Agenda

PUBLIC NOTICE IS HEREBY GIVEN that the Town Council of Hideout, Utah will hold a Truth in Taxation Meeting electronically and in-person at Hideout Town Hall, located at 10860 N. Hideout Trail, Hideout Utah, for the purposes and at the times as described below on Thursday, August 8, 2024.

All public meetings are available via ZOOM conference call and YouTube Live.
Interested parties may join by dialing in as follows:

Zoom Meeting URL: <https://zoom.us/j/4356594739>
To join by telephone dial: US: +1 408 638 0986 **Meeting ID:** 435 659 4739
YouTube Live Channel: <https://www.youtube.com/channel/UCKdWnJad-WwvcAK75QjRb1w/>

Truth in Taxation Public Hearing 7:00 PM

- I. Call to Order
- II. Roll Call
- III. Agenda Items
 - 1. [Public hearing to accept public comment regarding the proposed FY 2025 Budgets and proposed tax rate of .000612 and associated revenue estimated at \\$388,195](#)
 - 2. [Consideration and possible approval of Resolution 2024-R-XX to adopt a Final Tax Rate of .000612 with Form PT-800](#)
 - 3. [Discussion and possible approval to adopt Resolution 2024-R-XX adopting the FY25 budgets](#)
- IV. Meeting Adjournment

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during the meeting should notify the Mayor or Town Clerk at 435-659-4739 at least 24 hours prior to the meeting.

HIDEOUT TOWN COUNCIL
10860 N. Hideout Trail
Hideout, UT 84036
Phone: 435-659-4739
Posted 08/07/2024

Town of Hideout – General Fund FY25 Preliminary Budget

Item 1.

Operating Income and Expense	FY24	FY25 Budget	FY25 Budget vs. FY24 \$	FY25 Budget vs. FY24 %
Taxes	\$654,731	\$814,187	\$159,456	24.4%
License and Permits	\$547,900	\$764,531	\$216,631	39.5%
Miscellaneous Revenues	\$237,336	\$409,822	\$172,486	72.7%
Contributions & Transfers	\$189,843	\$150,000	(\$39,843)	-21.0%
Operating Income	\$1,629,810	\$2,138,540	\$508,730	31.2%
Operating Expense				
Salary/Wages/Benefits	\$529,623	\$569,562	(\$39,938)	-7.5%
Administration	\$92,514	\$96,215	(\$3,701)	-4.0%
Professional Services	\$587,462	\$956,121	(\$368,659)	-62.8%
Public Safety	\$90,579	\$94,202	(\$3,623)	-4.0%
Streets	\$486,143	\$301,927	\$184,216	37.9%
Parks and Community Development	\$9,956	\$77,000	(\$67,044)	-673.4%
Debt Service	\$38,013	\$43,513	(\$5,500)	-14.5%
Operating Expense	\$1,834,291	\$2,138,540	(\$304,249)	-16.6%
As-is Surplus/Deficit	(\$204,481)	\$0	\$204,481	100.0%

FY25 budget is favorable to FY24 by \$204.5k primarily due to:

- ✓ Revenue favorability primarily due to an increase in anticipated building permits/inspection fees, higher property taxes and sales taxes (increase in CO's and rates) as well as utilization of MIDA municipal funds. Revenue favorability is partially offset by lower Class C Road funds and interest revenue.
- ✓ Expense unfavorability primarily due to higher legal costs (\$135k), strategic development and communications consultant (\$125k), matching grant funds (\$50k), additional staff requirements (\$44k), annexation strategy consultant (\$65k), public relations consultant (\$25k) and parks/recreation/community (\$13k). Expense unfavourability was partially offset by lower street maintenance (\$184) due to major road repairs in FY24 not required in FY25.

Town of Hideout – Enterprise Fund FY25 Preliminary Budget

Item 1.

Operating Income and Expense	FY24	FY25 Budget	FY25 Budget vs. FY24 \$	FY25 Budget vs. FY24 %
Water Service Revenue	\$1,522,144	\$1,751,435	\$229,291	15.1%
Water Meter Connection Fees	\$100,803	\$100,945	\$142	0.1%
Miscellaneous Revenue	\$57,439	\$61,796	\$4,358	7.6%
Operating Income	\$1,680,386	\$1,914,177	\$233,791	13.9%
Operating Expense				
Salaries and Benefits	\$671,632	\$861,378	(\$189,746)	-28.3%
Public Works Department	\$129,625	\$255,206	(\$125,581)	-96.9%
General Water Service Expense	\$395,425	\$454,868	(\$59,444)	-15.0%
Administrative Expense	\$85,228	\$88,637	(\$3,409)	-4.0%
Professional	\$86,178	\$68,000	\$18,178	21.1%
Bad Debt and Depreciation Expense	\$232,402	\$244,017	(\$11,615)	-5.0%
Operating Expense	\$1,600,489	\$1,972,106	(\$371,617)	-23.2%
Surplus/(Deficit)	\$79,897	(\$57,929)	(\$137,826)	-172.5%

FY25 budget is unfavorable to FY24 by \$137.8k primarily due to:

- ✓ Revenue favorability primarily due to additional water, sewer and storm revenue associated with an increase in anticipated certificates of occupancy (CO's) as well as an 8% proposed rate increase.
- ✓ Expense unfavourability is primarily due to 2 new employees in FY25 and full year impact of a new hire in FY24 (\$190k), sewer/storm repair (\$96k) and smart meter replacement (\$26k) as well as higher JSSD charges due to increase in CO's and rate (\$56k).

Town of Hideout
State Budget Report
10 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

Item 1.

	2023 Actual	2024 Actual	2024 Original Budget	2024 Revised Budget	2025 Original Budget
Change In Net Position					
Revenue:					
Taxes					
3110 Property taxes - current	248,641	267,619	270,268	267,619	388,195
3120 Prior year property taxes - delinquent paid	38,549	44,010	41,901	44,010	46,908
3124 Fee-in-lieu of property taxes	6,004	5,847	6,527	5,847	6,232
3130 Sales tax	209,494	245,132	239,237	245,132	271,077
3136 Transient Room Tax Revenue	1,571	1,476	3,770	1,476	1,535
3137 Franchise Fee Revenue	4,676	3,715	5,340	3,715	4,108
3140 Municipal energy taxes	62,752	86,932	71,661	86,932	96,133
Total Taxes	571,687	654,731	638,704	654,731	814,188
Licenses and permits					
3210 Business licenses	1,275	2,375	1,260	2,375	2,494
3215 MDA revenue	108,000	108,000	108,000	108,000	108,000
3221 Building permits	293,660	312,160	458,744	312,160	430,463
3222 Roadway Fee	37,500	33,150	34,386	33,150	34,808
3223 Excavation Permit Fee Revenue	7,748	1,704	7,748	1,704	1,789
3225 Application Fee Revenue	10,050	500	9,215	500	525
3227 Construction/Other Sign Fee	7,400	6,260	7,400	6,260	6,573
3229 Subdivision Development Fees	21,400	5,000	25,000	5,000	20,000
3230 5% Project (Engineering) Fees	134,092	36,003	190,500	15,612	60,000
3231 Planning & Zoning Fees	124,579	150,749	194,613	186,965	207,880
Total Licenses and permits	745,704	655,900	1,036,866	671,726	872,532
Charges for services					
3490 Other services revenue	2,446	600	2,580	500	624
Total Charges for services	2,446	600	2,580	500	624
Fines and forfeitures					
3510 Fines and forfeitures	-	262	-	250	262
Total Fines and forfeitures	-	262	-	250	262
Interest					
3610 Interest earnings	22,437	98,363	60,000	99,102	55,570
3615 Street impact fees (interest)	16,698	17,298	32,252	16,740	17,298
Total Interest	39,135	115,661	92,252	115,842	72,868
Miscellaneous revenue					
3690 Other revenue	409	633	-	633	658
Total Miscellaneous revenue	409	633	-	633	658
Contributions and transfers					
3848 Transfer From Class C Road Fund	-	189,843	189,843	189,843	150,000
3850 Transfer From Municipal MIDA -Fund 23	-	-	-	-	215,230
3890 General Fund Balance to be Appropriated	-	-	389,675	-	-
3891 Gain/Loss on Sale of Assets	-	12,180	-	(1,177)	12,180
Total Contributions and transfers	-	202,023	579,518	188,666	377,410
Total Revenue:	1,359,381	1,629,810	2,349,920	1,632,348	2,138,542
Expenditures:					
General government					
Administrative					
5001.1 Admin Contract services	4,858	5,634	5,126	9,732	5,859
5001.2 Admin Council pay	266	480	266	1,030	499
5001.4 Admin Insurance	11,805	11,710	12,455	25,141	12,178
5001.6 Admin Mileage reimbursement	1,929	1,846	2,035	3,285	1,920
5001.7 Admin Office supplies	3,688	4,255	3,891	7,358	4,425
5001.8 Admin Personnel	343,734	315,767	411,586	291,172	380,342
5001.9 Admin Public notices	731	2,016	772	4,328	2,096
5001.A Admin Security Alarm Monitoring	912	671	962	1,440	698
5003 Admin Benefits	141,174	213,857	204,264	194,302	189,220
5004 Admin Other	1,152	4,611	1,215	9,152	4,795
5010 Admin Information Technology	15,002	29,098	20,252	21,396	30,262
5016 Admin Telephone	5,663	7,194	5,974	12,495	7,482
5017 Admin Training	2,178	3,016	7,500	3,959	3,137
5018 Admin Website	1,181	20	2,246	44	21
5019 Admin Membership	5,540	5,678	5,845	11,028	5,905
5030 Admin Repairs & Maintenance	4,250	6,623	4,484	7,893	6,888

Town of Hideout
State Budget Report
10 General Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

Item 1.

	2023 Actual	2024 Actual	2024 Original Budget	2024 Revised Budget	2025 Original Budget
5050 Admin Utilities	10,300	9,662	10,866	17,466	10,049
5069 Miscellaneous	279	-	3,000	(52,000)	-
5070 Bad Debt Expense	-	(5,500)	-	-	-
Total Administrative	554,642	616,637	702,739	569,221	665,776
Professional services					
5002 Consultant	-	-	-	-	215,000
5002.1 Accounting	80,100	44,815	84,505	50,196	60,000
5002.2 Legal	274,495	154,130	289,386	137,297	290,000
5002.3 Engineering 5% project/escrow	42,980	67,020	128,517	68,090	60,000
5002.35 Town Engineering	56,604	111,425	59,717	109,091	55,712
5002.36 Town Engineering - projects	30,380	31,061	31,899	32,817	16,152
5002.4 Building inspection	176,056	132,431	273,830	145,763	187,918
5002.5 Plan prints	7,264	1,409	11,711	863	1,999
5002.6 Auditor	6,940	18,600	7,322	18,600	15,000
5002.60 Planning	59,840	52,250	63,131	52,500	54,340
5002.65 Building Plan Review	15,013	(25,679)	23,883	(17,856)	-
Total Professional services	749,671	587,462	973,901	597,361	956,121
Total General government	1,304,313	1,204,100	1,676,640	1,166,582	1,621,897
Public Safety					
5103 Safety Maintenance	-	-	6,000	-	-
5105 Safety Police department	77,502	80,124	81,765	80,124	83,329
5305 Animal Services	11,996	10,455	14,346	11,807	10,873
Total Public Safety	89,498	90,579	102,111	91,931	94,202
Streets					
5201 Streets Personnel	425	-	-	-	-
5202 Streets Auto maintenance	2,784	28,156	2,938	30,186	6,283
5203 Streets Benefits	8,686	-	-	-	-
5204 Streets Fuel	13,496	10,477	17,500	9,714	10,896
5205 Streets Materials & Supplies	102,986	53,588	98,000	78,615	63,232
5207 City Road Repairs	-	322,110	-	322,110	150,000
5208 Streets Repair & maintenance	63,582	56,424	353,500	51,639	58,681
5209 Streets Equipment lease	30,750	14,563	39,000	10,750	11,978
5215 Streets Utilities	572	824	604	989	857
Total Streets	223,282	486,143	511,542	504,003	301,927
Parks					
5450 Parks and Recreation	5,834	2,310	15,000	2,310	15,000
Total Parks	5,834	2,310	15,000	2,310	15,000
Miscellaneous					
5650 Community Development	4,960	7,646	13,000	10,047	12,000
5655 Grant Matching	-	-	-	-	50,000
Total Miscellaneous	4,960	7,646	13,000	10,047	62,000
Debt service					
5800 Principal	19,552	30,889	15,802	26,221	30,889
5801 Interest	10,458	12,468	8,054	12,468	12,468
5802 penalties and fines	14,522	157	7,773	235	157
Total Debt service	44,532	43,513	31,629	38,924	43,514
Total Expenditures:	1,672,420	1,834,291	2,349,922	1,813,797	2,138,540
Total Change In Net Position	(313,039)	(204,481)	(2)	(181,449)	2

Town of Hideout
State Budget Report
51 Water Fund - 07/01/2024 to 06/30/2025
100.00% of the fiscal year has expired

Item 1.

	2023 Actual	2024 Actual	2024 Original Budget	2024 Revised Budget	2025 Original Budget
Income or Expense					
Income From Operations:					
Operating income					
5110 Interest earnings	-	41,753	36,000	28,657	35,000
5140 Water service	927,081	1,021,645	984,842	987,773	1,198,946
5141 Standby water	271,536	200,916	135,095	207,209	200,916
5142 Water reservation fee	(1,108)	-	-	-	-
5143 Meter rental	1,350	3,550	1,000	3,300	3,692
5145 Storm water service	34,093	45,673	36,217	45,684	53,599
5150 Sewer service	223,107	253,909	237,006	251,680	297,974
5310 Connection fees	78,683	97,253	122,916	97,282	97,253
5315 Water Transfer fees	2,260	2,748	2,260	2,849	2,858
5410 Late penalties and fees	10,640	23,018	5,253	26,220	23,938
5490 Other operating income	355	-	500	-	-
Total Operating income	1,547,996	1,690,466	1,561,089	1,650,654	1,914,176
Operating expense					
5001.1 Admin Contract Services	4,280	4,723	4,515	903	4,912
5001.2 Admin Council Pay	328	465	346	69	484
5001.4 Admin Insurance	7,815	11,336	-	-	-
5001.6 Admin Mileage Reimbursement	2,112	1,505	2,228	1,446	1,565
5001.7 Admin Office Supplies	3,489	3,359	3,681	736	3,493
5001.9 Admin Public Notices	900	1,952	950	190	2,030
5001.A Admin Security Alarm Monitoring	973	649	1,027	205	675
5004 Admin Other	405	4,251	427	85	4,421
5019 Admin Membership	6,623	5,609	6,987	1,250	5,833
5030 Admin Repairs & Maintenance	5,556	6,411	5,862	1,172	6,667
5050 Admin Utilities	10,141	8,668	10,699	2,140	9,015
5069 Miscellaneous	3,751	-	(4,546)	-	-
5080 Interest Expense	368	93	368	370	93
6001.1 Insurance	-	-	8,245	1,649	-
6005 Accounting and Audit	24,753	46,924	26,114	45,941	25,000
6006 Consulting Services - PW	-	10,000	10,000	52,000	10,400
6010 Information Technology	15,591	19,682	19,239	7,709	28,472
6016 Telephone	4,821	6,107	5,086	1,017	6,351
6017 Training	8,102	2,796	11,548	2,040	2,908
6018 Website	465	20	1,491	298	21
6120 Depreciation Expense	220,264	232,309	214,413	239,642	243,924
6140 Engineering	51,354	14,254	54,178	14,606	14,824
6141 Engineering - projects	2,396	(2,382)	(7,484)	(2,382)	-
6150 Legal	39,966	39,254	42,165	40,375	43,000
6205 materials and supplies	21,469	9,908	25,000	10,069	10,304
6209 Street Equipment Lease	-	24,188	-	-	-
6210 Meters	51,070	72,466	99,779	68,394	97,966
6240 Office expenses	-	-	-	-	11,789
6241 Contract Services (truck leases)	-	-	-	32,250	27,950
6250 Operating expenses	1,337	-	7,000	-	-
6305 Repairs and Maint - Sewer	1,069	7,446	85,000	8,123	87,744
6310 Repairs and Maint - Water	2,136	5,617	150,000	6,039	5,842
6315 Repairs and Maint - Storm	-	-	30,000	-	15,000
6350 Salaries and wages	365,357	492,622	431,822	460,408	553,411
6355 Benefits	90,632	179,010	217,887	170,064	307,968
6360 Software and technology	2,645	7,695	-	-	-
6405 JSSD - Sewer	48,380	50,980	51,394	50,509	59,827
6410 JSSD - Water	277,039	274,536	294,299	274,093	322,180
6412 Water reservation fees	56,365	58,037	56,365	58,037	58,037
Total Operating expense	1,331,950	1,600,489	1,866,085	1,549,447	1,972,106
Total Income From Operations:	216,046	89,977	(304,996)	101,207	(57,930)
Non-Operating Items:					
Non-operating income					
7000 Gain/Loss on Disposal of Assets	-	(10,080)	-	(10,000)	-
Total Non-operating income	-	(10,080)	-	(10,000)	-
Total Non-Operating Items:	-	(10,080)	-	(10,000)	-
Total Income or Expense	216,046	79,897	(304,996)	91,207	(57,930)

Utah State Tax Commission - Property Tax Division
Resolution Adopting Final Tax Rates and Budgets

Form PT-800

Rev. 02/15

County: WASATCH**Tax Year: 2024**

It is hereby resolved that the governing body of:

HIDEOUT TOWNapproves the following property tax rate(s) and revenue(s) for the year: **2024**

1. Fund/Budget Type	2. Revenue	3. Tax Rate
10 General Operations	388,195	0.000612
	\$388,195	0.000612

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date: _____

Title: _____

RESOLUTION NO. 2024-R-XX

**A RESOLUTION OF THE TOWN OF HIDEOUT, UTAH APPROVING AND
ADOPTING THE BUDGETS FOR THE FISCAL YEAR 2024-2025 (FY 2025) AND
A CERTIFIED TAX RATE OF .000612**

WHEREAS, the Budget Committee of Hideout, Utah on June 13, 2024, presented and the Town Council discussed proposed budgets for the General Fund, Capital Project Plan, Water Fund, and Sewer Fund for fiscal year 2024-2025; and

WHEREAS, the Town Council, on due public notice held a public hearing on June 13, 2024 to receive input regarding these budgets prior to adopting the FY 2025 budgets; and

WHEREAS, the Town Council adopted a tentative budget on June 13, 2024 which was amended on June 28, 2024;

WHEREAS, the Town Council has adopted a Certified Tax Rate of .000612 by a truth in taxation process; and

WHEREAS, the Town Council held a duly noticed public hearing on the proposed Tax Rate of .000612 on August 8, 2024 at 7pm MST; and

WHEREAS, the Town of Hideout has complied in all respects with State law set out in Utah Code Sec. 10-6-118 and 59-2-919 through 923 including holding a public hearing and all public noticing requirements; and

WHEREAS, the Town Council has considered the budgets as submitted and all information presented at the public hearing and has made all changes and amendment which the Town Council desires to make; and

WHEREAS, the Town Council will appropriate sufficient revenues to finance and balance these budgets; now

THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF HIDEOUT, UTAH AS FOLLOWS:

Section 1. The Town Council hereby adopts the Budgets for the General Fund, Capital Project Plan, Water Fund, and Sewer Fund for Fiscal Year 2024-2025 that are attached hereto as Exhibit A and incorporated herein by reference.

Section 2. This resolution shall take effect immediately upon passage.

PASSED and ADOPTED by the Town Council of Hideout, Utah this 8th day of August 2024.

BY:

Philip Rubin, Mayor

ATTEST:

Alicia Fairbourne, Recorder for Hideout