



ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, November 11, 2025, at 6:00 pm**, at 20 North Main Street which can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpineut.gov. Public comments will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER

- | | |
|---------------------|----------------------------|
| A. Roll Call | Mayor Carla Merrill |
| B. Prayer | Jessica Smuin |
| C. Pledge | Jason Thelin |

II. CONSENT CALENDAR

- A. Approval of Minutes for the October 28th City Council Meeting**
- B. Approval of WeatherTrak System Proposa (Burgess Park & Cemetery: Mountain Water & Irrigation, LLC: \$36,508.00**
- C. Final Payment – Fairview Circle Storm Drain Project (Canterbury Lane Change Order), Sunset Mountain Machinery: \$182,072.25**
- D. Resolution R2025-26: Approval of Updated Consolidated Fee Schedule Update (Code Enforcement Fees)**

III. PUBLIC COMMENT

IV. REPORTS & PRESENTATIONS

- A. Presentation of One Kind Act a Day Proclamation**
- B. Highland Library Report**
- C. 2025 Alpine Days Report**
- D. Financial Report**
- E. PI Usage Report**

V. ACTION/DISCUSSION ITEMS

- A. Resolution R2025-28: Approval of Alpine Fire Station No. 202 Concept Design**
- B. Resolution R2025-29: Approval of Amendment to Lone Peak Public Safety District Interlocal Agreement**
- C. Resolution R2025-27: Appointment of Planning Commission Member – Jeff Davis**

VI. STAFF REPORTS

VII. COUNCIL COMMUNICATION

VIII. CLOSED MEETING: Discuss litigation, property acquisition, or the professional character, conduct, or competence of personnel

Mayor Carla Merrill
November 7, 2025

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 3.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main Alpine, UT. This agenda is also available on our website at alpineut.gov and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

ALPINE CITY COUNCIL MEETING

October 28, 2025

Mayor Carla Merrill called the meeting to order at 6:03 pm.

I. CALL MEETING TO ORDER**A. Roll Call**

Mayor Carla Merrill

The following were present at the anchor location, which constituted a quorum: Brent Rummler, Jessica Smuin, Kelli Law, Chrissy Hannemann, and Jason Thelin

Staff: Shane Sorensen, Ryan Robinson, Steve Doxey, Chief Brian Gwilliam, Chief Brian Patten, DeAnn Parry

Others: Troy Page, Tom Dell'Ergo, Brandon Page, Ken Berg, Jon Haderlie, Roger Bennett, Rachel Bennett, Preston Reading, Jen Wadsworth, Sheryl Dame, Andrew Young, Ron Campbell, Chris Challis, Will Jones, Lawrence Hilton, Greg Clark, Sarah Blackwell, Kevan Mills, Kurt Ostler, Brittany Bills, John Nash

B. Prayer

Kelli Law

C. Pledge

Chrissy Hannemann

II. CONSENT CALENDAR**A. Approval of Minutes for the October 14th City Council Meeting****B. Final Payment - Moyle Park Paving, Eckles Paving: \$35,273.92****C. Final Payment- 2025 Onyx Sealcoat Project, Morgan Asphalt: \$60,300.00****D. Award 2025 CDBG ADA Ramp Project, Pronghorn Construction: \$81,820.00 (Request approval up to budgeted amount of \$116,667 to maximize grant funds)****E. Partial Payment No. 2 - 2025 Overlay Project - Manholes/Valves, Aarrow Landscape Construction, LLC: \$85,808.75**

Shane Sorensen explained Item D, the ADA ramp project, and said that we initially bid the number of ramps we thought could be completed. The low bid was \$81,820. With our matching funds we have around \$116,667 and would like to complete some additional ramps. Staff recommend that the City Council approve up to that amount so we can maximize the grant funds.

Motion: Brent Rummler moved to approve the Consent Calendar as proposed. Jessica Smuin seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes**No****Excused**

Kelli Law

Chrissy Hannemann

Jason Thelin

Brent Rummler

Jessica Smuin

III. PUBLIC COMMENT

Mayor Carla Merrill explained that public hearings were held during the Planning Commission meeting last week, so she would not be taking any public comments on those issues tonight.

IV. REPORTS & PRESENTATIONS**A. FY 2025 Annual Audit Report – Larson & Company**

Jon Haderlie from Larson & Company said they met a few weeks ago with the Finance Committee and spent couple of hours going over the audit. Many good questions were posed.

Jon explained the detailed process that the auditors follow and the professional standards that guide them. He wants his team to see every nuance and red flag and to ask questions. They are looking for

actual mistakes, intentional ‘mistakes,’ and possible collusion. They look carefully at a city’s internal controls and accounting policies. They also look for negative trends or events. Jon wants to protect the city and its employees.

Jon received nothing but good reports from his team about the staff. During an audit, if requests for information have slow response times, it can indicate problems or fraud. Alpine’s staff were efficient in providing all the requested information. Dave Sanderson was very helpful in answering their questions, as well.

Brent Rummmler asked specific questions about the pension program.

Jon gave a detailed and technical response. He urged the council to take pensions out of the equation when making decisions.

Brent also asked about the public safety expenses. Jon gave another detailed and technical response and explained that government financial statements are very different from those in private business.

Jessica Smuin asked about state guidance for rainy day funds.

Jon talked about the maximum allowed 35 percent of current year revenue and said he would like to see the city stay within the 25-35 percent range in the General Fund, so they do not have a revenue shortfall. If we want to plan for future projects, the money should be moved out of the General Fund and into Capital Improvement Projects. Orem City had been saving money in this way for years and did not need to bond for their new city building.

Chrissy Hannemann asked about the difference between assigned and unassigned funds on Page 14.

Jon explained that in some states, cities will set utility rates high and then use the excess money to pay for General Fund expenses. This could be interpreted as taxation without representation. In Utah we are restricted on the amounts that can be taken out of these funds. Committed and assigned money is earmarked for certain purposes, and any money not in the General Fund is either restricted or assigned.

Chrissy said it was helpful to meet with the audit team. She would like the Finance Committee to have some additional training and will invite the council members to attend.

Mayor Carola Merrill thanked Jon Haderlie for his presentation.

Shane Sorensen explained that our Finance Director, Dave Sanderson, would have been in attendance but he is out of town.

B. FY2025 1st Quarter Report - Shane

Shane Sorensen said that we just finished the first quarter of the new fiscal year. He explained the Fund Balances Trend graph and how the Capital Improvement Fund drops with large projects. Substantial payments will be made in the next month for projects like the PI line on Canyon Crest Road. We used some Streets and Recreation impact fees to purchase a new city property. Sales tax revenue was up 5.84 percent over last year. Some cities are currently trying to do curb and gutter projects, which have become very expensive. Fortunately, past City Councils approved the funds, so 90 percent of our city already has curb and gutter.

V. ACTION/DISCUSSION ITEMS

A. Approval of Material Change to the Alpine City Hall Park Site – Expansion of the Alpine City Fire Station No. 202 Located at 50 East 100 North

Ryan Robinson showed the updated site plan that was completed yesterday. This plan is to update, remodel, and expand the existing fire station located at City Hall Park. Because this project represents a

material change to an existing city park, Alpine Development Code 3.16.040 requires additional public input and review.

Under this provision, land included in a city park may not be materially changed, improved, altered, disposed of, or used for another purpose unless:

1. The Planning Commission holds a public hearing and makes a recommendation, and
2. The City Council approves the change by a supermajority vote (at least 4 of 5 members).

A material change is defined as including, but not limited to:

- A change to the park's essential defining characteristics,
- Creation or improvement of roadways or parking lots within the park, or
- Other alterations that affect the existing nature of the park.

Because this project involves expanding the fire station and adding parking, both the Planning Commission and City Council must review it. It is important to note that at this stage, the review is limited to the proposed change to the park itself. Design details for the new fire station building and related features will be considered in the future as separate agenda items. In addition, the city anticipates that the multiple parcels on the City Hall block will likely need to be consolidated to accommodate the project.

During the public hearing held by the Planning Commission, several residents expressed concerns about the project's impact on the park and neighborhood. Neighbors to the east whose home faces the proposed new entrance, opposed the plan due to traffic, lights, and noise, and urged the city to consider alternate access points to the west or south. Other residents supported the need for improved fire facilities but advocated minimizing the building's footprint and preserving as much green space as possible. Others questioned the necessity of including a senior or community center and asked that the Arnold Patrick home be preserved, if possible.

Planning Commissioners discussed alternative access routes, potential alteration of the senior center, and the reuse of materials from the historic home. The senior center was also discussed as being used for other needs of the community. In the end, the commission voted to recommend approval of the proposed plan with the following considerations:

1. Use bricks and other architectural items from the Arnold Patrick home if it cannot be salvaged (as was done in the Lehi Public Safety Building).
2. Residents to the east would have input in the planning of the west side parking area.
3. Remove eight parking stalls on the south side (east entrance) and shrink the parking area.

Chad Littlewood, the architect, has worked hard to accommodate more than 30 change requests in a short time.

CITY CODE:

- Alpine Development Code 3.16.040 Special Provisions

GENERAL PLAN:

- Parks, Recreation, Trails, And Open Space Pg. 20.

PUBLIC NOTICE:

A public hearing was required and held as part of the review of this agenda item by the Planning Commission.

STAFF RECOMMENDATION:

Review and give feedback on the proposed material change to the City Hall Park. The council can vote to approve if 4 of the 5 members do so.

The council discussed the following details:

Fire Station

- Eight dedicated parking spaces are needed to handle fire fighter shift changes.
- A secure door is needed to keep visitors from wandering through the station.
- Our fire fighters have stressful jobs, so the proposed addition has large windows in their gathering spaces.
- We hope to preserve the large tree on the northeast corner as well as the outdoor grassy area.
- Having separate driveways and parking for the fire station and the senior center will allow the fire fighters to better focus on their jobs.
- The east approach for the driveway is best for the large apparatus turning radius.
- The architect hopes to have the concept plan for the station ready for the November 11th council meeting.

Senior Center

- The city can apply for grants from MAG to purchase equipment for the warming kitchen. The city has also received a private donation of \$250,000 for the senior center.
- We want to maximize parking for the center, but do not need to try to accommodate all the extra parking for the three-times-a-year senior luncheons.
- The council might consider adding outdoor tables by the senior center or they could wait to see how the grassy area is used before adding features.
- A legacy wall or monument may be more visible if it is constructed outside the building.

The Arnold Patrick home is not part of the park and is not in city open space, so a super majority vote is not needed to make changes or demolish it for a parking lot.

Mayor Carla Merrill clarified that if a small change is needed in the footprint of the building, like moving an exterior wall a few feet, it will not need a super majority vote. If material changes are proposed, such as relocating the driveway or the addition of a parking lot, those changes will be brought to the council for another super majority vote.

Motion: Brent Rummler moved to approve the material changes to the City Hall Park to allow for the expansion of the current Alpine Fire Station No. 202 Project as proposed in the latest version dated October 27, 2025, and presented to the City Council at this meeting, which provided a general footprint for the proposed improvements. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes

Kelli Law
Chrissy Hannemann
Jason Thelin
Brent Rummler
Jessica Smuin

No

Excused

B. Discussion Item: Alpine Fire Station No. 202 Concept Design

Since the last City Council meeting, Chad Littlewood with Babcock Design provided a link that was shared with the council, fire station project steering committee members, city staff, the staff from Navigate, and fire department staff, to receive input as we attempt to finalize a concept design. The comments from all submitting parties were compiled and then discussed at a follow-up meeting.

Then Mr. Littlewood prepared another iteration of the station design incorporating the suggestions. Because of the short turnaround, the new iteration of the concept plan was not included in the City Council packet but was sent out as soon as it was available. Following the presentation, we will request additional feedback, and plan to have an action item on the November 11th City Council agenda to approve a concept plan. This will allow the project to move into the next phases of design.

Two other related items are on this City Council agenda:

- Approval of Material Change to the Alpine City Hall Park Site – Expansion of the Alpine City Fire Station No. 202 located at 50 East 100 North
- Award and Approval of Agreement and General Conditions with SIRQ Construction for the Alpine Fire Station No. 202 CM/GC Services

With approval of these items, the project should be able to move forward on the planned schedule with construction beginning in the spring of 2026.

STAFF RECOMMENDATION:

Review the latest concept plan for the Alpine Fire Station No. 202 Project and provide feedback to staff and the project architect.

The council discussed the following:

- The need for a loading and unloading area for the senior center.
- An engineer may need to move the ADA parking.
- Mechanical equipment requirements affect the rooflines.
- The table storage closet needs a straight-shot entrance and double doors.
- Walking through the restroom area to get to the kitchen is a problem.
- Mountain views are not possible from the senior center, so the floorplan will be designed for maximum efficiency.

Mayor Carla Merrill said that if council members have suggestions, please send them to Chad Littlewood soon. We need to freeze the design so the process can move forward.

C. Alpine Fire Station No. 202 – Award Contract to and Approval of Agreement and General Conditions with SIRQ Construction for CM/GC Services: \$638,022.00

Shane Sorensen said that over the last month city staff have worked with Navigate to issue an RFP for CM/GC services. Thirteen firms submitted proposals, which is great for a project of this size. The proposals were reviewed and initially ranked based on the following:

- Firm qualifications
- Project team
- Past work and references
- Management plan
- Project schedule
- Risks and value-added services
- Cost

Upon review, the top three proposals were determined based on the above criteria and in-person interviews were held. The staff from Navigate, both fire chiefs, Mayor Merrill, and Shane Sorensen were all present for the interviews. After the interviews and review of the proposals, SIRQ Construction is the recommended General Contractor for the fire station project. All firms submitting proposals were required to outline their fees on a cost proposal fee form. Following is a summary of costs proposed by SIRQ Construction:

<u><i>Cost Proposal Fee Form</i></u>		
A	Pre-construction Fee: For all work during the pre-construction period.	\$ 46,675.00 No Charge for Alpine City
B	Construction Management Fee (including overhead and profit): For all work during the construction phase of the contract for the management of the project.	\$ 233,325.00
C	Cost of Bonds: The cost of Payment and Performance Bonds based on the amount of the FLCC.	\$ 29,326.00
D	CM/GC Change Order Markup: For all work added to the contract by change order as the max percentage of markup to the subcontractor/supplier costs.	% 5.49 For work added or deducted
E	Self-Performed Work Markup: For all self-performed work,	% No Self Perform Work (Please ask why)
F	General Conditions: State the dollar amount and include the excel version of the attached Exhibit B.	\$ 375,371.00

The CM/GC will not do the work personally but will get bids for the different trades. The cost associated with the SIRQ Construction proposal is \$638,022 and the project schedule shows final completion of the project in March 2027.

Included in the packet were the following documents related to the contract:

- AIA Document A133 – 2019: Standard Form of Agreement Between Owner and Construction Manager as Constructor
- AIA Document A201 – 2017: General Conditions of the Contract for Construction
- SIRQ Construction's Proposal for CM/GC Services for Alpine Fire Station 202

STAFF RECOMMENDATION:

Review and approve the contract documents with SIRQ Construction for CM/GC Services for the Alpine Fire Station No. 202 Addition/Remodel Project and award the project.

Motion: Jason Thelin moved to award the Alpine Fire Station No. 202 Addition/Remodel Project for CM/GC services to SIRQ Construction and to approve the contract documents. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes

Kelli Law
Chrissy Hannemann
Jason Thelin
Brent Rummler
Jessica Smuin

No

Excused

D. Ordinance 2025-24: Proposed Code Amendment to Section 3.07- Business Commercial Zone to Remove Single-unit Detached Dwellings as a Permitted and Conditional Use, and to Create an Overlay Zone for Single-unit Detached Dwellings Applicable Only Within the Business Commercial Zone

Ryan Robinson said that currently, within the Alpine City Development Code, a single-unit detached dwelling within a recorded subdivision is listed as a *permitted use*, and a single-family dwelling not located within a recorded subdivision is listed as a *conditional use* within the Business Commercial (B-C) Zone. The proposed amendment would remove both these uses from the permitted and conditional use sections of the B-C Zone.

This change would not affect existing residential dwellings currently located within the B-C Zone. Those properties would be considered legal nonconforming uses and may continue to operate as such. The

Development Code also includes provisions for the extension or expansion of a legal nonconforming structure, if applicable.

The proposal would also create a new overlay zone, applicable only to areas with a Business Commercial (B-C) base zone. This overlay would allow the city to consider specific residential components through a separate rezoning and public hearing process.

The purpose of this amendment is to eliminate the potential for a property rezoned to B-C to be developed with residential lots (e.g., 10,000 square feet), in addition to the commercial uses currently permitted or conditionally allowed in that zone. The proposed language was included in the packet for review, and final section numbering is being developed.

A public hearing was held by the Planning Commission on October 21st to review this agenda item. There was a discussion about whether or not an overlay zone was needed, and if an applicant could ask for a rezone to residential if the area were already zoned Business Commercial (B-C). It was recommended by staff to include the proposed overlay zone for review by the City Council. By including an overlay zone, those residential parcels surrounded by B-C zoning could also be eligible for a rezone request, rather than creating a potential spot zone. Applicants would have to request a zone change for this to happen.

Planning Commission member Susan Whittenburg moved to recommend approval of the proposed code amendment to the Business Commercial Zone and the creation of the Town Center Residential Overlay Zone as presented. There were 7 Ayes and 0 Nays.

ALPINE CITY CODE:

- Alpine Development Code 3.07 Business Commercial (B-C) Zone.

GENERAL PLAN:

(Business Commercial) shall consist of professional office, retail, and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing. Limited residential shall be permitted as set forth in the Alpine City Development Code. Policy 2.2 Pg. 7

PUBLIC NOTICE:

This item has been noticed according to Alpine City code and the State of Utah requirements. A public hearing was held as part of the Planning Commission review.

STAFF RECOMMENDATION:

The purpose of this proposed code amendment is to ensure that the Business Commercial Zone remains focused on commercial and community-serving uses, rather than unintentionally allowing residential subdivisions within the zone. This structure mirrors the Senior Housing Overlay Zone, which also requires a separate rezoning process, which includes a Planning Commission review with a public hearing, and City Council approval.

This amendment is patterned after the Bountiful City ordinance, and staff recommend that the council consider approval of the proposed amendment to the city codes.

Ryan Robinson explained that this only impacts single-family home subdivisions. Alpine currently allows commercial use in the front part of a lot with a residential home in the back (as with Links & Kings). This amendment would still allow that situation, it would just remove a single-family residential subdivision as an option in the Business Commercial zone. If the owner of a B-C zone lot wanted to convert it to residential lots, they would need to go through the rezoning process with the City Council, much like for the Public Facilities Zone.

Steve Doxey clarified that this amendment provides a layer of protection, and a rezone would require a development agreement approved by the City Council, which allows this body to have oversight.

Motion: Brent Rummmler moved to approve Ordinance 2025-24 the proposed code amendment to the Business Commercial Zone and the creation of the Town Center Residential Overlay Zone as presented. Chrissy Hannemann seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Kelli Law		
Chrissy Hannemann		
Jason Thelin		
Brent Rummmler		
Jessica Smuin		

E. Ordinance 2025-23: Rezone of 243 E. Red Pine Dr. and 242 East 100 South from the CR-20,000 Zone to the Business Commercial Zone and Senior Housing Overlay Zone

Ryan Robinson said that Troy Page has applied to rezone the properties located at 242 and 243 E. Red Pine Drive from the CR-20,000 zone to the Business Commercial (B-C) zone with a Senior Housing Overlay. The property at 243 E. Red Pine Drive is proposed for a full parcel rezone, while 242 E. Red Pine Drive will be a partial rezone — only the southern portion (south of the creek on the property) currently zoned CR-20,000, is requested for inclusion. The upper portion will remain TR-10,000.

The applicant proposes 24 units on 3.21 total acres, meeting the minimum overlay zone requirement of at least two acres, no more than 32 total units, and no more than 8 units per acre. There are also 15 visitor parking spaces planned in addition to the two spaces provided for each dwelling.

Per Alpine Development Code Section 3.18.040, the Planning Commission and City Council should consider the following when reviewing a Senior Housing Overlay application:

1. The harmony and compliance of the proposed location with the objectives and requirements of the city's General Plan and zoning ordinances;
2. Whether the overlay may be injurious to potential or existing development within the vicinity;
3. The current development or lack thereof adjacent to the proposed location and its harmony with existing neighborhood uses;
4. Proximity of the proposed location to major arterial or collector streets;
5. Compatibility with the density analysis of the underlying zone and neighboring development;
6. The economic impact of the proposed facility or use on the surrounding area;
7. Demonstrable need for Senior Housing in the proposed area;
8. It is the City Council's sole discretion to determine whether a project qualifies under the intent of the Senior Housing Overlay ordinance.

The property to the west is an existing senior housing development. Surrounding properties include approximately half-acre single-family lots to the east, and one-acre lots to the north and south.

If approved, the proposed subdivision will go through a staff review as part of the subdivision review process. During that time more details will be provided for such items as setbacks, utilities, landscaping, architectural standards and other infrastructure requirements. Restrictive covenants and a development agreement will also be required.

The city code says a concept plan must first be approved by the council with a final approval to be done at the same time as a decision on the rezone request. This section of code needs to be updated, as State Code 10-9a-601 says that a single-family dwelling, two-family dwellings, or townhomes can only require a preliminary review by the Planning Commission, and a final review completed by staff.

The Planning Commission reviewed this item during their October 21st, 2025, meeting and held a public hearing. Most public input reflected support for additional senior housing. Some residents, however,

expressed concern about potential traffic congestion, emergency access, adequate parking, and maintaining the neighborhood's residential appearance.

The applicant discussed adding trees, fencing, and limiting signage to preserve privacy and the residential feel. Members of the Planning Commission agreed that the proposed project was compatible with nearby senior housing, while acknowledging neighborhood concerns about traffic and parking. These issues were also addressed by the applicant in planning additional parking spaces and explaining the general lower impact created by a senior housing development.

The commission voted unanimously to recommend approval of the rezone, with conditions requiring the project to:

- Remain age-restricted to 55 and older,
- Include privacy fencing,
- Provide neighborhood access pathways and visitor parking,
- Maintain minimal signage,
- Establish HOA standards similar to the HOA to the west.

ALPINE CITY CODE

- Alpine Development Code 3.03 — CR-20,000 Zone
- Alpine Development Code 3.07 — Business Commercial Zone
- Alpine Development Code 3.18 — Senior Housing Overlay Zone

GENERAL PLAN

- Country Residential (20,000 sq. ft. minimum lot size) areas are intended to provide for medium-density residential development that maintains the rural and open space image of Alpine City.
- The Senior Housing Overlay Zone provides flexibility for specialized senior housing types that address the varied needs of Alpine's senior population while promoting independence and quality of life.

PUBLIC NOTICE

This item has been noticed according to Alpine City code and the State of Utah requirements. A public hearing was held as part of the Planning Commission review.

STAFF RECOMMENDATION

As a legislative decision, the City Council should consider whether the proposed rezone is compatible with the city's General Plan policies and Development Code standards. Staff has reviewed this application and determined it would meet the administrative criteria for the Senior Housing Overlay Zone.

The council and staff discussed the following:

- The existing senior housing HOA voted to support this development and plans to invite them to join their HOA.
- The landowner was complimented for reaching out to neighbors and working with the HOA to best meet the needs of all parties.
- The cul-de-sac to the north would have three single-family lots and would go through the traditional approval process.
- The senior housing overlay requires that at least one person who is 55 or older must live in 80 percent of the units. Typically, age discrimination is a concern for employers dealing with older applicants or employees, not with excluding younger residents from senior housing. Historically, the age requirement for senior housing has not been a legal issue.
- Most of the units will be sold, and the owner may retain one unit for himself.
- The Planning Commission did not think the development would have a negative impact. Senior residents make good neighbors, they go to bed early, and do not create as much noise traffic as with typical neighborhoods. The economic impact would likely be neutral.

Shane Sorensen explained that our Trails Master Plan shows a trail along Dry Creek from Main Street to Creekside Park. Currently the Main Street connector is not feasible, but a trail from Red Pine to 100

South would be beneficial. This would allow residents and neighbors to more easily access Creekside Park. Also, an easement for the new PI line would greatly help the city and save significant funds.

Mayor Carla Merrill invited Will Jones to the microphone.

Will Jones – Trails Committee Chair - Elk Court, Alpine

Will said the Trails Committee is in favor of this path along Dry Creek and the committee considers this a 'homerun.' Hopefully in the future the trail can also be connected to Main Street.

Troy Page, the landowner, was invited to the microphone.

Troy Page – S. High Bench Road, Alpine

Troy explained that when his father Leroy passed away, the responsibility for the property fell to the six children. The current senior housing development to the west has been a great success, and the family received multiple proposals to construct similar housing on the land. The siblings felt that it would be best for the city, the residents, and the neighbors to build an additional 55+ development.

Ken Berg, Berg Engineering, is the engineer for the project. Ken commented that if the Senior Housing Overlay is approved, the family will determine the best contractor for the project. They have already received several great proposals.

Construction is planned for the spring of 2026. City ordinance allows for 32 units, but this is too dense, and twelve units do not provide enough housing. The plan calls for 24-26 units, plenty of visitor parking, and maintaining open space. They also want to preserve mature trees and create nice landscaping.

Ryan Robinson clarified that specific details such as the width of the road, the number of units, parking requirements, and other aspects would be handled during the subdivision approval process.

Steve Doxey recommended that a community access trail be included in the motion. If the existing HOA wants to include the new development, they need to amend their CC&Rs to reflect that, and the HOA can handle that internally. The developer should work with the city and the recommendations from the Trails Committee on the details of the pathways and the trail.

Jessica Smuin commented that surrounding property owners asked about preserving specific trees and other details and the applicant said he plans to work with everyone. Once the project begins, however, trees and other aspects may be sacrificed. If the council has important requests, they need to be included in the motion.

Ryan Robinson explained that the details can be addressed in the development agreement. Because of the new state statute, the subdivision itself will not come back to the council, but the development agreement will be brought to the City Council for approval.

Will Jones was invited back to the microphone to answer a question about the route of the proposed trail.

Will Jones said if we strictly follow the Trails Master Plan, the trail should connect to Main Street along the side of the gym. This would be difficult. The committee wants to extend the trail as far as possible, and this proposal is a great way to connect with 100 South. If they can get an easement along Dry Creek in the future, that would be great, but it is likely that this trail will travel along Red Pine Drive.

Motion: Jason Thelin moved to approve the proposed rezone of 242 and 243 E. Red Pine Drive to the Business Commercial and Senior Housing Overlay Zone as proposed, with the conditions that the landowner work with the city and the Trails Committee to provide neighborhood access and a pathway connecting Red Pine Drive and 100 South, and that they will provide visitor parking and an easement for the city pressurized irrigation line. Chrissy Hannemann seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Kelli Law		
Chrissy Hannemann		
Jason Thelin		
Brent Rummier		
Jessica Smuin		

F. Request to Upgrade Equipment for a Wireless Cell Tower Located at 694 S. Rocky Mountain Drive

Ryan Robinson explained that Crown Castle Inc. has applied to add or replace antennas, ancillary equipment, and ground equipment as shown in the submitted plans for an existing carrier on an existing wireless communication facility. The facility is located at 694 S. Rocky Mountain Drive on private property.

Staff have reviewed the proposal and determined it to be a substantial change, requiring a public hearing and a Planning Commission recommendation, with a vote by the City Council.

According to the submitted plans, the proposed modifications include:

- Installation of underground conduit connecting to facilities within the leased area,
- Running a new feedline cable up the existing pole,
- Installation of three (3) new wireless antennas at the top of the existing pole.

The new antennas are approximately seven (7) feet at their longest dimension and will extend approximately two (2) feet from the pole. No additional height will be added. The pole will remain at 25 feet, and the original footprint will not change.

Because this project involves the upgrade and maintenance of an existing structure, most applicable requirements have already been satisfied. The city may require the color and materials to meet city standards. City Code allows for an administrative decision regarding color, requiring that equipment extending above surrounding vegetation be painted in a non-reflective light gray, light blue, or brown tone to blend with the skyline or hillside. The existing pole is brown, which blends with the surrounding hillside. This proposal is also subject to all applicable FCC and FAA regulations.

The Planning Commission reviewed the proposed equipment upgrade and held the required public hearing. The discussion centered around the pole being located on private property, the desire of residents to move the cell towers to different locations, and the need to camouflage the pole. Because the pole is already in place, moving the pole did not seem to be a credible option at this time. In the future, as this pole requires replacement or become obsolete, or federal law changes, moving it may be an option.

The Planning Commission discussed the different camouflage options available, including faux tree designs, and the color of the pole/equipment. Some commissioners did not like the look of the faux trees, so they recommended the approval of the upgraded equipment proposal, with the City Council reviewing different camouflage options to better protect the views of neighbors.

Staff have received several questions since the Planning Commission originally reviewed this item. Crown Castle's representative was contacted and provided the following answers:

- Is the pole active? Yes, it is a collocation pole and is functioning and active.
- Are there different design options? Creating a faux tree or water tower look would require a complete teardown and redesign of the existing pole. If these towers need replacement in the future, that would

be something they would be willing to do. It does not make sense for them to make an expensive upgrade for such a minor change to an existing pole.

- Could real trees be planted near the existing tree? If the trees are not taller than 30' in height, that would be fine.
- Could the company move towers or equipment to a different site? The towers are tested by engineers for the best location and reception areas. For this tower, it needs to remain within one-half to one mile to work as it should. There are not other options within that distance that are feasible.

The property owner is willing to plant additional trees around the tower to better protect the views of neighbors.

ALPINE CITY CODE:

- Alpine Development Code 3.27 Wireless Telecommunications Ordinance

GENERAL PLAN:

- N/A

PUBLIC NOTICE:

This item has been noticed according to Alpine City code and the State of Utah requirements. A public hearing was held as part of the Planning Commission review.

STAFF RECOMMENDATION:

Pursuant to City Code and federal regulations, state and local governments may not deny, and shall approve, any eligible facilities request for modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

An "eligible facilities request" includes any modification that involves:

- Collocation of new transmission equipment,
- Removal of transmission equipment, or
- Replacement of transmission equipment.

Staff recommend approval of the proposed equipment upgrade, subject to the condition that the paint color of the new antennas must match the existing brown color of the pole to blend with the surrounding hillside.

The council and staff discussed the following details:

- Faux trees or a water tower cannot be required because this is an existing pole. If a new tower is proposed, those options may be considered.
- An upgrade to existing equipment is not considered a material change.
- The council can make an administrative decision on the paint color.
- A landscaping plan for live trees will be submitted to staff and their recommendation will be brought to the City Council.
- We do not want to delay equipment upgrades that are necessary to provide services to our community.

Motion: Brent Rummler moved to approve the Wireless Cell Tower Equipment Upgrade located at 694 S. Rocky Mountain Drive based on the findings and conditions listed in the staff report, with additional conditions that the equipment be painted to match the existing brown color of the tower, and that the landowner owner submit a landscaping plan to be approved by city staff to provide additional landscaping tall enough to screen the existing antennas, not to exceed 30 feet at maturity. Kelli Law seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

Yes

Kelli Law
Chrissy Hannemann
Jason Thelin
Brent Rummler
Jessica Smuin

No

Excused

Motion: Chrissy Hannemann proposed a short break, after which the council would consider the two remaining agenda items and adjourn no later than 9:30 pm. Jessica Smuin seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Kelli Law		
Chrissy Hannemann		
Jason Thelin		
Brent Rummmler		
Jessica Smuin		

G. Consideration to Expand the Existing Balcony in the Business Commercial Zone Located at 333 S. Main Street

Ryan Robinson said Larry Hilton submitted a request for a reduced side yard setback for the property located at 333 S. Main Street. The request involves expanding the existing balcony across a drive-thru lane to provide weather protection for patrons and an extended balcony for the second floor. The project also includes the construction of a new outdoor staircase to create an alternative access point to the second floor.

Applicable Code: Alpine Development Code §3.07.050 – *Location Requirements* provides that in commercial developments adjacent to other commercial areas, the side yard and rear yard setbacks shall not be less than ten (10) feet, unless recommended by the Planning Commission and approved by the City Council where circumstances justify.

- The current side yard setback is approximately 20 feet (measured from the property line to the building foundation).
- If approved, the proposed setback exception would reduce the setback to approximately zero feet, with the building expansion located on or near the property line.

The Planning Commission reviewed this item during their October 7th meeting. Commission members expressed concern about the setbacks proposed and the potential impact of placing a solid wall along the property line, which could create an undesirable alleyway effect. The commission noted that the proposal did not meet the city's requirement of a justified circumstance for the reduced setbacks.

Following the discussion, Jeff Davis moved to recommend denial of the requested side yard setback exception, and John MacKay seconded. The motion passed unanimously, with all seven members voting in favor of denial.

The applicant has submitted two options to consider based on the feedback from the Planning Commission. Option A is what was reviewed by the Planning Commission. Option B has a smaller impact, with a reduced landing off the extended balcony.

ALPINE CITY CODE:

- Alpine city Code 3.07.050 Location Requirements

GENERAL PLAN:

- Gateway Historic District Guidelines
 - Orientation of new construction should be toward the street to establish a pedestrian-friendly quality. Chapter 1 Pg. 3 – Design Standards.
 - The use of stone, brick, wood, or stucco is encouraged as the primary exterior material. Chapter 3 Pg. 5
 - The use of color schemes should be compatible with the surrounding area. Simplicity is encouraged – excessive amounts of different colors should not be used. Chapter 7 Pg. 9
 - The natural colors of brick masonry, stone, or other existing building materials should dominate the color scheme of the building. Other colors should be respectful of adjacent buildings. Chapter 7 Pg. 9

1 PUBLIC NOTICE:

2 City and State codes do not require a public hearing or additional notice for this agenda item.

3
4 STAFF RECOMMENDATION:

5 Because the expansion extends into a common area owned collectively by businesses on the recorded plat, staff
6 recommend requiring a written letter of consent from the property ownership group. The approval letter was
7 included in the packet for consideration.

8
9 Ryan Robinson said that in April of 2015, the City Council approved this building with the extended
10 balcony, which had a five-foot setback. Then in August of that same year, the applicant decided he did not
11 want to build the extended balcony. The council approved the updated plan without a balcony.

12
13 The business to the north would be most affected by this proposed change, but they are not part of the HOA
14 and are not required by code to sign off on this proposal.

15
16 The council and staff discussed the following details:

- 17
18 - The support wall for the balcony would be on the north property line.
19 - You can see the balcony as you pass on Main Street, but it is not right along the street.
20 - The stairs provide ingress and egress for the second-floor condo without going through the lobby.
21 - It does not appear that sight lines from windows in the building to the north would be affected.
22 - Some purposes of side setbacks are to ensure public health, safety, and wellness, such as firebreaks or
23 as a utility access. We also want a consistent neighborhood appearance.
24 - We do not currently know the opinions of the business owners to the north.
25 - Police cars could travel through the arch, but fire trucks could not. They would access the building
26 from another side.

27
28 Shane Sorensen commented that this is a planned commercial development with building pads. It seems
29 like this change would require an amendment to the building pad. A letter of support from other owners
30 is not recordable with the County. Larry's proposal requires a change in the easement.

31
32 Ryan Robinson clarified that the city does not need an entirely new plat to be recorded, just a document
33 that will stay with the property.

34
35 Steve Doxey said this change would require an amendment to the CC&Rs for the development.

36
37 Jessica Smuin said this is an opportunity to have the property owner change out signage with the addition
38 of the balcony. She thinks the current signs are incongruent with the long-term vision for Main Street
39 and need to be smaller and limited in number.

40
41 **1st Motion:** Kelli Law moved to deny the requested side yard setback exception at 333 S. Main Street based on the
42 finding that the proposal does not sufficiently justify reduction from the required 10-foot setback standard
43 under Alpine City Code 3.07.050. There was no second. The motion failed.

44
45 **2nd Motion:** Jessica Smuin moved to table the requested side yard setback exception based on the need for a recorded
46 document that will transfer with property ownership and title, and to bring the building up to current sign
47 code guidelines for the Main Street Historic District.

48
49 Brent Rummler asked if Jessica would include a condition to notify and seek input from the property owner
50 to the north about this requested exception. Jessica agreed to that addition.

51
52 **Amended 2nd Motion:** Jessica Smuin moved to table the requested side yard setback exception based on the need for
53 a recorded document that will transfer with property ownership and title, and to bring the building up to
54 current sign code guidelines for the Main Street Historic District, and that the property owner to the north
55 will be notified and their input sought. Brent Rummler seconded the motion.

1 Attorney Steve Doxey clarified the required legal documents. He said that typically in a development that
2 shares common areas, those areas are not owned by a particular property owner, so you would have to
3 amend the document that created those common areas (typically the CC&Rs). The document could
4 change that common area to be owned by a particular owner, or it could note that everyone agrees that
5 the common area now includes this new structure and the stairs as proposed. This would be done at
6 the development level. However, the council can require this document to be recorded because they
7 cannot approve changes to something that the applicant does not own.
8

9 Kelli Law commented that the Planning Commission (PC) recommended denial of the exception by a 7-0
10 vote. If the applicant records the required document, it sounds like council approval could override
11 the recommendation of the PC and add a structure that goes all the way to the property line. He thought
12 it was ironic to require new signs for visual reasons when this addition would be adding a structure to
13 the side of the building, which is a large visual change.
14

15 Chrissy Hannemann said she would like to hear from the applicant and the Fire Chief about the safety
16 issues of access for the residential unit on the second floor of a commercial building.
17

18 Applicant Larry Hilton was invited to the microphone.
19

20 **Larry Hilton**, building owner – Stone Creek Drive, Highland

21 Larry said that the CC&Rs currently include the ability to put extensions out from the building that will
22 receive lateral support from the common areas. He agrees that it is a good idea to get a document
23 recorded that stays with the property.
24

25 The safety issues were not discussed in the Planning Commission. The building has a separate condo
26 above, with a commercial office below. This was not a problem previously because the same entity
27 had been in the building for ten years, but they recently moved across the parking lot. Since then, there
28 has been limited activity in the commercial space below, and the residential condo has been vacant for
29 months. Because the building's storage of precious metals dictates high-level security measures, the
30 insurance company requires specific locking mechanisms. Currently the only way to access the
31 second-floor condo is to go through four security doors. In the past, people have been locked in upstairs
32 because of these requirements. The condo is basically unusable right now without a separate entry.
33

34 Larry said to create their Plan B they looked at a state statute that says a landing of 31 square feet with
35 stairs would be considered an "allowable feature," and a city cannot preclude an applicant from
36 encroaching into the setback to provide ingress or egress. He commented that the business to the north
37 also has a basement entry that encroaches into their own ten-foot setback.
38

39 Steve Doxey said he has reviewed the statute and does not think it applies to this petition because: 1) the
40 state statute is addressing the rear setback of a residential building lot or parcel, and 2) it does not
41 apply to the Gateway Historic District within the city. He said Larry has a fair point, but the statute is
42 not legally binding in this case.
43

44 Larry clarified that the State statute was merely the inspiration for Plan B. He also explained that the
45 building contains three condos. Office 341 is a separate business and includes both the main floor and
46 second floor space. In the 333 condo, the main floor is a business and the upstairs is the residential
47 space. Larry does not live in the residential condo. The most likely use would be for visiting business
48 guests.
49

50 **Motion:** Jason Thelin made a motion to adjourn. There was no second. The motion failed.
51
52

Motion: Jessica Smuin moved to extend the council meeting until the business of the city is complete. Chrissy Hannemann seconded the motion. There were 4 yes votes and 1 no vote, as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Kelli Law	Jason Thelin	
Chrissy Hannemann		
Brent Rummmler		
Jessica Smuin		

Fire Chief Brian Patten was asked about the issues of safety and egress. Chief Patten said that you should not have a situation where residents cannot get out or fire personnel cannot get in. He is in favor of some kind of secondary access.

Mayor Carla Merrill asked Larry if he knew about the security locks and the safety issues when he constructed the building.

Larry said he did not know about the extra insurance requirements at that point. He also did not know that the building would end up with three condos because of funding decisions. These were unforeseen circumstances.

Ryan Robinson said that in a residential neighborhood, rental of an accessory apartment requires that the home be owner-occupied. This is different for a commercial building, but more research is needed on the topic.

Kelli Law asked if Jessica would be willing to amend her motion to table contingent upon city staff verifying what exceptions were granted in 2020 and if a non-owner-occupied exception was granted.

Jessica Smuin did not accept the suggestion to amend her motion.

Mayor Carla Merrill called for a vote. There were 4 yes votes and 1 no vote, as recorded below. The motion to table passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Chrissy Hannemann	Kelli Law	
Jason Thelin		
Brent Rummmler		
Jessica Smuin		

H. Discussion Item: Lone Peak Public Safety District Fire Assessment

Shane Sorensen said Highland City has requested that changes be made to the way the Lone Peak Public Safety District (LPPSD) Fire Department budget is allocated between the cities. Highland City feels that Alpine City should be paying a higher percentage of the total fire budget, which for FY2026 is \$4,346,343.

The current allocation for fire is distributed as follows:

- 10 percent is split 50/50 between the cities
- 45 percent is allocated based on population
- 45 percent is allocated based on equivalent residential units (ERUs)

Some variables that have been considered for changing the formula include the following:

- Population: This number is drawn from the census and data from each city. It is the 2020 census count, plus the number of new building permits issued since 2020, multiplied by the average household size reported in the 2020 census. This is the methodology employed for the current funding allocations.

- Equivalent Residential Units (ERUs): This number is drawn from data from each city and accounts for the impact of all structures in a city. The total square footage of all non-residential structures that have a certificate of occupancy is divided by 10,000 to get the ERUs for non-residential structures. That number is then added to the number of residential units that are occupied or permitted in the city. This is the methodology employed for the current funding allocations.
- Taxable Value: This number is provided by the Utah State Tax Commission for each city and is the value each structure is charged for their property taxes. This number includes the residential exemption for individual primary homes.
- Market Value: This number is also provided by the Utah State Tax Commission for each city and is the Utah County Assessor's estimated market value for each structure. It does not include a residential exemption for individual primary homes.
- Call Volume: This number is obtained from Central Utah 911's database. It accounts for all calls in a given year, including 911 calls, non-emergency calls to dispatch, as well as calls that are initiated by police officers (including traffic stops) or the fire department. A five-year average was calculated for the calls from 2019-2024.

Shane explained that Highland City has proposed a funding formula that is based solely on taxable value, with the argument that many districts that have taxing authority are assessed this way. This method would shift approximately \$280,000 from Highland to Alpine, based on the FY2026 budget. Another option discussed by Highland would involve splitting the staffing portion of the budget, which for FY2026 is about 81 percent of the total, based on staffing provided at each station. This method would increase Alpine's share of the allocation beyond that of the taxable property value option. Highland has informed Alpine that the taxable value option is on the table for consideration through the end of October and they have a strong desire to restructure the funding formula before the end of the year.

The LPPSD will hold their October board meeting (a work session), on October 30 to consider changes to the funding formula. A vote will likely be taken at the November 12 meeting. Provisions in the ILA require 4 votes from the board to change a funding formula, and Alpine has always maintained that changes to the ILA must also be approved by both City Councils. Because Highland's attorney is also the District Attorney, we currently have an RFP out to find an independent attorney so the decision can be fair to both cities.

Taxable value is on the table through the end of the month and may not be an option after that. If the cities cannot agree, there could be a separation of the fire departments, which could be difficult for both cities. If we combine with a different fire department, they would need to travel through another city to get to us. Highland representatives have agreed that we are better together.

Jason Thelin wanted to understand the October deadline, because it feels like a threat.

Brent Rummler said he thinks it is more of Highland's way to be fair to their taxpayers. They see the value of the current relationship and are offering this proposal, but are saying that if we do not agree, they may not offer the same proposal in the future. They could exercise their rights under the ILA and terminate the relationship with the required two-year period for the division of assets. The Highland City Council has already approved this funding proposal and set the deadline. We need to be stewards for our residents by looking at the value and speaking with the Fire Chiefs and other council members. Brent still has not seen a better alternative.

Kelli Law likes the funding formula we have right now and feels that we are being rushed into a decision.

Brent Rummler said the LPPSD has been talking about this issue since March.

Jason Thelin asked if Mayor Ostler could respond to the question about the deadline.

Mayor Carla Merrill invited Mayor Kurt Ostler to the microphone.

Highland Mayor Kurt Ostler – Mayor Ostler said he and his City Council see value in being partners with Alpine. Jason Thelin has asked a good question: Why is there a timeline for this decision? Mayor Ostler proposed the property value formula to his council because that is what was recommended by the board, and this formula is justifiable to their residents. When they looked at the staffing and station costs, however, some council members shifted away from that proposal. This negotiation process has been going on for six months, and Highland City has been patient. Their council agreed to keep the property tax value proposal on the table through October.

Mayor Ostler then explained that the LPFD is currently trying to maintain staff at eight fire fighters, but this often results in only seven being on duty, three at Highland and four in Alpine. Highland is paying 65 percent of the costs but typically has fewer staff. Alpine is paying 35 percent of the costs but has four on staff. This is partly because Alpine is further away from mutual aid from American Fork and Lehi. Ideally, the fire district would have nine fire fighters on staff, which should provide at least eight on duty.

When the district began, the budget was determined based on property values. When Cedar Hills joined, the formula changed. Cedar Hills has since left the district. It would cost both cities more if they have separate fire departments. There needs to be a balance between fairness to the taxpayers, equitable budgets, and safe staffing for the firefighters.

Jason Thelin wondered if Alpine does not agree to increase our share, will Highland pull out of the LPFD?

Mayor Ostler said this option has been discussed, but they also see the synergy of both cities working together. Call volume is higher now, and it is safer if both stations can help out. The current district is better for training purposes and for providing time off. Highland wants to be fair to their residents and does not want to hurt Alpine.

Jason Thelin commented that it is not intended to be a Highland Fire Department and an Alpine Fire Department. It is the Lone Peak Fire Department, and they work together. It seems like Highland is positioning this as separate cities and that is why the property tax formula makes sense.

Mayor Ostler responded that this is how districts function. Property tax value is how they usually divide costs.

Jason Thelin said he would like to see call volume factored in.

Mayor Ostler responded there are fixed costs for the district, whether calls are coming in or not. Fire fighters must still be paid. These base costs constitute the 81 percent mentioned in the staff report.

Some pertinent details were noted:

- A ninth fire fighter position has been approved but will not be filled until the funding formula is resolved.
- Four fire fighters are required for a structure fire so that two can enter the building and two can work from outside. This is a safety requirement.
- Highland has about 23,000 residents and Alpine has around 11,000. The current funding formula is 65/35. Call volume matches up at around two-thirds for Highland and one-third for Alpine.

Kelli Law responded that the population is where incidents occur, not on a piece of property. In Alpine there are many homes with just two people living in them. There will be more calls to all the townhomes in Highland. In the last four years there have been several instances where Highland has come to Alpine asking for more money. Kelli likes the current agreement and would like a moratorium on Highland requesting more money.

1 Mayor Ostler said that Highland does not like the current agreement, and they have to make their own
2 decisions. Alpine can make their decisions as well. If Highland goes on their own, they can get the
3 canyon revenue, which is around \$150,000. They believe they can keep a wildland crew as well.
4 Highland estimates it will take about \$3M to go on their own, but they still think there is value in
5 staying with the district.
6

7 Jason Thelin asked about keeping the wildland crew.
8

9 Mayor Ostler said that any department can have a wildland crew.
10

11 Chrissy Hannemann said she feels like the partnership is in the best interest of both cities. From her
12 experience working in public service, the most important thing is to hire the best people. It is not about
13 high-quality tech or fancy gear, it is about having the best people. We are small service district. If we
14 do not have adequate funding it is easy for staff to go elsewhere and get paid more. If we separate, we
15 will be at a greater disadvantage. The contention is not good. If we are going to be partners, we need
16 to do this together. The model in the business world is different from providing public services. There
17 is no correlation between what the fire fighters are doing and any revenue sources.
18

19 Chrissy thinks the property tax formula is fair. She is on the side of the partnership being successful,
20 and the past six months of negotiations are ruining morale. We will need to work on different funding
21 models and budgets, but the important thing is that the partnership is successful.
22

23 Mayor Carla Merrill said her understanding is that whatever the LPFD board decides about the funding,
24 this formula will then come back to the City Council for a vote. The cities are operating differently on
25 this issue. Highland's legal counsel said they could hold closed meetings, and our attorney said that
26 we could not. We are following the procedure as we understand it.
27

28 Shane Sorensen commented that these discussions about formulas were started months ago, but call volume
29 information was not available until later in the process. There can be a difference of opinion on the
30 timing, but Shane does not think that Alpine 'drug our feet.' Our board members wanted the call
31 volume information and it took a while to get it. Then we started looking at the different formulas.
32

33 Chrissy retracted her statement about the length of the discussions hurting morale, but she does feel that
34 the contention is a problem, whether things move fast or slow.
35

36 Kelli Law said that an agreement is currently in place and nobody in Alpine is asking to change it. We are
37 not trying to force something; we are trying to understand and react to the proposal. We want the best
38 partnership, for sure. We also have to think about how this will affect Alpine and what is coming in
39 the future.
40

41 If we agree to this proposal now, what happens in six or twelve months? What other services will we
42 be asked to fund? Kelli said he loves the Chief, he loves the Fire Department, and he loves Highland.
43 He wants us to stay together. There is a lot of empty land in Alpine that is worth a lot of money, so he
44 does not think property tax value is a fair measure. The current formula is the most fair method.
45

46 Jason Thelin commented that the board did not come up with this proposal in a vacuum. It was created by
47 both cities together. Jason has been on the Public Safety Board for a long time, and an adjustment has
48 been mentioned for a while. Jason does not think that Alpine is hurting the relationship.
49

50 Chrissy Hannemann said that getting an outside legal opinion should be helpful.
51

52 Kelli Law said that as passionate as Mayor Ostler is about his citizens, we should be that way in advocating
53 for our citizens too.
54

55 Brent Rummler said he agrees that there can be more discussion and negotiation if Highland is willing.
56 Clearly the status quo is better for Alpine. Without taking Highland's side, Brent also understands
57 their arguments for their taxpayers. For a structure fire, OSHA standards require four fire fighters on

1 site in order to make entry. Brent has retired fire fighters in his family, and he thinks that 98 percent
2 of calls are car accidents and medical issues. We owe it to our citizens to at least meet minimum OSHA
3 standards.
4

5 Highland's argument is that 70 percent of the time they only have three firefighters. As we have
6 mentioned, they are closer to mutual aid than us, but if they are paying more, they should be entitled
7 to four fire fighters. Brent thinks if we asked Alpine residents if they would be willing to pay more to
8 have the correct OSHA staffing for a structure fire, they would agree.
9

10 Brent does not see a better alternative than having an Interlocal Agreement. If we end up splitting the
11 district, it would be much more expensive for Alpine, not just in personnel but also for equipment
12 (such as a second ambulance). We need to look at what is best for Alpine residents, based on the
13 options.
14

15 A short, somewhat chaotic discussion ensued where there was no agreement among the council members
16 on whether funding formulas can be connected to staffing issues.
17

18 Jessica Smuin wondered if the Interlocal Agreement is being changed or if it is already set. Do we need to
19 have funding discussions every year, or can we lock this in for five years? She said that Mayor Ostler
20 commented that Highland may have new council members after the election. We need to do what we
21 can to be good stewards for our residents and not go into something where there is pressure to
22 negotiate. Jessica felt that it has taken a lot of bandwidth from staff and council members to focus on
23 this, which means they cannot focus on other things.
24

25 Instead of the word "fair," Jessica thinks we should use the business approach of finding what is
26 equitable. The two-thirds/one-third split has been mentioned, and Alpine has an aging population so
27 we might generate more calls. Maybe we can use the data to find a more balanced formula. When we
28 agree on a formula, she would like us to lock that in.
29

30 Shane Sorensen clarified that anything can be included in an ILA. The new document would be drafted
31 and be circulated to both cities for their review. Typically, the process goes back and forth, as it did
32 recently with the ILA with Highland for the Canyon Crest Road project. Once the ILA was finalized
33 it went to both councils for approval. If both sides agreed to a stipulation (such as a five-year time
34 frame), something like that could be included.
35

36 Jessica Smuin said there is value in redundancy, value in a working relationship with Highland, value in
37 being a good representative of the residents, and it is important that residents get top emergency
38 response times—they have that expectation. We want to make sure we maintain that high level of
39 delivery.
40

41 Side note: the Police Department funding is based on population.
42

43 Council members' views on the proposal are summarized as follows:

44 Brent Rummler is in favor of the property value formula.

45 Jessica Smuin is in favor but would like to see the true property value number (41.66), with a lock-in to
46 avoid yearly negotiations and uncertainty.

47 Kelli Law is not in favor of the property tax value proposal.

48 Chrissy Hannemann feels we need stability and cannot conduct these negotiations all the time. Stability
49 is especially important for the Fire Department staff, who rely on this funding.

50 Jason Thelin commented on Highland City's closed meetings which allowed them to discuss everything
51 in private. Alpine is not doing that. He would prefer that both cities held public discussions. Jason
52 agrees with Kelli Law and is not in favor of the property tax value formula.
53

54 Mayor Carla Merrill asked Kelli Law what he would like to see.
55

56 Kelli Law is not sure what he would agree to, but it is not the current proposal. It is appropriate to get to
57 the correct staffing levels. Having Highland representatives in attendance has influenced the

discussions tonight. He appreciates Mayor Ostler and what he is trying to do for Highland, but he thinks we could have a better proposal.

Mayor Merrill asked Jason Thelin for his thoughts.

Jason said he agrees with many of the points made tonight. We definitely want top quality service. There are different formulas that will result in different ratios. The formula Highland chose is this one, which increases Alpine's cost by \$280,000. This was decided by their council behind closed doors. Maybe we could add call volume to the formula, because there are many ways to approach this. The decision we have in front of us is the property tax value. He is not a fan of this process.

Brent Rummler said at the last board meeting he attended as an alternate, he argued that population, ERUs, and call volume are directly related to the actual services being provided. Brent thinks there are better ways to find a formula, but he is worried about what happens if we split and how much it will cost Alpine.

Another short, somewhat chaotic discussion ensued about the pressure to make a rushed decision, fixed costs, equitable sharing, staffing numbers, and service levels.

Shane Sorensen clarified that the Lone Peak budget was approved with a ninth staff member, but it is a combination of full-time and part-time employment. The agreement was not to hire until the funding formula is finalized. Alpine is currently paying for the ninth position, but it has not yet been filled.

Mayor Carla Merrill asked the Fire Chief if he thinks our level of service is lacking.

Fire Chief Brian Patten said our level of service is absolutely lacking. We are not staffing at OSHA nor NFPA (National Fire Protection Association) standards, and we do not want just three fire fighters at a station. Normally, when you drop to that level you shut the station down. If the city tells him he only gets three, he will work with that. But what he really needs is six fire fighters. Alpine has 50,000 square foot homes in the middle of the Wildland Urban Interface. This is like Paradise, California scenario. How do we stop a fire with only two or three people?

The Fire Department is trying to protect our citizens—the people who elected the City Council to protect them. The number of emergency calls is not the issue; it is events that kill residents and fire fighters. We are discussing breaking up the district, higher costs, and lower service levels. This is a huge risk, and we are violating OSHA standards right now. Chief Patten values saving taxpayer money but not at the sacrifice of public safety. Cutting back to three staff in Alpine is not appropriate. We really need ten fire fighters on staff for the district.

Chief Patten and Mayor Merrill discussed staffing numbers at various stations.

Brent Rummler said that he is all for saving taxpayer money, but not at the sacrifice of public safety. He does not think cutting back to three fire fighters at the Alpine station is appropriate.

Mayor Carla Merrill clarified that she simply mentioned stations that have three on staff. Her understanding was that Alpine was not missing calls and that we give more mutual aid than we receive.

Chief Brian Patten said that is correct, and Alpine has four fire fighters on duty 99 percent of the time.

Shane Sorensen said that there will not be a vote at the October 30 board meeting, but this ILA will be a discussion item. The vote of the board will likely happen at their November 12 meeting. It would require a simple majority to pass.

Motion: Chrissy Hannemann moved to adjourn the meeting. Jason Thelin seconded the motion. There were 2 yes votes and 3 no votes, as recorded below. The motion failed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Chrissy Hannemann	Kelli Law	
Jason Thelin	Brent Rummler	
	Jessica Smuin	

Brent Rummler said that he would like to hear Mayor Ostler's response.

Mayor Kurt Ostler was again invited to the microphone.

Mayor Ostler explained that Highland City knows that Alpine only has one more council meeting scheduled on November 11, so they are trying to get everything done before both councils change. We may need to have a brief meeting in December to vote on what the board recommends for the amended ILA at their meeting on November 12.

Motion: Jason Thelin moved to adjourn the meeting. Chrissy Hannemann seconded the motion. There were 5 yes votes and 0 no votes, as recorded below. The motion passed unanimously.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Kelli Law		
Chrissy Hannemann		
Jason Thelin		
Brent Rummler		
Jessica Smuin		

The meeting was adjourned at 10:47 pm.

FINAL PAYMENT

Name of Contractor:		Sunset Mountain Machinery, LLC			
Name of Owner:		Alpine City			
Date of Completion:		Amount of Contract:		Dates of Estimate:	
Original:	31-Oct-25	Original:	\$116,972.50	From:	8-Oct-25
Revised:		Revised:	\$314,493.39	To:	31-Oct-25
Description of Job: Alpine City - Fairview Circle Storm Drain					
Original Contract Amount					
Amount		This Period		Total To Date	
Amount Earned		\$182,072.25		\$309,313.39	
Amount Retained				\$6,362.06	
Retainage Paid				\$6,362.06	
Previous Payments		<div></div>		\$127,241.14	
Amount Due		\$182,072.25		\$182,072.25	
Days Remaining		0	of	81	Percent Time Used:
Estimated Percentage of Job Completed			100.00%		
Contractor's Construction Progress IS on schedule					

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been on previous estimates and the work has been performed in accordance with the Contract Documents

Recommended by: Alpine City Engineering Dept.

Date: 11/7/2025



Shane L. Sorensen, P.E.
Public Works Director

Accepted by: Sunset Mountain Machinery, LLC

Date:

Sunset Mountain Machinery, LLC

Approved By: Alpine City

Date:

Carla Merrill
Mayor

Project Owner: Alpine City
 Project: Alpine City - Fairview Circle Storm Drain
 (including change order to add Canterbury Lane Storm Drain)
 Contractor: Sunset Mountain Machinery, LLC

Date: 7-Nov-25

Original Contract Amount: \$116,972.50
 Revised Contract Amount: \$314,493.39

Item	Description	Quantity	Units	Unit Price	Amount	Pay Est #1	Final Pay Est		Total Billing		Percent Complete	
						Quantity this Month	Earnings this Month	Quantity this Month	Earnings this Month	Quantity to Date		Earnings to Date
BID SCHEDULE												
1	Mobilization	1	LS	\$ 8,400.00	\$ 8,400.00	1.0	\$8,400.00		\$0.00	1.00	\$8,400.00	100.0%
2	Traffic Control	1	LS	\$ 6,000.00	\$ 6,000.00	1.0	\$6,000.00		\$0.00	1.00	\$6,000.00	100.0%
3	Remove Waterway	220	SF	\$ 4.89	\$ 1,075.80	220.0	\$1,075.80		\$0.00	220.00	\$1,075.80	100.0%
4	Remove Asphalt	3,730	SF	\$ 1.39	\$ 5,184.70	3730.0	\$5,184.70		\$0.00	3,730.00	\$5,184.70	100.0%
5	Remove and Replace Curb and Gutter	50	LF	\$ 59.00	\$ 2,950.00	50.0	\$2,950.00		\$0.00	50.00	\$2,950.00	100.0%
6	Remove and Replace Entire Drive Approach	150	SF	\$ 21.00	\$ 3,150.00	150.0	\$3,150.00		\$0.00	150.00	\$3,150.00	100.0%
7	Remove and Replace ADA Ramp	2	LS	\$ 4,700.00	\$ 9,400.00	2.0	\$9,400.00		\$0.00	2.00	\$9,400.00	100.0%
8	Install Catch Basin	2	EA	\$ 4,300.00	\$ 8,600.00	2.0	\$8,600.00		\$0.00	2.00	\$8,600.00	100.0%
9	Install Manhole	3	EA	\$ 4,650.00	\$ 13,950.00	3.0	\$13,950.00		\$0.00	3.00	\$13,950.00	100.0%
10	Install 15" Corrugated HDPE Pipe	365	LF	\$ 82.00	\$ 29,930.00	365.0	\$29,930.00		\$0.00	365.00	\$29,930.00	100.0%
11	Import Backfill	270	CY	\$ 32.00	\$ 8,640.00	270.0	\$8,640.00		\$0.00	270.00	\$8,640.00	100.0%
12	Untreat Base Course 8"	36	CY	\$ 73.00	\$ 2,628.00	36.0	\$2,628.00		\$0.00	36.00	\$2,628.00	100.0%
13	Hot Mix Asphalt (Existing plus 1", Minimum 4")	3,950	SF	\$ 4.32	\$ 17,064.00	6,327.00	\$27,332.64		\$0.00	6,327.00	\$27,332.64	160.2%
Bid/Contract Sub-Total					\$116,972.50		\$127,241.14		\$0.00		\$127,241.14	
CHANGE ORDERS												
C.O. No. 1	Mobilization	1	LS	\$ 6,000.00				1.00	\$6,000.00	1.00	\$6,000.00	100.0%
"	Traffic Control	1	LS	\$ 5,000.00				1.00	\$5,000.00	1.00	\$5,000.00	100.0%
"	Remove and Replace Waterway	411	SF	\$ 4.75				411.00	\$1,952.25	411.00	\$1,952.25	100.0%
"	Remove and Replace Curb and Gutter	185	LF	\$ 57.00				215.00	\$12,255.00	215.00	\$12,255.00	116.2%
"	Remove and Replace Sidewalk	552	SF	\$ 15.00				472.00	\$7,080.00	472.00	\$7,080.00	85.5%
"	Remove and Replace ADA Ramp	4	EA	\$ 4,000.00				4.00	\$16,000.00	4.00	\$16,000.00	100.0%
"	Remove Asphalt	8,258	SF	\$ 1.00				9,232.00	\$9,232.00	9,232.00	\$9,232.00	111.8%
"	Install Catch Basin	2	EA	\$ 4,200.00				2.00	\$8,400.00	2.00	\$8,400.00	100.0%
"	Install Manhole	2	EA	\$ 4,500.00				2.00	\$9,000.00	2.00	\$9,000.00	100.0%
"	Install 15" HDPE Pipe	533	LF	\$ 79.00				533.00	\$42,107.00	533.00	\$42,107.00	100.0%
"	Import Backfill	780	CY	\$ 31.00				780.00	\$24,180.00	780.00	\$24,180.00	100.0%
"	Convert Sump to Manhole	1	EA	\$ 1,100.00				1.00	\$1,100.00	1.00	\$1,100.00	100.0%
"	Manhole Tie-Ins	3	EA	\$ 550.00				3.00	\$1,650.00	3.00	\$1,650.00	100.0%
"	Install 4" Asphalt Paving	8,258	SF	\$ 4.00				6,592.00	\$26,368.00	6,592.00	\$26,368.00	79.8%
"	Install 5" Asphalt	2,640	SF	\$ 4.45				2,640.00	\$11,748.00	2,640.00	\$11,748.00	100.0%
Change Order Sub-Total									\$182,072.25		\$182,072.25	
Total Revised					\$116,972.50		\$127,241.14		\$182,072.25		\$309,313.39	
5% Retainage					~		\$6,362.06				\$6,362.06	
Add Retainage							\$6,362.06				\$6,362.06	
Total					\$116,972.50		\$127,241.14		\$182,072.25		\$309,313.39	

Due to transmission difficulties,

The following are the
proposed changes to the
Consolidated Fee Schedule

We will update the document after
the council votes.

Consolidated Fee Schedule – Sections to be Changed

D. Ordinance Enforcement:

3. On Street Parking Violation During Winter Season

\$100 for first offense

4. Sidewalk Snow Removal (11.06.060.A 1-3)

\$50 for first offense

\$100 for second offense

\$200 for each additional offense thereafter

5. Sidewalk and street obstruction (11.06.060.B 1-7)

A. Vegetation Overgrowth

\$100 if not abated within 10 days of the issuance of a Warning (courtesy)
Notice / 14 days if the notice was mailed

Additional \$100 per day if not abated within 10 days from the date a Notice of
Violation (citation) is issued until the obstruction is abated

B. Temporary Staging or Dumping Material in Streets, Gutters, or Sidewalks (11.06.060)

\$500 initial fine

Additional \$100 per day until the violation is corrected

2025 Alpine Days Financials

Event	Revenue	Expense	Grand Total
5K Race	9,901.93	(8,375.93)	1,526.00
Auto Show		(1,375.00)	(1,375.00)
Bake Off	104.12	(19.24)	84.88
BBQ	2,748.19	(2,748.19)	-
Boutiques	19,144.65		19,144.65
Carnival	22,507.31	(2,608.02)	19,899.29
Chalk the Walk	366.81		366.81
Donation	17,000.00		17,000.00
Fireworks		(6,600.00)	(6,600.00)
General Expenses**		(10,997.51)	(10,997.51)
Golf Tournament	11,267.52	(11,608.74)	(341.22)
Home Run Derby		(115.41)	(115.41)
Mountain Bike Race	1,537.96	(1,704.79)	(166.83)
Movie Night		(1,021.31)	(1,021.31)
Music in Park		(21,798.98)	(21,798.98)
Parade	866.64	(163.59)	703.05
Pet Show	500.00	(477.90)	22.10
Pickleball	7,376.89	(2,155.08)	5,221.81
Storytime	301.91	(121.42)	180.49
Toddler Trot		(27.99)	(27.99)
T-shirt	6,669.59	(5,533.00)	1,136.59
T-Shirts-Event Staff		(2,629.00)	(2,629.00)
Volunteer Gifts		(1,030.95)	(1,030.95)
Water Days		(969.90)	(969.90)
Youth Market	2,349.72		2,349.72
Grand Total	102,643.24	(82,081.95)	20,561.29

**See attached sheet for breakdown of "General Expenses"

General Expenses Category Breakdown

Title	Event	Date	Description	Amount
Expense	General Expenses	9/25/2025	Affinity Software	(69.99)
Expense	General Expenses	8/9/2025	ALLRED'S ACE HARDWARE, INC.	(11.64)
Expense	General Expenses	8/5/2025	ALLRED'S ACE HARDWARE, INC.	(17.46)
Expense	General Expenses	8/4/2025	ALLRED'S ACE HARDWARE, INC.	(72.87)
Expense	General Expenses	8/4/2025	ALLRED'S ACE HARDWARE, INC.	(152.36)
Expense	General Expenses	7/25/2025	ALPHAGRAPHICS	(504.47)
Expense	General Expenses	7/23/2025	ALPHAGRAPHICS	(1,225.24)
Expense	General Expenses	9/30/2024	ALPHAGRAPHICS	(140.20)
Expense	General Expenses	6/30/2025	Amazon--Raffle Tickets	(8.89)
Expense	General Expenses	9/25/2025	Canopy	(255.95)
Expense	General Expenses	9/25/2025	Caution Tape	(19.72)
Expense	General Expenses	8/6/2025	Caution Tape	(26.97)
Expense	General Expenses	9/25/2025	Cups	(77.94)
Expense	General Expenses	9/25/2025	Flag	(8.65)
Expense	General Expenses	9/25/2025	Go Daddy--Website	(55.18)
Expense	General Expenses	9/25/2025	Health Permit	(410.60)
Expense	General Expenses	9/25/2025	Igloo Coolers	(119.92)
Expense	General Expenses	8/13/2025	INTERMOUNTAIN GOLF CARS INC.	(560.00)
Expense	General Expenses	8/14/2025	INTERSTATE BARRICADES	(1,396.50)
Expense	General Expenses	8/31/2025	LAKESHORE PORTABLES INC	(4,187.00)
Expense	General Expenses	9/25/2025	Raffle Tickets	(8.89)
Expense	General Expenses	8/20/2025	REIMBURSEMENTS	(152.53)
Expense	General Expenses	9/25/2025	Sash	(17.98)
Expense	General Expenses	9/25/2025	Sign Holder	(8.99)
Expense	General Expenses	3/6/2025	Speaker & Stand	(309.94)
Expense	General Expenses	9/25/2025	Spray Paint	(34.56)
Expense	General Expenses	8/12/2025	SUNBELT RENTALS INC	(195.00)
Expense	General Expenses	9/25/2025	Table	(44.98)
Expense	General Expenses	7/7/2025	Trailer Rental	(212.75)
Expense	General Expenses	6/30/2025	Trash Boxes	(684.90)
Expense	General Expenses	6/30/2025	UTAH STATE TAX COMMISSION	(5.44)

Alpine Days Rodeo Finances 2025:

Donations	19,500.00
Tickets	43,250.36
Mutton Bustin	1,404.00
General Expenses	(31,633.50)
Marketing	(3,590.00)
Prizes	(15,135.00)
Shirts	(3,710.65)

10,085.21

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
OCTOBER 31, 2025

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	12,614.94
01-1112	XPRESS BILL PAY	1,315.63
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	27,858,081.27
TOTAL COMBINED CASH		27,873,011.84
01-1190	CASH - ALLOCATION TO OTHER FUN	(27,873,011.84)

TOTAL GENERAL FUND CASH .00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	1,280,572.38
11	ALLOCATION TO CLASS C ROADS	594,737.32
15	ALLOCATION TO RECREATION IMPACT FEES	457,595.60
16	ALLOCATION TO STREET IMPACT FEES	167,739.03
44	ALLOCATION TO PARC FUND	123,786.43
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	10,226,763.97
51	ALLOCATION TO WATER FUND	3,897,440.42
52	ALLOCATION TO SEWER FUND	3,333,809.89
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	2,490,974.75
56	ALLOCATION TO STORM DRAIN FUND	939,187.40
70	ALLOCATION TO TRUST AND AGENCY FUND	805,470.53
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	1,834,152.62
81	ALLOCATION TO WATER IMPACT FEES	822,593.90
82	ALLOCATION TO SEWER IMPACT FEES	166,134.87
85	ALLOCATION TO PI IMPACT FEES	506,055.51
86	ALLOCATION TO STORM DRAIN IMPACT FEES	225,997.22

TOTAL ALLOCATIONS TO OTHER FUNDS 27,873,011.84
ALLOCATION FROM COMBINED CASH FUND - 01-1190 (27,873,011.84)

ZERO PROOF IF ALLOCATIONS BALANCE .00

ALPINE CITY CORPORATION

BALANCE SHEET

OCTOBER 31, 2025

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	1,280,572.38	
10-1309	DEFERRED PROPERTY TAXES REC	2,659,542.68	
10-1311	ACCOUNTS RECEIVABLE	76,360.31	
10-1561	PREPAID EXPENSES	125,663.33	
	TOTAL ASSETS		4,142,138.70

LIABILITIES AND EQUITYLIABILITIES

10-2211	WAGES PAYABLE	26,854.72	
10-2225	ULGT PAYABLE	34,931.42	
10-2229	WORKERS COMP PAYABLE	8,446.62	
10-2230	ALPINE DAYS REVENUES IN ADVANC	26,962.95	
10-2231	AYC FEES PAID IN ADVANCE	2,220.00	
10-2400	UNEARNED REVENUE	2,659,542.00	
	TOTAL LIABILITIES		2,758,957.71

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2980	BALANCE BEGINNING OF YEAR	2,487,751.53	
	REVENUE OVER EXPENDITURES - YTD	(1,104,570.54)	
	BALANCE - CURRENT DATE	1,383,180.99	
	TOTAL FUND EQUITY		1,383,180.99
	TOTAL LIABILITIES AND EQUITY		4,142,138.70

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	.00	19,036.38	2,704,800.00	2,685,763.62	.7
10-31-20 REDEMPTION TAXES	.00	14,868.94	225,000.00	210,131.06	6.6
10-31-30 GENERAL SALES AND USE TAXES	196,862.38	359,853.97	2,100,000.00	1,740,146.03	17.1
10-31-31 MOTOR VEHICLE TAXES	.00	36,394.69	135,000.00	98,605.31	27.0
10-31-40 FRANCHISE FEES	67,643.77	214,969.13	750,000.00	535,030.87	28.7
10-31-90 PENALTIES & INT. ON DELINQUENT	.00	830.42	4,500.00	3,669.58	18.5
TOTAL TAXES	264,506.15	645,953.53	5,919,300.00	5,273,346.47	10.9
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	100.00	780.24	25,000.00	24,219.76	3.1
10-32-20 PLAN CHECK FEES	11,241.85	87,001.69	175,000.00	87,998.31	49.7
10-32-21 BUILDING PERMITS	20,266.56	137,024.38	350,000.00	212,975.62	39.2
10-32-22 BUILDING PERMIT ASSESSMENT	189.37	1,388.32	5,000.00	3,611.68	27.8
TOTAL LICENSES AND PERMITS	31,797.78	226,194.63	555,000.00	328,805.37	40.8
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42 MUNICIPAL RECREATION GRANT	.00	.00	29,122.00	29,122.00	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	.00	29,122.00	29,122.00	.0
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	475.00	1,225.00	5,000.00	3,775.00	24.5
10-34-14 ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15 SALE OF MAPS AND PUBLICATIONS	.00	110.00	250.00	140.00	44.0
10-34-22 PUBLIC SAFETY DISTRICT RENTAL	9,629.00	19,258.00	38,516.00	19,258.00	50.0
10-34-40 WASTE COLLECTION SALES	67,538.72	269,379.52	730,000.00	460,620.48	36.9
10-34-69 YOUTH COUNCIL	.00	1,554.60	3,000.00	1,445.40	51.8
10-34-81 SALE OF CEMETERY LOTS	3,825.00	14,875.00	25,000.00	10,125.00	59.5
10-34-83 BURIAL FEES	5,950.00	28,075.00	50,000.00	21,925.00	56.2
TOTAL CHARGES FOR SERVICES	87,417.72	334,477.12	852,266.00	517,788.88	39.3
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	5,246.50	19,132.43	75,000.00	55,867.57	25.5
10-35-15 OTHER FINES	1,500.01	4,025.01	7,000.00	2,974.99	57.5
10-35-16 TRAFFIC SCHOOL	.00	3,150.00	2,000.00	(1,150.00)	157.5
TOTAL FINES AND FORFEITURES	6,746.51	26,307.44	84,000.00	57,692.56	31.3

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-20 RENTS AND CONCESSIONS	3,045.00	18,715.00	65,000.00	46,285.00	28.8
TOTAL RENTS AND OTHER REVENUE	3,045.00	18,715.00	65,000.00	46,285.00	28.8
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	102,611.65	124,844.22	150,000.00	25,155.78	83.2
10-38-17 ALPINE DAYS REVENUE	30.00	71,559.87	85,000.00	13,440.13	84.2
10-38-18 RODEO REVENUE	1,530.00	62,069.00	50,000.00	(12,069.00)	124.1
10-38-50 BICENTENNIAL BOOKS	.00	200.00	500.00	300.00	40.0
10-38-90 SUNDRY REVENUES	5,104.58	9,109.85	40,000.00	30,890.15	22.8
TOTAL INTEREST AND MISC REVENUE	109,276.23	267,782.94	325,500.00	57,717.06	82.3
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-10 FUND BALANCE APPROPRIATION	.00	.00	2,792,704.00	2,792,704.00	.0
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,918.60	11,654.55	35,000.00	23,345.45	33.3
TOTAL TRANSFERS AND CONTRIBUTIONS	2,918.60	11,654.55	2,827,704.00	2,816,049.45	.4
TOTAL FUND REVENUE	505,707.99	1,531,085.21	10,657,892.00	9,126,806.79	14.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	4,876.62	77,523.45	247,500.00	169,976.55	31.3
10-41-13 EMPLOYEE BENEFITS	2,132.05	40,760.85	116,500.00	75,739.15	35.0
10-41-14 OVERTIME WAGES	.00	725.71	2,000.00	1,274.29	36.3
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	3,945.91	25,000.00	21,054.09	15.8
10-41-22 PUBLIC NOTICES	216.48	505.59	2,000.00	1,494.41	25.3
10-41-23 TRAVEL	.00	113.54	7,500.00	7,386.46	1.5
10-41-24 OFFICE SUPPLIES & POSTAGE	1,343.17	4,396.36	15,000.00	10,603.64	29.3
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	.00	1,500.00	1,500.00	.0
10-41-28 TELEPHONE	408.66	1,402.50	5,500.00	4,097.50	25.5
10-41-30 PROFESSIONAL SERVICES	.00	.00	45,000.00	45,000.00	.0
10-41-33 EDUCATION	80.00	80.00	3,000.00	2,920.00	2.7
10-41-46 COUNCIL DISCRETIONARY FUND	498.16	750.58	12,000.00	11,249.42	6.3
10-41-47 MAYOR DISCRETIONARY FUND	.00	97.50	5,000.00	4,902.50	2.0
10-41-51 INSURANCE	358.61	10,491.97	12,000.00	1,508.03	87.4
10-41-63 OTHER SERVICES	1,875.00	7,500.00	36,500.00	29,000.00	20.6
10-41-64 OTHER EXPENSES	.00	.00	6,000.00	6,000.00	.0
TOTAL ADMINISTRATION	11,788.75	148,293.96	542,000.00	393,706.04	27.4

COURT

10-42-24 OFFICE EXPENSE & POSTAGE	1,666.08	3,871.27	38,000.00	34,128.73	10.2
10-42-31 PROFESSIONAL SERVICES	5,939.05	14,362.99	45,000.00	30,637.01	31.9
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	2,124.71	5,444.57	32,000.00	26,555.43	17.0
TOTAL COURT	9,729.84	23,678.83	115,200.00	91,521.17	20.6

TREASURER

10-43-11 SALARIES & WAGES	1,615.32	7,311.05	21,700.00	14,388.95	33.7
10-43-13 EMPLOYEE BENEFITS	955.77	4,178.67	11,700.00	7,521.33	35.7
10-43-14 OVERTIME WAGES	143.85	1,321.10	2,500.00	1,178.90	52.8
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,200.00	1,200.00	.0
10-43-23 TRAVEL	.00	.00	750.00	750.00	.0
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	50.00	250.00	200.00	20.0
10-43-31 PROFESSIONAL & TECHNICAL	.00	1,495.00	5,200.00	3,705.00	28.8
10-43-33 EDUCATION	.00	.00	1,300.00	1,300.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	12,500.00	15,900.00	3,400.00	78.6
TOTAL TREASURER	2,714.94	26,855.82	60,500.00	33,644.18	44.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ELECTIONS</u>						
10-50-24	OFFICE EXPENSE, SUPPLIES & POS	.00	.00	1,000.00	1,000.00	.0
10-50-62	MISCELLANEOUS SERVICES	.00	.00	39,350.00	39,350.00	.0
	TOTAL ELECTIONS	.00	.00	40,350.00	40,350.00	.0
<u>GOVERNMENT BUILDINGS</u>						
10-52-26	BUILDING SUPPLIES	458.84	1,771.25	7,000.00	5,228.75	25.3
10-52-27	UTILITIES	1,139.03	4,025.41	25,000.00	20,974.59	16.1
10-52-51	INSURANCE	73.61	9,351.97	10,200.00	848.03	91.7
10-52-63	OTHER SERVICES	814.50	3,159.00	13,000.00	9,841.00	24.3
10-52-72	CAPITAL OUTLAY BUILDINGS	10,524.00	16,137.24	1,000,000.00	983,862.76	1.6
	TOTAL GOVERNMENT BUILDINGS	13,009.98	34,444.87	1,055,200.00	1,020,755.13	3.3
<u>EMERGENCY SERVICES</u>						
10-57-61	POLICE-PROFESSIONAL SERVICE	.00	380,787.48	1,523,150.00	1,142,362.52	25.0
10-57-63	FIRE-PROFESSIONAL SERVICE	.00	382,323.48	1,529,294.00	1,146,970.52	25.0
10-57-72	ADMINISTRATION	.00	30,264.24	121,057.00	90,792.76	25.0
10-57-74	CAPITAL OUTLAY - EQUIPMENT	.00	(15,000.00)	15,000.00	30,000.00	(100.0)
	TOTAL EMERGENCY SERVICES	.00	778,375.20	3,188,501.00	2,410,125.80	24.4
<u>BUILDING INSPECTION</u>						
10-58-11	SALARIES & WAGES	4,004.80	17,974.24	53,500.00	35,525.76	33.6
10-58-13	EMPLOYEE BENEFITS	1,926.15	8,032.53	20,100.00	12,067.47	40.0
10-58-14	OVERTIME WAGES	.00	.00	500.00	500.00	.0
10-58-21	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24	OFFICE SUPPLIES & POSTAGE	.00	.00	800.00	800.00	.0
10-58-28	TELEPHONE	30.00	135.00	1,000.00	865.00	13.5
10-58-29	CONTRACT/BUILDING INSPECTOR	5,824.00	12,684.00	90,000.00	77,316.00	14.1
10-58-51	INSURANCE & SURETY BONDS	73.61	9,351.97	10,200.00	848.03	91.7
10-58-65	BUILDING PERMIT SURCHARGE	1,006.23	1,006.23	3,000.00	1,993.77	33.5
	TOTAL BUILDING INSPECTION	12,864.79	49,183.97	179,600.00	130,416.03	27.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	13,994.67	61,777.61	181,900.00	120,122.39	34.0
10-59-13 EMPLOYEE BENEFITS	6,392.54	26,956.65	75,400.00	48,443.35	35.8
10-59-14 OVERTIME WAGES	309.76	1,158.74	1,000.00	(158.74)	115.9
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,000.00	1,000.00	.0
10-59-23 TRAVEL	.00	99.47	1,500.00	1,400.53	6.6
10-59-24 OFFICE SUPPLIES & POSTAGE	.00	.00	1,500.00	1,500.00	.0
10-59-30 PROFESSIONAL SERVICES	7,368.75	16,193.50	60,000.00	43,806.50	27.0
10-59-31 LEGAL SERVICES FOR SUBDIVIS	.00	.00	20,000.00	20,000.00	.0
10-59-34 EDUCATION	.00	.00	750.00	750.00	.0
TOTAL PLANNING & ZONING	28,065.72	106,185.97	343,050.00	236,864.03	31.0
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	9,990.17	45,055.40	132,400.00	87,344.60	34.0
10-60-13 EMPLOYEE BENEFITS	6,772.25	29,588.29	80,100.00	50,511.71	36.9
10-60-14 OVERTIME WAGES	409.61	5,897.93	8,000.00	2,102.07	73.7
10-60-15 ON CALL WAGES	470.54	2,277.63	6,350.00	4,072.37	35.9
10-60-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-60-24 OFFICE SUPPLIES & POSTAGE	.00	11.42	700.00	688.58	1.6
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	3,043.99	22,050.55	75,000.00	52,949.45	29.4
10-60-26 STREET SUPPLIES AND MAINTENANC	7,262.22	16,100.39	75,000.00	58,899.61	21.5
10-60-27 UTILITIES	6.71	19.78	500.00	480.22	4.0
10-60-28 TELEPHONE	240.70	774.60	3,200.00	2,425.40	24.2
10-60-29 POWER - STREET LIGHTS	4,870.86	14,599.43	50,000.00	35,400.57	29.2
10-60-51 INSURANCE	73.61	9,351.97	10,200.00	848.03	91.7
10-60-63 OTHER SERVICES	150.00	225.00	12,000.00	11,775.00	1.9
10-60-64 OTHER EXPENSES	.00	426.70	6,500.00	6,073.30	6.6
10-60-70 CLASS C ROAD FUND	.00	6,300.00	.00	(6,300.00)	.0
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	706,280.89	747,856.77	177,000.00	(570,856.77)	422.5
10-60-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	65,125.00	65,125.00	.0
TOTAL STREETS	739,571.55	900,535.86	703,075.00	(197,460.86)	128.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	4,588.34	20,862.11	62,900.00	42,037.89	33.2
10-70-12 WAGES TEMPORARY EMPLOYEES	5,159.46	33,894.32	63,500.00	29,605.68	53.4
10-70-13 EMPLOYEE BENEFITS	3,371.69	15,612.17	40,100.00	24,487.83	38.9
10-70-14 OVERTIME WAGES	5.60	1,802.05	2,500.00	697.95	72.1
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	258.34	997.45	2,400.00	1,402.55	41.6
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,347.50	4,343.18	25,000.00	20,656.82	17.4
10-70-26 BUILDING AND GROUNDS SUPPLIES	9,261.54	26,266.55	55,000.00	28,733.45	47.8
10-70-27 UTILITIES	4,990.58	19,526.04	60,000.00	40,473.96	32.5
10-70-28 TELEPHONE	220.70	684.60	3,000.00	2,315.40	22.8
10-70-51 INSURANCE & SURETY BONDS	73.61	9,351.97	10,200.00	848.03	91.7
10-70-60 RODEO	.00	39,698.00	35,000.00	(4,698.00)	113.4
10-70-63 OTHER SERVICES-AM FORK AGREEMT	.00	.00	78,500.00	78,500.00	.0
10-70-64 OTHER EXPENSES	2,049.76	3,055.85	.00	(3,055.85)	.0
10-70-65 ALPINE DAYS	128.53	71,659.68	115,000.00	43,340.32	62.3
10-70-66 OTHER EXPENSE - SPECIAL PROJEC	.00	150.00	.00	(150.00)	.0
10-70-67 MOYLE PARK	426.95	2,499.18	9,000.00	6,500.82	27.8
10-70-68 LIBRARY	800.00	4,110.00	14,500.00	10,390.00	28.3
10-70-69 YOUTH COUNCIL	.00	3,524.48	8,500.00	4,975.52	41.5
10-70-70 BOOK MOBILE	.00	13,595.00	13,596.00	1.00	100.0
10-70-71 TRAILS	1,783.78	2,763.43	5,000.00	2,236.57	55.3
TOTAL PARKS & RECREATION	34,466.38	274,396.06	604,696.00	330,299.94	45.4
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	4,587.66	20,861.42	62,900.00	42,038.58	33.2
10-77-12 WAGES TEMPORARY EMPLOYEE	5,159.44	33,894.25	63,500.00	29,605.75	53.4
10-77-13 EMPLOYEE BENEFITS	3,379.88	15,652.54	40,100.00	24,447.46	39.0
10-77-14 OVERTIME WAGES	5.60	1,802.05	2,500.00	697.95	72.1
10-77-23 TRAVEL	.00	.00	500.00	500.00	.0
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	1,396.99	12,000.00	10,603.01	11.6
10-77-26 BUILDING AND GROUNDS	630.75	2,908.75	12,000.00	9,091.25	24.2
10-77-27 CEMETERY PAVING	446.56	1,786.24	.00	(1,786.24)	.0
10-77-28 TELEPHONE	15.00	67.50	850.00	782.50	7.9
10-77-51 INSURANCE & SURETY BONDS	73.61	9,351.97	10,200.00	848.03	91.7
10-77-63 OTHER SERVICES	12.06	36.51	10,000.00	9,963.49	.4
TOTAL CEMETERY	14,310.56	87,758.22	214,800.00	127,041.78	40.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	3,619.93	16,254.40	54,100.00	37,845.60	30.1
10-82-13 EMPLOYEE BENEFITS	1,683.91	7,215.59	25,000.00	17,784.41	28.9
10-82-14 OVERTIME WAGES	83.92	770.72	1,500.00	729.28	51.4
10-82-24 OFFICE SUPPLIES & POSTAGE	522.28	2,066.70	3,600.00	1,533.30	57.4
10-82-28 TELEPHONE	7.50	33.75	250.00	216.25	13.5
10-82-31 PROFESSIONAL & TECHNICAL	.00	1,400.00	4,800.00	3,400.00	29.2
10-82-34 TECHNOLOGY UPDATE	454.60	1,435.58	5,500.00	4,064.42	26.1
10-82-61 TIPPING FEES	15,141.25	44,835.61	166,000.00	121,164.39	27.0
10-82-62 WASTE PICKUP CONTRACT	40,467.58	121,514.49	482,000.00	360,485.51	25.2
10-82-64 OTHER EXPENSES	140.47	561.88	15,800.00	15,238.12	3.6
10-82-65 CITY CLEANUP PROJECTS	967.20	6,461.51	.00	(6,461.51)	.0
TOTAL GARBAGE	63,088.64	202,550.23	758,550.00	555,999.77	26.7
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	457.36	2,659.23	20,000.00	17,340.77	13.3
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	34,666.00	34,666.00	.0
10-99-82 EMERGENCY PREP	402.33	737.53	5,000.00	4,262.47	14.8
TOTAL MISCELLANEOUS	859.69	3,396.76	59,666.00	56,269.24	5.7
TOTAL FUND EXPENDITURES	930,470.84	2,635,655.75	7,865,188.00	5,229,532.25	33.5
NET REVENUE OVER EXPENDITURES	(424,762.85)	(1,104,570.54)	2,792,704.00	3,897,274.54	(39.6)

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

CLASS C ROADS

ASSETS

11-1190	CASH - ALLOCATION FROM GENERAL	594,737.32	
11-1313	CLASS C MASS TRANSIT RECEIVABL	(1.71)	
	TOTAL ASSETS		594,735.61

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
11-2980	BALANCE BEGINNING OF YEAR	1,307,037.46	
	REVENUE OVER EXPENDITURES - YTD	(712,301.85)	
	BALANCE - CURRENT DATE	594,735.61	
	TOTAL FUND EQUITY		594,735.61
	TOTAL LIABILITIES AND EQUITY		594,735.61

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

CLASS C ROADS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56	B&C ROAD FUND ALLOTMENT	.00	103,165.43	525,000.00	421,834.57	19.7
11-33-60	MASS TRANSIT	18,518.81	33,681.68	195,000.00	161,318.32	17.3
11-33-80	PUBLIC TRANSIT TAX	9,352.32	16,926.91	80,000.00	63,073.09	21.2
	TOTAL SOURCE 33	27,871.13	153,774.02	800,000.00	646,225.98	19.2
	INTEREST AND MISC REVENUE					
11-38-10	INTEREST EARNINGS	.00	12,926.04	45,000.00	32,073.96	28.7
	TOTAL INTEREST AND MISC REVENUE	.00	12,926.04	45,000.00	32,073.96	28.7
	TRANSFERS AND CONTRIBUTIONS					
11-39-10	FUND BALANCE APPROPRIATION	.00	.00	5,000.00	5,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	5,000.00	5,000.00	.0
	TOTAL FUND REVENUE	27,871.13	166,700.06	850,000.00	683,299.94	19.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND PROJECTS	329,691.40	554,001.91	525,000.00	(29,001.91)	105.5
11-60-75 MASS TRANSIT PROJECTS	195,000.00	195,000.00	195,000.00	.00	100.0
11-60-80 PUBLIC TRANSPORTATION PROJECTS	80,000.00	80,000.00	80,000.00	.00	100.0
11-60-90 RESERVES	50,000.00	50,000.00	50,000.00	.00	100.0
TOTAL DEPARTMENT 60	654,691.40	879,001.91	850,000.00	(29,001.91)	103.4
TOTAL FUND EXPENDITURES	654,691.40	879,001.91	850,000.00	(29,001.91)	103.4
NET REVENUE OVER EXPENDITURES	(626,820.27)	(712,301.85)	.00	712,301.85	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

RECREATION IMPACT FEES

ASSETS

15-1190	CASH - ALLOCATION FROM GENERAL	457,595.60	
	TOTAL ASSETS		457,595.60

LIABILITIES AND EQUITY

FUND EQUITY

15-2831	RESERVE-IMP RECREATION	571,085.62	
	UNAPPROPRIATED FUND BALANCE:		
15-2980	BALANCE BEGINNING OF YEAR	(123,878.26)	
	REVENUE OVER EXPENDITURES - YTD	10,388.24	
	BALANCE - CURRENT DATE	(113,490.02)	
	TOTAL FUND EQUITY		457,595.60
	TOTAL LIABILITIES AND EQUITY		457,595.60

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
15-37-31	RECREATION FACILITY FEES	.00	5,376.00	100,000.00	94,624.00	5.4
	TOTAL OPERATING REVENUES	.00	5,376.00	100,000.00	94,624.00	5.4
	<u>INTEREST AND MISC REVENUE</u>					
15-38-10	INTEREST EARNINGS	.00	5,012.24	40,000.00	34,987.76	12.5
	TOTAL INTEREST AND MISC REVENUE	.00	5,012.24	40,000.00	34,987.76	12.5
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
15-39-10	FUND BALANCE APPROPRIATION	.00	.00	145,000.00	145,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	145,000.00	145,000.00	.0
	TOTAL FUND REVENUE	.00	10,388.24	285,000.00	274,611.76	3.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
15-40-31	PARK SYSTEM	.00	.00	285,000.00	285,000.00	.0
	TOTAL EXPENDITURES	.00	.00	285,000.00	285,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	285,000.00	285,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	10,388.24	.00	(10,388.24)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

STREET IMPACT FEES

<u>ASSETS</u>			
16-1190	CASH - ALLOCATION FROM GENERAL	167,739.03	
	TOTAL ASSETS		167,739.03
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	163,536.55	
	REVENUE OVER EXPENDITURES - YTD	4,202.48	
	BALANCE - CURRENT DATE	167,739.03	
	TOTAL FUND EQUITY		167,739.03
	TOTAL LIABILITIES AND EQUITY		167,739.03

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
16-37-21	STREETS & TRANSPORTATION FEES	.00	2,366.64	40,000.00	37,633.36	5.9
	TOTAL OPERATING REVENUES	.00	2,366.64	40,000.00	37,633.36	5.9
	<u>INTEREST AND MISC REVENUE</u>					
16-38-10	INTEREST EARNINGS	.00	1,835.84	25,000.00	23,164.16	7.3
	TOTAL INTEREST AND MISC REVENUE	.00	1,835.84	25,000.00	23,164.16	7.3
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
16-39-10	FUND BALANCE APPROPRIATION	.00	.00	340,000.00	340,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	340,000.00	340,000.00	.0
	TOTAL FUND REVENUE	.00	4,202.48	405,000.00	400,797.52	1.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
16-40-21	STREET & TRANSPORT EXPENSES	.00	.00	405,000.00	405,000.00	.0
	TOTAL EXPENDITURES	.00	.00	405,000.00	405,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	405,000.00	405,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	4,202.48	.00	(4,202.48)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

PARC FUND

ASSETS

44-1190	CASH - ALLOCATION TO OTHER FUN	123,786.43	
	TOTAL ASSETS		123,786.43

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
44-2980	BALANCE BEGINNING OF YEAR	103,446.90	
	REVENUE OVER EXPENDITURES - YTD	20,339.53	
	BALANCE - CURRENT DATE	123,786.43	
	TOTAL FUND EQUITY		123,786.43
	TOTAL LIABILITIES AND EQUITY		123,786.43

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

PARC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
44-38-10 INTEREST REVENUE	.00	1,126.71	.00	(1,126.71)	.0
44-38-20 PARC TAX	11,254.74	19,212.82	100,000.00	80,787.18	19.2
TOTAL SOURCE 38	11,254.74	20,339.53	100,000.00	79,660.47	20.3
TOTAL FUND REVENUE	11,254.74	20,339.53	100,000.00	79,660.47	20.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

PARC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
44-40-72 CAPITAL OUTLAY - OTHER	.00	.00	100,000.00	100,000.00	.0
TOTAL DEPARTMENT 40	.00	.00	100,000.00	100,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	100,000.00	100,000.00	.0
NET REVENUE OVER EXPENDITURES	11,254.74	20,339.53	.00	(20,339.53)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

CAPITAL IMPROVEMENTS FUND

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	10,226,763.97	
	TOTAL ASSETS		10,226,763.97

LIABILITIES AND EQUITY

LIABILITIES

45-2124	OTHER BONDS	351,000.00	
45-2140	INFRA PROTECTION BONDS	1,503,188.48	
45-2147	OPEN SPACE BOND	141,500.00	
45-2150	RESTRICTED FOR ROADS	166,059.00	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2156	MUSTARD DONATION/LAM PK TRAILS	4,948.00	
45-2157	MOYLE PARK DONATIONS-COOPER	50,000.00	
	TOTAL LIABILITIES		2,221,907.48

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
45-2960	EQUIPMENT REPLACEMENT	174,329.36	
45-2980	BALANCE BEGINNING OF YEAR	7,747,834.52	
	REVENUE OVER EXPENDITURES - YTD	82,692.61	
	BALANCE - CURRENT DATE	8,004,856.49	
	TOTAL FUND EQUITY		8,004,856.49
	TOTAL LIABILITIES AND EQUITY		10,226,763.97

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
45-38-10	INTEREST REVENUE	.00	111,712.25	400,000.00	288,287.75	27.9
	TOTAL INTEREST AND MISC REVENUE	.00	111,712.25	400,000.00	288,287.75	27.9
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-10	TRANSFER FROM GENERAL FUND	.00	.00	37,296.00	37,296.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	37,296.00	37,296.00	.0
	TOTAL FUND REVENUE	.00	111,712.25	437,296.00	325,583.75	25.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	.00	29,019.64	962,000.00	932,980.36	3.0
45-40-73 CAPITAL OUTLAY BUILDINGS	.00	.00	2,200,000.00	2,200,000.00	.0
45-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	68,000.00	68,000.00	.0
TOTAL EXPENDITURES	.00	29,019.64	3,230,000.00	3,200,980.36	.9
TOTAL FUND EXPENDITURES	.00	29,019.64	3,230,000.00	3,200,980.36	.9
NET REVENUE OVER EXPENDITURES	.00	82,692.61	(2,792,704.00)	(2,875,396.61)	3.0

ALPINE CITY CORPORATION

BALANCE SHEET

OCTOBER 31, 2025

WATER FUND

ASSETS

51-1110	CASH ON HAND	(126.43)	
51-1190	CASH - ALLOCATION FROM GENERAL		3,897,440.42	
51-1311	WATER ACCOUNTS RECEIVABLE		85,441.69	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(390.78)	
51-1598	INVESTMENT IN WATER STOCK		73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS		57,509.00	
51-1611	LAND		219,000.00	
51-1621	BUILDING		169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(142,115.39)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI		17,062,308.58	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(6,958,669.14)	
51-1651	MACHINERY AND EQUIPMENT		1,274,518.67	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(745,531.44)	
				<u>14,991,887.81</u>
TOTAL ASSETS				<u>14,991,887.81</u>

LIABILITIES AND EQUITYLIABILITIES

51-2151	UTILITY DEPOSIT		26,400.00	
51-2220	WAGES PAYABLE		5,214.64	
51-2230	ST COMPENSATED ABSENCES		24,432.82	
51-2290	NET PENSION LIABILITY		42,961.00	
51-2410	DEFERRED INFLOWS-PENSIONS		193.00	
51-2530	LT COMPENSATED ABSENCES		2,154.10	
				<u>101,355.56</u>
TOTAL LIABILITIES				<u>101,355.56</u>

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
51-2970	CONTRA ACCOUNT 81 IMPACT FEES		297,053.91	
51-2980	BEGINNING OF YEAR		14,477,403.29	
	REVENUE OVER EXPENDITURES - YTD		116,075.05	
				<u>14,890,532.25</u>
BALANCE - CURRENT DATE				<u>14,890,532.25</u>
TOTAL FUND EQUITY				<u>14,890,532.25</u>
TOTAL LIABILITIES AND EQUITY				<u>14,991,887.81</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
51-37-11	METERED WATER SALES	74,814.07	361,624.15	875,000.00	513,375.85	41.3
51-37-12	OTHER WATER REVENUE	625.00	3,825.00	20,000.00	16,175.00	19.1
51-37-16	WATER CONNECTION FEE	920.00	6,900.00	30,000.00	23,100.00	23.0
51-37-17	PENALTIES	709.00	2,874.93	5,700.00	2,825.07	50.4
	TOTAL OPERATING REVENUES	77,068.07	375,224.08	930,700.00	555,475.92	40.3
	<u>INTEREST AND MISC REVENUE</u>					
51-38-10	INTEREST EARNINGS	.00	42,160.97	180,000.00	137,839.03	23.4
	TOTAL INTEREST AND MISC REVENUE	.00	42,160.97	180,000.00	137,839.03	23.4
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	542,725.00	542,725.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	542,725.00	542,725.00	.0
	TOTAL FUND REVENUE	77,068.07	417,385.05	1,653,425.00	1,236,039.95	25.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	18,733.73	67,378.62	189,300.00	121,921.38	35.6
51-80-13 EMPLOYEE BENEFITS	11,424.10	39,799.50	104,700.00	64,900.50	38.0
51-80-14 OVERTIME WAGES	493.53	6,668.65	9,000.00	2,331.35	74.1
51-80-15 ON CALL WAGES	470.54	2,277.63	7,600.00	5,322.37	30.0
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	2,500.00	2,500.00	.0
51-80-23 TRAVEL	27.30	27.30	3,000.00	2,972.70	.9
51-80-24 OFFICE SUPPLIES & POS	613.99	12,256.76	20,000.00	7,743.24	61.3
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	2,466.38	21,000.00	18,533.62	11.7
51-80-26 BUILDING AND GROUNDS SUPPLIES	7,049.62	18,527.09	50,000.00	31,472.91	37.1
51-80-27 UTILITIES	15,634.12	47,046.84	35,000.00	(12,046.84)	134.4
51-80-28 TELEPHONE	304.44	1,033.31	2,500.00	1,466.69	41.3
51-80-31 PROFESSIONAL & TECHNICAL SERVI	.00	2,100.00	25,000.00	22,900.00	8.4
51-80-33 EDUCATION	.00	280.00	1,000.00	720.00	28.0
51-80-34 TECHNOLOGY UPDATE	457.36	1,444.23	10,000.00	8,555.77	14.4
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	73.61	9,351.97	10,200.00	848.03	91.7
51-80-62 MISCELLANEOUS SERVICES	4,996.45	17,476.57	38,000.00	20,523.43	46.0
51-80-63 OTHER EXPENSES	1,193.06	25,333.74	35,000.00	9,666.26	72.4
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	.00	5,000.00	5,000.00	.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	30,399.90	47,841.41	764,500.00	716,658.59	6.3
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	65,125.00	65,125.00	.0
TOTAL WATER EXPENDITURES	91,871.75	301,310.00	1,653,425.00	1,352,115.00	18.2
TOTAL FUND EXPENDITURES	91,871.75	301,310.00	1,653,425.00	1,352,115.00	18.2
NET REVENUE OVER EXPENDITURES	(14,803.68)	116,075.05	.00	(116,075.05)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

OCTOBER 31, 2025

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	3,333,809.89	
52-1312	SEWER ACCOUNTS RECEIVABLE	94,181.42	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(300.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	54,126.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(45,971.00)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	8,661,627.16	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(3,764,808.90)	
52-1651	MACHINERY AND EQUIPMENT	480,281.76	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(308,535.08)	
TOTAL ASSETS			8,571,454.25

LIABILITIES AND EQUITYLIABILITIES

52-2220	WAGES PAYABLE	5,214.64	
52-2230	ST COMPENSATED ABSENCES	24,431.76	
52-2290	NET PENSION LIABILITY	40,433.00	
52-2300	TSSD CLEARING ACCOUNT	139,754.90	
52-2410	DEFERRED INFLOWS-PENSIONS	181.00	
52-2530	LT COMPENSATED ABSENCES	2,154.10	
TOTAL LIABILITIES			212,169.40

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	8,260,172.51	
	REVENUE OVER EXPENDITURES - YTD	99,112.34	
BALANCE - CURRENT DATE		8,359,284.85	
TOTAL FUND EQUITY			8,359,284.85
TOTAL LIABILITIES AND EQUITY			8,571,454.25

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>OPERATING REVENUES</u>					
52-37-11 SEWER SYSTEM USAGE SALES	117,497.42	469,081.07	1,300,000.00	830,918.93	36.1
52-37-12 OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16 SEWER CONNECTION FEE	125.00	1,625.00	5,000.00	3,375.00	32.5
TOTAL OPERATING REVENUES	117,622.42	470,706.07	1,315,000.00	844,293.93	35.8
<u>INTEREST AND MISC REVENUE</u>					
52-38-10 INTEREST EARNINGS	.00	36,759.73	160,000.00	123,240.27	23.0
TOTAL INTEREST AND MISC REVENUE	.00	36,759.73	160,000.00	123,240.27	23.0
<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11 UNAPPROPRIATED FUND EQUITY	.00	.00	369,275.00	369,275.00	.0
TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	369,275.00	369,275.00	.0
TOTAL FUND REVENUE	117,622.42	507,465.80	1,844,275.00	1,336,809.20	27.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	21,695.70	70,340.54	189,300.00	118,959.46	37.2
52-81-13 EMPLOYEE BENEFITS	8,462.01	36,837.09	104,700.00	67,862.91	35.2
52-81-14 OVERTIME WAGES	493.53	6,668.65	9,000.00	2,331.35	74.1
52-81-15 ON CALL WAGES	470.54	2,277.63	7,600.00	5,322.37	30.0
52-81-23 TRAVEL	.00	293.00	2,750.00	2,457.00	10.7
52-81-24 OFFICE SUPPLIES & POSTAGE	5,265.55	6,809.99	18,000.00	11,190.01	37.8
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	.00	10,000.00	10,000.00	.0
52-81-26 BUILDING AND GROUND SUPPLIES	66.86	2,578.21	12,000.00	9,421.79	21.5
52-81-27 UTILITIES	28.89	94.79	2,200.00	2,105.21	4.3
52-81-28 TELEPHONE	274.39	912.81	3,900.00	2,987.19	23.4
52-81-31 PROFESSIONAL & TECHNICAL	75.00	1,475.00	8,000.00	6,525.00	18.4
52-81-34 TECHNOLOGY UPDATE	457.36	1,444.23	7,000.00	5,555.77	20.6
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51 INSURANCE AND SURETY BONDS	73.61	9,351.97	10,200.00	848.03	91.7
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	65,761.24	205,208.95	900,000.00	694,791.05	22.8
52-81-64 OTHER EXPENSES	1,977.16	10,441.24	34,500.00	24,058.76	30.3
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	50,000.00	53,619.36	330,000.00	276,380.64	16.3
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	65,125.00	65,125.00	.0
TOTAL SEWER EXPENDITURES	155,101.84	408,353.46	1,844,275.00	1,435,921.54	22.1
TOTAL FUND EXPENDITURES	155,101.84	408,353.46	1,844,275.00	1,435,921.54	22.1
NET REVENUE OVER EXPENDITURES	(37,479.42)	99,112.34	.00	(99,112.34)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	2,490,974.75	
55-1282	2020 BOND FUND 0352420	839.99	
55-1311	ACCOUNTS RECEIVABLE	123,531.72	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(125.70)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	37,212.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	16,389,423.30	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(5,463,996.88)	
55-1633	CONSTRUCTION IN PROGRESS	.70	
55-1651	MACHINERY AND EQUIPMENT	389,320.31	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(297,622.64)	
55-1910	DEFERED AMOUNT ON REFUNDING	26,617.02	
TOTAL ASSETS			13,696,174.57

LIABILITIES AND EQUITY

LIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	3,040.71	
55-2220	WAGES PAYABLE	4,585.28	
55-2230	ST COMPENSATED ABSENCES	20,399.95	
55-2290	NET PENSION LIABILITY	27,798.00	
55-2410	DEFERRED INFLOWS-PENSIONS	125.00	
55-2511	CURRENT PORTION OF BONDS	356,000.00	
55-2532	BOND - 2020 WATER REFUNDING	1,473,000.00	
55-2540	LT COMPENSATED ABSENCES	2,154.10	
TOTAL LIABILITIES			1,887,103.04

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2970	CONTRA ACCOUNT IMPACT FEES 85	282,500.00	
55-2980	BALANCE BEGINNING OF YEAR	10,585,808.28	
	REVENUE OVER EXPENDITURES - YTD	940,763.25	
BALANCE - CURRENT DATE		11,809,071.53	
TOTAL FUND EQUITY			11,809,071.53
TOTAL LIABILITIES AND EQUITY			13,696,174.57

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

PRESSURIZED IRRIGATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
55-33-20	PI IRRIGATION GRANT PROJECT	.00	900,000.00	.00	(900,000.00)	.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	900,000.00	.00	(900,000.00)	.0
	<u>OPERATING REVENUES</u>					
55-37-11	IRRIGATION WATER SALES	116,457.65	576,576.78	1,150,000.00	573,423.22	50.1
55-37-12	OTHER REVENUE	275.00	467.22	1,000.00	532.78	46.7
55-37-16	PRESSURIZED CONNECTION FEE	3,822.76	16,383.78	40,000.00	23,616.22	41.0
	TOTAL OPERATING REVENUES	120,555.41	593,427.78	1,191,000.00	597,572.22	49.8
	<u>INTEREST AND MISC REVENUE</u>					
55-38-10	INTEREST EARNINGS	839.99	27,822.35	60,000.00	32,177.65	46.4
	TOTAL INTEREST AND MISC REVENUE	839.99	27,822.35	60,000.00	32,177.65	46.4
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	1,381,329.00	1,381,329.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	1,381,329.00	1,381,329.00	.0
	TOTAL FUND REVENUE	121,395.40	1,521,250.13	2,632,329.00	1,111,078.87	57.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	15,152.37	56,923.02	163,200.00	106,276.98	34.9
55-40-13 EMPLOYEE BENEFITS	9,364.72	34,275.05	91,700.00	57,424.95	37.4
55-40-14 OVERTIME WAGES	493.53	6,668.65	9,000.00	2,331.35	74.1
55-40-15 ON CALL WAGES	470.51	2,277.57	5,000.00	2,722.43	45.6
55-40-23 TRAVEL	.00	.00	1,200.00	1,200.00	.0
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	6,471.00	8,845.88	58,000.00	49,154.12	15.3
55-40-26 BUILDING & GROUNDS SUPPLIES	103.00	1,642.84	25,000.00	23,357.16	6.6
55-40-27 UTILITIES	28,537.51	134,914.71	185,000.00	50,085.29	72.9
55-40-28 TELEPHONE	273.61	909.72	3,500.00	2,590.28	26.0
55-40-29 OFFICE SUPPLIES & POSTAGE	613.99	7,898.23	12,000.00	4,101.77	65.8
55-40-31 PROFESSIONAL & TECHNICAL SERVI	.00	700.00	5,000.00	4,300.00	14.0
55-40-32 ENGINEER SERVICES	14,858.66	17,288.96	10,000.00	(7,288.96)	172.9
55-40-33 TECHNOLOGY UPDATE	.00	1,220.00	7,500.00	6,280.00	16.3
55-40-34 ANNUAL AUDIT - UTAH WATER	457.36	1,444.23	.00	(1,444.23)	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	158.61	9,436.97	11,200.00	1,763.03	84.3
55-40-62 MISCELLANEOUS SERVICES	2,740.57	8,214.20	33,000.00	24,785.80	24.9
55-40-63 OTHER EXPENSES	2,967.37	9,680.58	23,000.00	13,319.42	42.1
55-40-71 CUP WATER	.00	.00	184,000.00	184,000.00	.0
55-40-73 CAPITAL OUTLAY	13,000.00	19,170.84	1,267,500.00	1,248,329.16	1.5
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	35,125.00	35,125.00	.0
55-40-75 IRRIGATION METER REPLACEMENT	812.58	812.58	.00	(812.58)	.0
55-40-80 TRUSTEE FEES	.00	1,500.00	.00	(1,500.00)	.0
55-40-83 BOND PRINCIPAL #8938222	244,500.00	244,500.00	278,700.00	34,200.00	87.7
55-40-84 BOND INTEREST #8938222	12,162.85	12,162.85	.00	(12,162.85)	.0
TOTAL EXPENDITURES	353,138.24	580,486.88	2,632,329.00	2,051,842.12	22.1
TOTAL FUND EXPENDITURES	353,138.24	580,486.88	2,632,329.00	2,051,842.12	22.1
NET REVENUE OVER EXPENDITURES	(231,742.84)	940,763.25	.00	(940,763.25)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

OCTOBER 31, 2025

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	939,187.40	
56-1313	STORM DRAIN ACCTS RECEIVABLE	16,918.19	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(267.63)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	16,915.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	7,608,247.36	
56-1632	ALLOWANCE FOR DEPRECIATION	(2,232,306.32)	
	TOTAL ASSETS		6,564,749.23

LIABILITIES AND EQUITYLIABILITIES

56-2220	WAGES PAYABLE	1,439.58	
56-2230	ST COMPENSATED ABSENCES	16,340.35	
56-2290	NET PENSION LIABILITY	12,635.00	
56-2410	DEFERRED INFLOWS-PENSIONS	57.00	
56-2530	LT COMPENSATED ABSENCES	1,352.00	
	TOTAL LIABILITIES		31,823.93

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
56-2920	CONTRA IMPACT FEE	195,975.13	
56-2980	BALANCE BEGINNING OF YEAR	6,438,685.62	
	REVENUE OVER EXPENDITURES - YTD	(101,735.45)	
	BALANCE - CURRENT DATE	6,532,925.30	
	TOTAL FUND EQUITY		6,532,925.30
	TOTAL LIABILITIES AND EQUITY		6,564,749.23

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

STORM DRAIN FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
56-37-11	STORM DRAIN REVENUE	16,086.40	64,246.76	200,000.00	135,753.24	32.1
56-37-12	OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13	SWPP FEE	.00	3,000.00	14,000.00	11,000.00	21.4
	TOTAL OPERATING REVENUES	16,086.40	67,246.76	215,000.00	147,753.24	31.3
	<u>INTEREST AND MISC REVENUE</u>					
56-38-10	INTEREST EARNINGS	.00	11,590.70	47,000.00	35,409.30	24.7
	TOTAL INTEREST AND MISC REVENUE	.00	11,590.70	47,000.00	35,409.30	24.7
	<u>SOURCE 39</u>					
56-39-12	UNAPPROPRIATED FUND EQUITY	.00	.00	162,150.00	162,150.00	.0
	TOTAL SOURCE 39	.00	.00	162,150.00	162,150.00	.0
	TOTAL FUND REVENUE	16,086.40	78,837.46	424,150.00	345,312.54	18.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	7,713.45	23,474.41	64,600.00	41,125.59	36.3
56-40-13 EMPLOYEE BENEFITS	4,881.45	14,153.19	39,200.00	25,046.81	36.1
56-40-14 OVERTIME WAGES	.00	.00	1,000.00	1,000.00	.0
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	200.00	800.00	4,000.00	3,200.00	20.0
56-40-23 TRAVEL	.00	.00	650.00	650.00	.0
56-40-24 OFFICE SUPPLIES & POSTAGE	.00	.00	500.00	500.00	.0
56-40-26 BUILDING & GROUND SUPPLIES	.00	.00	4,500.00	4,500.00	.0
56-40-27 STORM DRAIN UTILITIES	45.27	181.08	.00	(181.08)	.0
56-40-34 TECHNOLOGY UPDATE	454.62	1,435.58	5,500.00	4,064.42	26.1
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	73.61	9,351.82	10,200.00	848.18	91.7
56-40-62 MISCELLANEOUS SERVICES	1,466.37	1,917.85	10,000.00	8,082.15	19.2
56-40-73 CAPITAL OUTLAY	127,241.14	129,258.98	200,000.00	70,741.02	64.6
TOTAL EXPENDITURES	142,075.91	180,572.91	424,150.00	243,577.09	42.6
TOTAL FUND EXPENDITURES	142,075.91	180,572.91	424,150.00	243,577.09	42.6
NET REVENUE OVER EXPENDITURES	(125,989.51)	(101,735.45)	.00	101,735.45	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

TRUST AND AGENCY FUND

ASSETS

70-1190 CASH - ALLOCATION TO OTHER FUN

805,470.53

TOTAL ASSETS

805,470.53

LIABILITIES AND EQUITY

ALPINE CITY CORPORATION

BALANCE SHEET

OCTOBER 31, 2025

TRUST AND AGENCY FUND

LIABILITIES

70-2300	BOND FOR BECK PINES PLAT A	4,167.30	
70-2301	CHERRYPOINT ROAD PRESERVATION	14,513.70	
70-2302	BOND FOR BECK PINES PLAT C	3,715.54	
70-2303	DRAINAGE BOND MCFADDEN	20,000.00	
70-2304	LEGACY HEIGHTS PLAT A	7,557.88	
70-2307	BASEBALL FIELD #4	46,990.00	
70-2308	BLANK UTILITIES BOND	1,600.00	
70-2310	BOND FOR HERITAGE HILLS	10,800.00	
70-2311	ESCROW BOND BATEMAN LANE	13,067.20	
70-2332	BROOKSIDE CT 3 FALLS SEALCOAT	3,000.00	
70-2333	RIDGE@ALPINE PHASE 5 SEALCOAT	22,860.75	
70-2334	LAYTON SUBDIVISION SEALCOAT	7,400.00	
70-2338	REGAN PACK SIDEWALK BOND	2,852.00	
70-2345	ALPINE RIDGE PHASE 5 OAK VIEW	3,323.20	
70-2346	FORT CREEK MANOR PLAT A	7,014.30	
70-2347	THREE FALLS FLOCK CAMERAS	5,700.00	
70-2373	ALPINE VIEW ESTATES	3,509.00	
70-2384	JECCO FARM ROAD IMPROVEMENTS	1,611.00	
70-2401	20-BROOKSIDE MEADOWS ROAD FUND	13,275.00	
70-2422	CASH BOND TERRY PEARCE SITE	1,007.20	
70-2425	ESCROW BOND 1095 E WATKINS LN	880.00	
70-2430	ESCROW RIDGE DRIVE SIDEWALK	1,323.00	
70-2432	ESCROW 648 N PATTERSON LN C&G	2,400.00	
70-2445	CASH BOND FOR NORTH GROVE DR	11,866.20	
70-2446	BOND FOR BURGESS PL SIDEWALK	400.00	
70-2449	RED DEER CONSTRUCTION	6,312.00	
70-2450	PERRY/APPLE CREEK ACRES	84.00	
70-2451	ALPINE ACRES PLAT C C&G	2,240.00	
70-2453	CARL PACK STREET ESCROW	12,279.17	
70-2454	JOANN PACK STREET ESCROW	12,198.38	
70-2455	WAYNE PACK STREET ESCROW	12,198.38	
70-2456	LORRAINE WALZ STREET ESCROW	13,727.00	
70-2457	JONES SITE PLAN 253 N 200 E	547.00	
70-2458	VINTAGE PLACE B	845.00	
70-2462	20-MONTDELLA SUBDIVISION	175,800.34	
70-2465	PEARCE (TERRY) PEARCE PLAT A	42,378.75	
70-2470	22-SILVERHAWK BOND-GRENNY	5,000.00	
70-2471	SUMMIT POINT RECLAM BOND	3,955.00	
70-2538	WILLIS BECKSTEAD - WATER MAIN	280.61	
70-2544	DON ROGERS - FORT CANYON	1,291.31	
70-2545	DON ROGERS - FORT CANYON	12,918.62	
70-2572	BOND FOR JAMES MOYLE	3,010.00	
70-2579	BOND FOR RED PINE DRIVE	2,995.00	
70-2585	VEIN TOWLE BARN BOND	24,033.15	
70-2586	BOND FOR DAVID PEIRCE 600 S	904.00	
70-2591	BOND FOR RIVER MEADOWS OFC PK	4,012.50	
70-2599	BOND FOR 300 NORTH EXTENTION	10,586.00	
TOTAL LIABILITIES			558,429.48
<u>FUND EQUITY</u>			
70-2603	ELKRIDGE LUXURY ESTATES BOND	61,160.00	

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

TRUST AND AGENCY FUND

UNAPPROPRIATED FUND BALANCE:			
70-2974	24-JACKSON HGT PLAT B SIDEWALK	7,600.00	
70-2980	BALANCE BEGINNING OF YEAR	169,371.64	
	REVENUE OVER EXPENDITURES - YTD	8,909.41	
BALANCE - CURRENT DATE		185,881.05	
TOTAL FUND EQUITY			247,041.05
TOTAL LIABILITIES AND EQUITY			805,470.53

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

TRUST AND AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
70-38-10	INTEREST REVENUE	.00	8,909.41	34,000.00	25,090.59	26.2
	TOTAL INTEREST AND MISC REVENUE	.00	8,909.41	34,000.00	25,090.59	26.2
	TOTAL FUND REVENUE	.00	8,909.41	34,000.00	25,090.59	26.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

TRUST AND AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
70-40-64	MISCELLANEOUS EXPENSES	.00	.00	34,000.00	34,000.00	.0
	TOTAL EXPENDITURES	.00	.00	34,000.00	34,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	34,000.00	34,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	8,909.41	.00	(8,909.41)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190	CASH - ALLOCATION TO OTHER FUN	1,834,152.62	
	TOTAL ASSETS		1,834,152.62

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	1,773,567.67	
	REVENUE OVER EXPENDITURES - YTD	60,584.95	
	BALANCE - CURRENT DATE	1,834,152.62	
	TOTAL FUND EQUITY		1,834,152.62
	TOTAL LIABILITIES AND EQUITY		1,834,152.62

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

CEMETERY PERPETUAL CARE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56	CEMETERY LOT PAYMENTS	11,475.00	44,625.00	20,000.00	(24,625.00)	223.1
71-33-58	UPRIGHT MONUMENT	225.00	1,125.00	2,500.00	1,375.00	45.0
	TOTAL INTERGOVERNMENTAL REVENUE	11,700.00	45,750.00	22,500.00	(23,250.00)	203.3
	<u>INTEREST AND MISC REVENUE</u>					
71-38-10	INTEREST REVENUE	.00	19,934.95	45,000.00	25,065.05	44.3
	TOTAL INTEREST AND MISC REVENUE	.00	19,934.95	45,000.00	25,065.05	44.3
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
71-39-10	FUND SURPLUS	.00	.00	102,500.00	102,500.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	102,500.00	102,500.00	.0
	TOTAL FUND REVENUE	11,700.00	65,684.95	170,000.00	104,315.05	38.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	5,100.00	5,100.00	170,000.00	164,900.00	3.0
TOTAL EXPENDITURES	5,100.00	5,100.00	170,000.00	164,900.00	3.0
TOTAL FUND EXPENDITURES	5,100.00	5,100.00	170,000.00	164,900.00	3.0
NET REVENUE OVER EXPENDITURES	6,600.00	60,584.95	.00	(60,584.95)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

WATER IMPACT FEES

ASSETS

81-1190	CASH - ALLOCATION FROM GENERAL	822,593.90	
	TOTAL ASSETS		822,593.90

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
81-2970	CONTRA ACCOUNT IMPACT FEES 51	(297,053.91)	
81-2980	BALANCE BEGINNING OF YEAR	1,053,746.69	
	REVENUE OVER EXPENDITURES - YTD	65,901.12	
	BALANCE - CURRENT DATE	822,593.90	
	TOTAL FUND EQUITY		822,593.90
	TOTAL LIABILITIES AND EQUITY		822,593.90

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

WATER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
81-37-20	WATER IMPACT FEES	1,162.99	62,801.46	135,000.00	72,198.54	46.5
	TOTAL OPERATING REVENUES	1,162.99	62,801.46	135,000.00	72,198.54	46.5
	<u>INTEREST AND MISC REVENUE</u>					
81-38-10	INTEREST EARNINGS	.00	8,836.83	35,000.00	26,163.17	25.3
	TOTAL INTEREST AND MISC REVENUE	.00	8,836.83	35,000.00	26,163.17	25.3
	TOTAL FUND REVENUE	1,162.99	71,638.29	170,000.00	98,361.71	42.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	2,692.96	5,737.17	170,000.00	164,262.83	3.4
TOTAL IMPACT FEE PROJECTS	2,692.96	5,737.17	170,000.00	164,262.83	3.4
TOTAL FUND EXPENDITURES	2,692.96	5,737.17	170,000.00	164,262.83	3.4
NET REVENUE OVER EXPENDITURES	(1,529.97)	65,901.12	.00	(65,901.12)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

SEWER IMPACT FEES

ASSETS

82-1190	CASH - ALLOCATION FROM GENERAL	166,134.87	
	TOTAL ASSETS		166,134.87

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	167,430.41	
	REVENUE OVER EXPENDITURES - YTD	(1,295.54)	
	BALANCE - CURRENT DATE	166,134.87	
	TOTAL FUND EQUITY		166,134.87
	TOTAL LIABILITIES AND EQUITY		166,134.87

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

SEWER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
82-37-20	SEWER IMPACT FEES	.00	3,625.20	25,000.00	21,374.80	14.5
	TOTAL OPERATING REVENUES	.00	3,625.20	25,000.00	21,374.80	14.5
	<u>INTEREST AND MISC REVENUE</u>					
82-38-10	INTEREST EARNINGS	.00	1,870.19	.00	(1,870.19)	.0
	TOTAL INTEREST AND MISC REVENUE	.00	1,870.19	.00	(1,870.19)	.0
	TOTAL FUND REVENUE	.00	5,495.39	25,000.00	19,504.61	22.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	4,683.40	6,790.93	25,000.00	18,209.07	27.2
TOTAL IMPACT FEE PROJECTS	4,683.40	6,790.93	25,000.00	18,209.07	27.2
TOTAL FUND EXPENDITURES	4,683.40	6,790.93	25,000.00	18,209.07	27.2
NET REVENUE OVER EXPENDITURES	(4,683.40)	(1,295.54)	.00	1,295.54	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

PI IMPACT FEES

ASSETS

85-1190	CASH - ALLOCATION FROM GENERAL	506,055.51	
	TOTAL ASSETS		506,055.51

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
85-2970	CONTRA ACCOUNT IMPACT FEES 55	(282,500.00)	
85-2980	BALANCE BEGINNING OF YEAR	870,947.91	
	REVENUE OVER EXPENDITURES - YTD	(82,392.40)	
	BALANCE - CURRENT DATE	506,055.51	
	TOTAL FUND EQUITY		506,055.51
	TOTAL LIABILITIES AND EQUITY		506,055.51

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
85-37-20	PI IMPACT FEES	.00	29,210.04	200,000.00	170,789.96	14.6
	TOTAL OPERATING REVENUES	.00	29,210.04	200,000.00	170,789.96	14.6
	<u>INTEREST AND MISC REVENUE</u>					
85-38-10	INTEREST EARNINGS	.00	6,688.49	27,500.00	20,811.51	24.3
	TOTAL INTEREST AND MISC REVENUE	.00	6,688.49	27,500.00	20,811.51	24.3
	TOTAL FUND REVENUE	.00	35,898.53	227,500.00	191,601.47	15.8

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

PI IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
85-40-45 PROJECTS	2,341.70	6,790.93	116,000.00	109,209.07	5.9
85-40-86 BOND PI INTEREST AND PRINCIPAL	111,500.00	111,500.00	111,500.00	.00	100.0
TOTAL EXPENDITURES	113,841.70	118,290.93	227,500.00	109,209.07	52.0
TOTAL FUND EXPENDITURES	113,841.70	118,290.93	227,500.00	109,209.07	52.0
NET REVENUE OVER EXPENDITURES	(113,841.70)	(82,392.40)	.00	82,392.40	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

STORM DRAIN IMPACT FEES

ASSETS			
86-1190	CASH - ALLOCATION FROM GENERAL	225,997.22	
TOTAL ASSETS			225,997.22
LIABILITIES AND EQUITY			
FUND EQUITY			
UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(195,975.13)	
86-2980	BALANCE BEGINNING OF YEAR	417,892.99	
	REVENUE OVER EXPENDITURES - YTD	4,079.36	
BALANCE - CURRENT DATE		225,997.22	
TOTAL FUND EQUITY			225,997.22
TOTAL LIABILITIES AND EQUITY			225,997.22

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

STORM DRAIN IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
86-37-20	STORM DRAIN IMPACT FEES	.00	1,600.00	25,000.00	23,400.00	6.4
	TOTAL OPERATING REVENUES	.00	1,600.00	25,000.00	23,400.00	6.4
	<u>INTEREST AND MISC REVENUE</u>					
86-38-10	INTEREST EARNINGS	.00	2,479.36	11,000.00	8,520.64	22.5
	TOTAL INTEREST AND MISC REVENUE	.00	2,479.36	11,000.00	8,520.64	22.5
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
86-39-10	FUND BALANCE APPROPRIATION	.00	.00	14,000.00	14,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	14,000.00	14,000.00	.0
	TOTAL FUND REVENUE	.00	4,079.36	50,000.00	45,920.64	8.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING OCTOBER 31, 2025

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	50,000.00	50,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	50,000.00	50,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	50,000.00	50,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	4,079.36	.00	(4,079.36)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

FUND 91

ASSETS

91-1611	LAND	22,972,643.75	
91-1621	BUILDINGS	2,667,722.67	
91-1622	ALLOWANCE FOR DEPRECIATION-BUI	(73,300.48)	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	45,747,264.23	
91-1632	ALLOWANCE FOR DEPR'N-OTHER BUI	(1,207,130.84)	
91-1651	MACHINERY AND EQUIPMENT	1,969,257.40	
91-1652	ALLOWANCE FOR DEPR'N-MACH./EQU	(82,040.00)	
91-1690	ACCUMULATED DEPRECIATION	(28,169,455.97)	
TOTAL ASSETS			43,824,960.76

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	5,674,908.13	
BALANCE - CURRENT DATE		43,824,960.76	
TOTAL FUND EQUITY			43,824,960.76
TOTAL LIABILITIES AND EQUITY			43,824,960.76

ALPINE CITY CORPORATION
BALANCE SHEET
OCTOBER 31, 2025

GENERAL LONG-TERM DEBT

ASSETS

95-1610	DEFERRED OUTFLOW PENSION	172,528.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	59,124.56	
	TOTAL ASSETS		231,652.56

LIABILITIES AND EQUITY

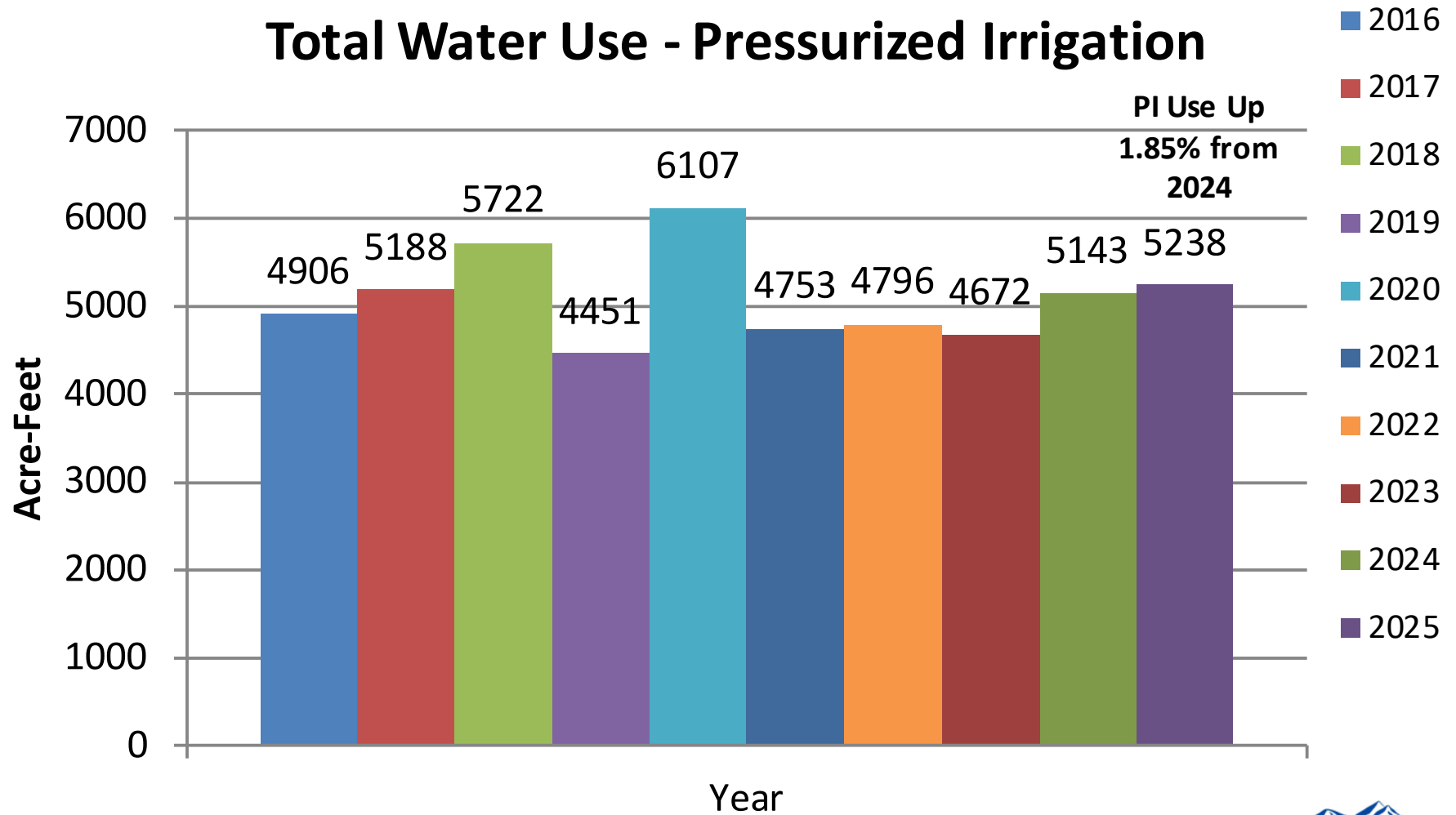
LIABILITIES

95-2090	SWEEPER LEASE	.01	
95-2290	NET PENSION LIABILITY	128,882.00	
95-2410	DEFERRED INFLOWS PENSION	578.00	
	TOTAL LIABILITIES		129,460.01

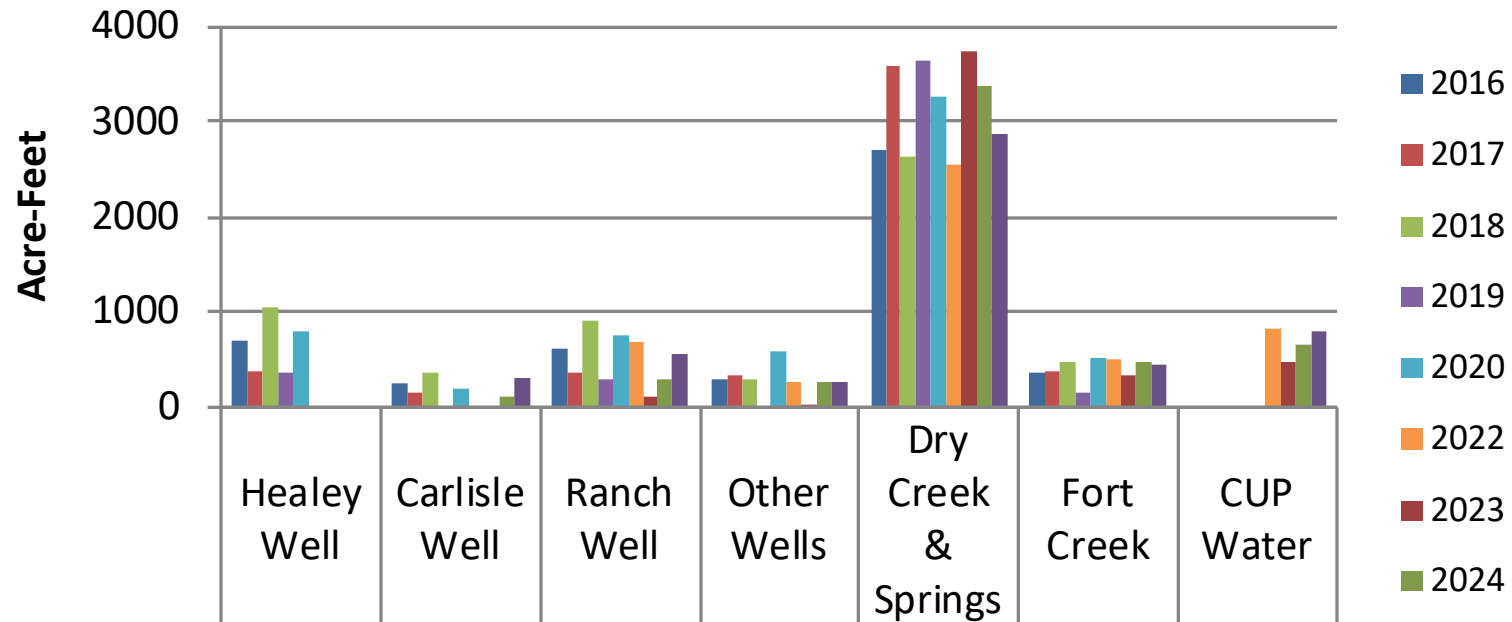
FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
95-2940	ACC COMP ABSENCES-CURRENT	95,592.89	
95-2950	ACC COMP ABSENCES	6,599.66	
	BALANCE - CURRENT DATE	102,192.55	
	TOTAL FUND EQUITY		102,192.55
	TOTAL LIABILITIES AND EQUITY		231,652.56

Total Water Use - Pressurized Irrigation

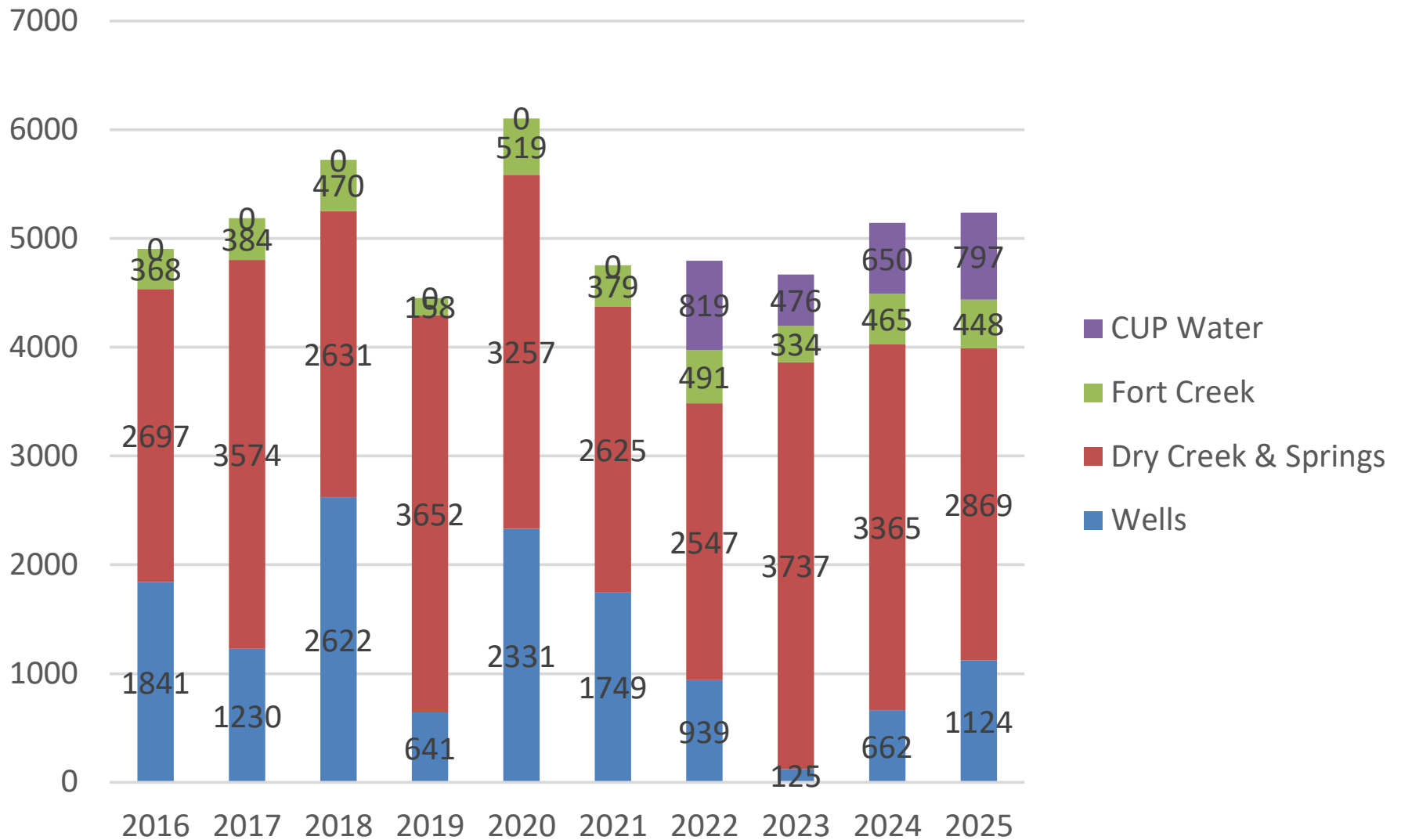


Water Use by Source - Pressurized Irrigation

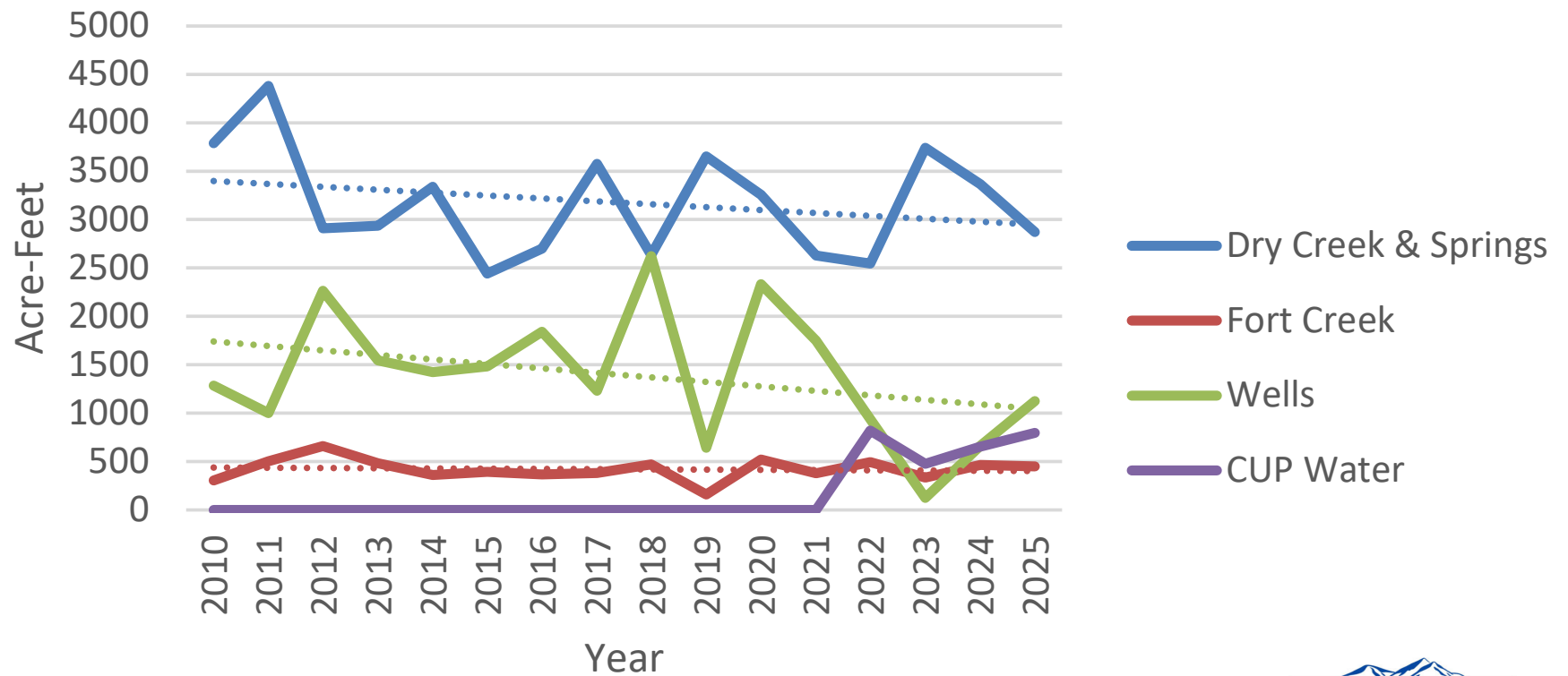


2016	697	243	613	288	2697	368	
2017	377	154	354	345	3574	384	
2018	1053	364	908	296	2631	470	
2019	347	0	294	0	3652	158	
2020	791	205	740	595	3257	519	
2022	0	0	674	265	2547	491	819
2023	0	0	108	17	3737	334	476
2024	0	112	287	263	3365	465	650
2025	0	309	558	257	2869	448	797

Water Use by Source - Pressurized Irrigation



PI Source Trends



ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2025-28: Consideration for Approval of the Alpine Fire Station No. 202 Conceptual Plan – Babcock Design

FOR CONSIDERATION ON: November 11, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Consider approval Resolution R2025-28, approving the Alpine Fire Station No. 202 Conceptual Plan.

BACKGROUND INFORMATION:

Staff have continued working with the assembled team to move the fire station project forward. As we have discussed in previous meetings, we have been working through different iterations of the floor plan and exterior design to address comments that have been received. The goal is to finalize a plan so that design can be taken to the next step, working towards being ready to begin construction in the spring of 2026.

At the November 11 city council meeting, Chad Littlewood from Babcock Design will present the latest rendition of the fire station plan. Since there is not another city council meeting scheduled in 2025 where the fire station would be on the agenda, we are hoping to be able to work through any issues at this meeting, and have the council approve a concept design.

STAFF RECOMMENDATION:

Review and consider approval of Resolution R2025-28, approving the conceptual plan for the Alpine Fire Station No. 202 Project.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2025-28, approving the concept plan for the Alpine Fire Station No. 202 Project as proposed.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2025-28, approving the concept plan for the Alpine Fire Station No. 202 Project, subject to the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny approval of the concept plan for the Alpine Fire Station No. 202 Project based on the following:

- ***Insert Finding***

**ALPINE
RESOLUTION NO. 2025-28
A RESOLUTION APPROVING THE ALPINE FIRE STATION NO. 202 FIRE STATION CONCEPT
DESIGN**

WHEREAS, the City of Alpine (the “*City*”) previously determined there is a need to make improvements to the fire station; and

WHEREAS, the City hired Babcock Design (the “*Architect*”) to design the project; and

WHEREAS, the City and Architect have worked together to develop a concept design for the fire station project; and

WHEREAS, in order to move forward with the project plans a design needs to be approved; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City as follows:

The concept design for the Alpine Fire Station No. 202 attached hereto as *Exhibit A* and made a part of this Resolution is hereby approved effective November 11, 2025.

SIGNED, EXECUTED AND RECORDED in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 11th day of November 2025.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea	___	Nay	___	Absent	___
Jessica Smuin	Yea	___	Nay	___	Absent	___
Kelli Law	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Brent Rummeler	Yea	___	Nay	___	Absent	___

ATTEST:

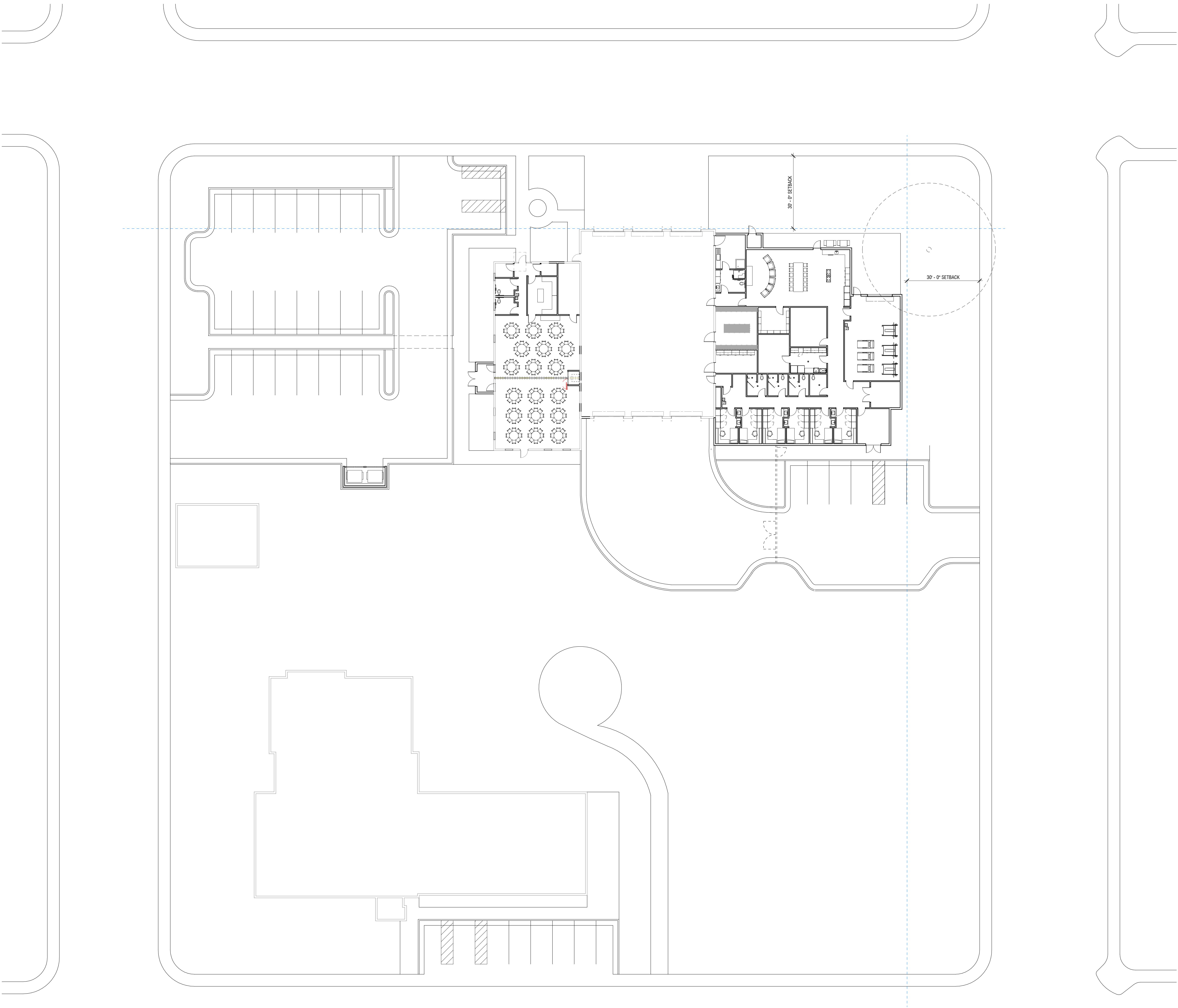
DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 11th day of November 2025.

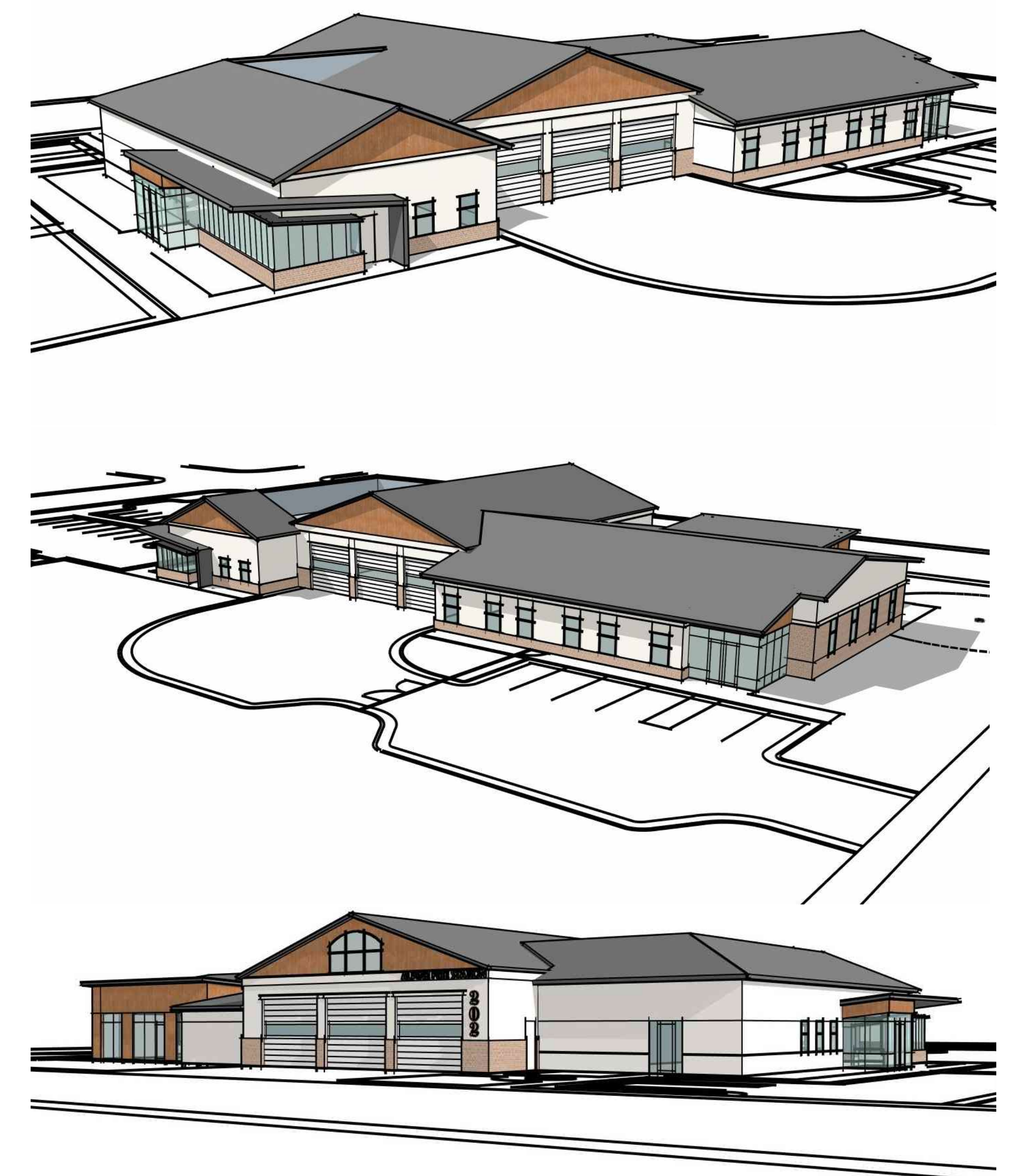
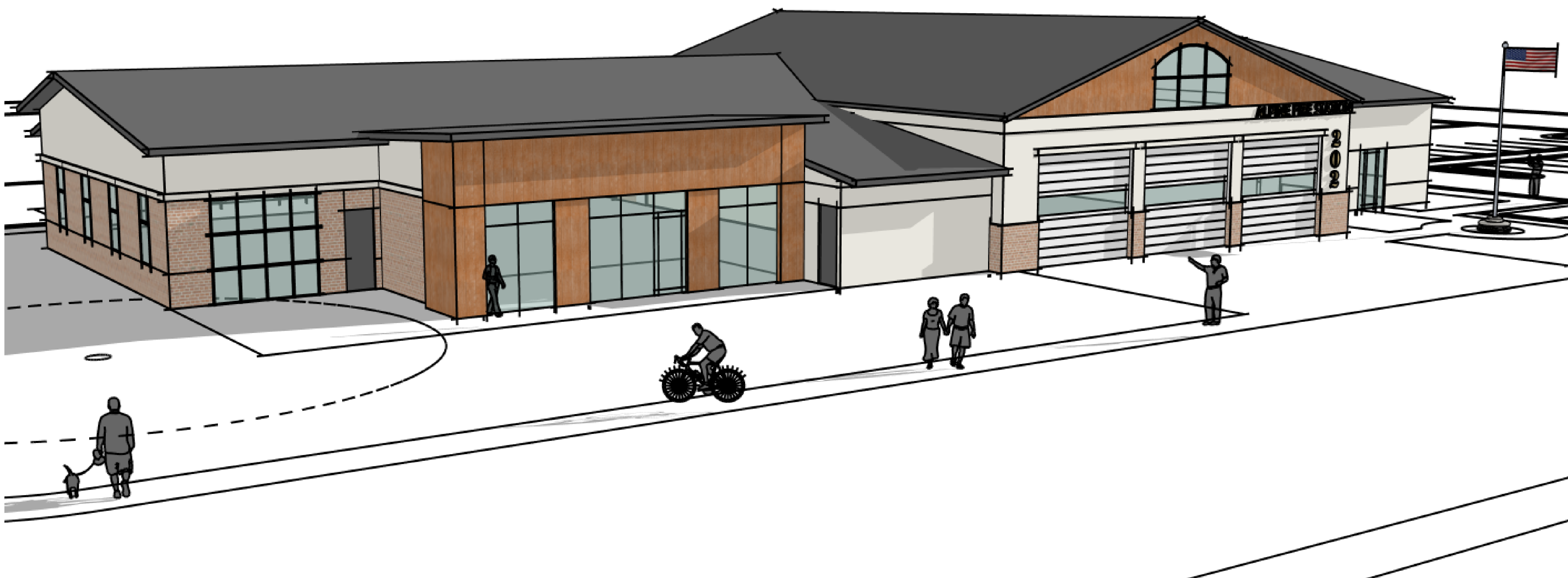
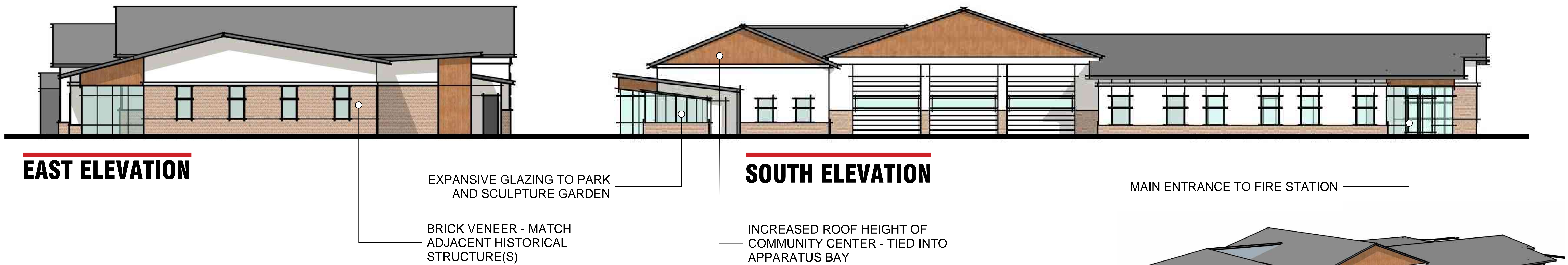
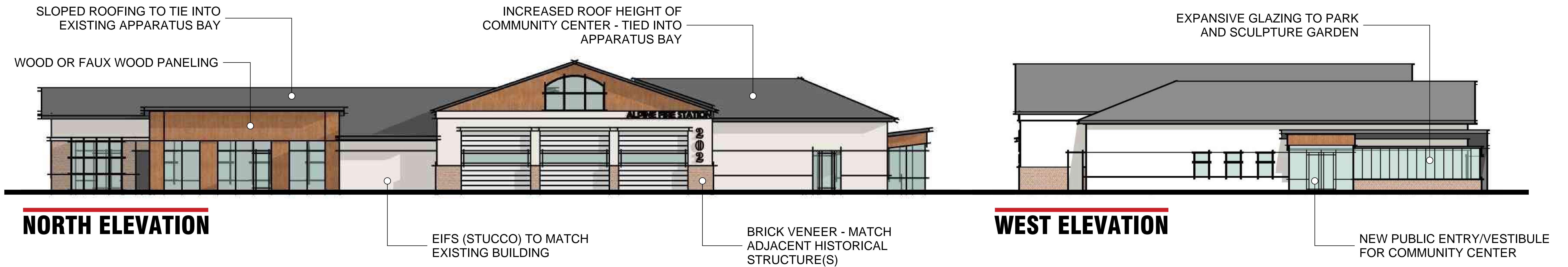
RECORDED this 11th day of November 2025.

EXHIBIT A

Fire Station No. 202 Concept Plan







ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2025-29: Approval of an Amendment to the Lone Peak Public Safety District Interlocal Agreement

FOR CONSIDERATION ON: November 11, 2025

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Consider approval of Resolution R2025-29, approving an amendment to the Lone Peak Public Safety District Interlocal Agreement.

BACKGROUND INFORMATION:

In working through some issues with Highland City regarding a change to the funding formula for the fire department in the Lone Peak Public Safety District (LPPSD), it has been determined that an amendment to the current LPPSD interlocal agreement (ILA) is needed. The second to last paragraph in item 5 reads as follows:

Once the stated calculations have been made and a final budget has been adopted by the District, each City will be assessed its portion of the annual budget to be funded by direct payment. This funding formula shall not become effective until the fiscal year beginning July 1, 2012, and continuing thereafter. Other funding alternatives or allocation methods may be adopted by the Governing Board with four members voting in favor.

The main change concerns the last sentence in the paragraph. As written, it appears that the Governing Board can change the funding formula with four votes. There is a concern that the Governing Board cannot commit the cities to a different funding formula than the formula outlined in the ILA, as it would likely require additional funding from one or both cities, which would require city council approval. A change in the funding formula would also require a change to the ILA. The ILA can only be changed in the same way it was created, which was by approval from the city councils from both cities.

Two options have been drafted for amending the ILA. Following are descriptions of each option from the LPPSD Board Meeting staff report for this item:

Option 1

This option is what staff understood was the Board direction at the October 30 meeting. There is some clarifying cleanup language and then a change to make it so that a change in the funding allocation can be implemented by a majority of the board, so long as at least one board member from each City approves the change. Finally, option 1 clarifies that the interlocal agreement can be amended through a change adopted by each City Council.

Option 2

As staff from both cities discussed the direction from the Board and the language in option 1, we felt like it was important that ultimately the decision on how to fund Lone Peak should be outlined in the interlocal agreement which is ultimately decided by each City Council in accordance with Interlocal governing law. As such, the Mayors, Executive and Assistant Executive Director, and attorneys came up with option 2 which we believe makes clear the ultimate financial decisions with Lone Peak lie with the Councils, while still preserving the intent of the Board's direction that the Board can be involved in the process.

Option 2 has the same cleanup language and then states that the Board may recommend a change to the formula, but that change won't take effect until the cities approve a change to the interlocal agreement. Option 2 also clarifies that the interlocal agreement can be amended through a change adopted by each City Council.

These ILA amendment options will be considered for approval at the LPPSD Board meeting on November 10. The results of the Board decision will be provided to the council later that day.

The next steps for a change to the ILA would be for each city council to approve an amendment to the ILA. The amendment will be addressed by the Alpine City Council on November 11 and by the Highland City Council at their November 18 city council meeting. If the amendment is approved by both city councils, the LPPSD Board will consider a second amendment to the ILA at their November 19 board meeting, with the change being considered by the Highland and Alpine city councils at their December 2 and January 13 city council meetings, respectively.

STAFF RECOMMENDATION:

Review and consider approval of Resolution R2025-29, approving an amendment to the Lone Peak Public Safety Districts Interlocal agreement.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2025-29, approving an amendment to the Lone Peak Public Safety District Interlocal Agreement.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2025-29, approving an amendment to the Lone Peak Public Safety District Interlocal Agreement, subject to the following conditions/changes:

- ***Insert Finding***

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny approval of Resolution R2025-29 based on the following:

- ***Insert Finding***

Currently Adopted LPPSD Interlocal Agreement

2023 AMENDED AND RESTATED INTERLOCAL AGREEMENT

This Agreement amending and restating that certain interlocal agreement first entered into January 1996 and amended January 1999, January 2000, June 2007, March 2020, and August 2023 under the authority granted Utah municipalities to join together for their mutual interest by the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann., 1953, as amended. The parties to this Agreement are Alpine City and the City of Highland, hereinafter “City” or “Cities,” all municipal corporations of the State of Utah.

RECITALS

WHEREAS, circumstances of geography, population, and financing make it desirable for the Cities to join together to provide police, ambulance, fire, and emergency medical services to the populace of their respective jurisdictions; and

WHEREAS, circumstances have arisen whereby it is desirable to replace the original Interlocal Agreement and all subsequent amendments with a new Interlocal Agreement:

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Cities agree as follows:

AGREEMENT

1. Creation of District. By authority of section 11-13-203 of the Utah Code Ann., 1953, as amended, there is hereby created a separate legal entity to be known as the “Lone Peak Public Safety District,” hereinafter the “District.” The District shall have all power and authority allowed by law, except as restricted by this Agreement or by subsequent agreements of the Cities hereto, to take all necessary and lawful acts for the purpose of providing police, ambulance, fire, and emergency medical services for the residents of the District. In addition, the District shall have the following powers listed for the purpose of identification and not for the purpose of limitation:

- a. The District may own, acquire, construct, operate, maintain, repair, and act as one having rights of ownership of all necessary real and personal property.
- b. The District may borrow money, incur indebtedness, and issue revenue bonds or notes for the purpose for which it was created. Any indebtedness created shall be solely that of the District and not of the Cities to this Agreement unless any City should make specific agreement to guarantee or assume any obligation of the District. Any indebtedness created must be approved by the Governing Board with four members voting in favor.

- c. The District may assign, pledge, or otherwise convey as security for the payment of any bonded indebtedness any revenues and receipts from fees or services or other sources of revenue generated by the District. Such assignment or pledge must be approved by the Governing Board with four members voting in favor.
- d. The District may sell or contract for the sale of its services to private persons or entities or to public agencies, including the federal government.
- e. The District may establish a personnel system based on merit with such exceptions for certain management positions as may be established by the Governing Board.
- f. The District may adopt District policies and procedures governing the operation of the District including, but not limited to, ambulance, police, fire, and emergency medical services, operating policies, governing and management policies, personnel policies, budget policies, and such other policies and procedures that may be required for efficient operation of the District.
- g. The District and its employees shall have all power conferred by law to enforce all statutes, rules, and regulations pertaining to the purposes for which the District is created.
- h. The District may contract with any person or entity for the provisions of services or materials in compliance with contracting and purchasing policies established by the Governing Board, including legal and accounting services.
- i. The District may sue and be sued in its own name and shall claim such privileges and immunities from liability to which it may be entitled as a political subdivision of the State of Utah, as allowed by Title 63G, Chapter 7, of the Utah Code.
- j. The District shall purchase insurance in amounts either required by law or required by the Governing Board to provide protection for its operations including, but not limited to, comprehensive general liability insurance and worker's compensation insurance.
- k. The District may exercise the right of eminent domain but only if approved by the Governing Board with four members voting in favor.

2. Governing Board. There is hereby created a governing board for the District to be known as the Board of Public Safety Commissioners (hereinafter referred to as the "Board" or "Governing Board"). The Board shall act by majority vote to govern and control operations of the District except as restricted by this agreement. The Board is empowered to adopt bylaws for its own conduct of business and to adopt all necessary policies and procedures for the operation of the District; provided however, all acts of the Board must be approved by a minimum of THREE VOTES of the Board members.

The Board shall be made up of five members including the Chair. All regular members may vote on all matters that may come before the Board. The Chair votes as a voting member of

the Board on each matter for which there is a tie vote of the other board members present at a board meeting, when the Board is voting on whether to appoint or dismiss a District Chief, or when the Chair would otherwise be entitled to vote due to the Chair's status as an alternate member of the Board. Alpine City and Highland City shall each appoint two regular members and one alternate member to the Board. The Chair shall be appointed annually from the alternate members by a majority vote of the regular members of the Board and shall alternate annually between the Cities. If the Chair is absent, one of the regular members from the same City as the Chair shall act as Chair.

No employee of the District is eligible to serve as a member of the Governing Board during their term of employment with the District.

Each Board member appointed by a City must be a currently serving elected or appointed officer of the City making the appointment. The term of each Board member shall be four years from the date of appointment; provided, that the term will sooner terminate if the Board member leaves elected or appointed office held with the represented City or the represented City removes the Board member in accordance with the City's procedures. A Board member may be reappointed to multiple terms as a Board member if otherwise eligible.

Notwithstanding any provision of this Agreement to the contrary, alternate Board members may vote only in the absence of the regular Board member(s) from the same City as the alternate member. Unless a regular Board member from the same City as the alternate member is absent, the alternate Board member shall have no more right to participate in meetings and deliberations than would a member of the general public. Alternate Board members must also be an elected or appointed officer of the represented city.

Meetings of the Governing Board shall be called from time to time as the Board determines appropriate and shall comply with the Utah Open and Public Meetings Act. A quorum of the Board is defined as a minimum of three voting Board members, including regular and alternate members. A quorum cannot be constituted unless at least one voting Board member, including regular and alternate members, from each City is present.

3. Management Committee. The Management Committee shall consist of the City Administrators of Highland City and Alpine City and the Finance Director of Highland City. The Executive Director shall be the City Administrator from Highland City and the Assistant Executive Director shall be the City Administrator from Alpine City, unless otherwise appointed by the Board.

The Management Committee shall be responsible for budget preparation, administering revenues, and preparing reports. The Management Committee shall meet with the District Chiefs regularly as needed but no less than bimonthly. The Management Committee shall be responsible for managing the purchasing system, administering the personnel system, and administering the financial system as approved by the Board. The Management Committee responsibilities shall be as follows:

Executive Director Duties:

- To approve expenditures;
- To attend Management Committee meetings and keep the Management Committee informed;
- To keep the Governing Board informed;
- To perform evaluations of direct reports;
- To represent the District with outside agencies;
- To provide day to day oversight of District department heads and administrative staff;
- To develop policy for Management Committee review and Board action;
- To ensure compliance with Board policy;
- To ensure that all personnel actions meet legal and procedural requirements;
- To sign payroll and warrants;
- To attend Board meetings.

Assistant Executive Director:

- To act when the Executive Director is absent;
- To attend Board meetings;
- To attend Management Committee meetings;
- To review agendas;
- To review personnel actions and evaluations.

Finance Director and Administrative Assistant to the Management Committee:

- To administer all accounting functions related to District finances;
- To manage all administrative clerical functions;
- To maintain a record of Board meetings;
- To attend Management Committee meetings;
- To maintain all administrative personnel and compensation records;
- To oversee all employee benefits;
- To counter sign payroll and warrants.

Highland City, through the Highland City Administrator, shall be responsible for all administrative functions of the District, including but not limited to: human resource, financial, accounting, recorder, treasurer, and clerical functions, including but not limited to: maintaining Board meetings records, maintaining administrative personnel and compensation records, overseeing all employee benefits, and counter signing payroll and warrants. These functions may be assigned to appropriate Highland City employees in addition to those individuals on the Management Committee.

4. District Chiefs. The department heads of the District shall be the District's police and fire chiefs. The District Chiefs shall not be merit employees and shall have principal responsibility for the day-to-day operations of the District. District Chiefs shall be considered at-will employees as defined in Section 10-3-1105 of Utah State Code, as amended. The District Chiefs shall serve at the pleasure of the Governing Board and may be removed with or without cause by a majority vote of the Governing Board. The employment terms and conditions of the

District Chiefs and other employees, as approved and designated by the Governing Board, may be further defined or adjusted by way of employment contracts approved by the Board.

The District chiefs may be assisted by such employees as are determined appropriate by the Governing Board. The responsibilities and duties of the Chiefs shall be determined by the Governing Board and Management Committee. The Chiefs shall report to the Executive Director and the Management Committee.

5. Funding. The fiscal year of the District shall be from July 1 of each year through June 30 of the following year. A proposed tentative annual budget shall be prepared annually by the Management Committee under the direction of the Governing Board. The proposed tentative annual budget shall include at a minimum three district budget departments, fire and EMS, police services, and administration. The Executive Director shall cause the proposed tentative annual budget to be presented to the Governing Board, allowing reasonable time for consideration. After such reasonable time for consideration and after receiving the recommendations and advice from the Governing Board, a final annual budget shall be approved by majority vote of the Board. The approved final annual budget shall constitute the agreed budget for the next fiscal year for purpose of determining the annual financial participation of the Cities.

The District may be funded by any lawful means approved by the Board. Such funding may include, but is not limited to, obtaining grants, indebtedness, fees, and participation by the Cities to this Agreement of direct funding according to the formulae stated below.

The portion of the annual budget for fire, ambulance, and emergency medical services ("EMS"), which is not funded by other sources of revenue, shall be funded by direct assessment and payment from the Cities and shall be calculated as follows. Ten percent (10%) of the annual fire, ambulance, and EMS budget shall be assessed equally among the Cities; this 10% shall be known as the "base rate." Fifty percent (50%) of the remaining fire, ambulance, and EMS budget (45% of the total annual fire, ambulance, and EMS budget) shall be assessed proportionally based on the respective populations of the Cities. Each City's proportionate share of this assessment shall be equal to that City's proportionate share of the population of the District. The population numbers shall be determined by the Management Committee using a calculation based on the US Census, average persons per household, and new building permits, as approved by the Board as part of the Budget. The remaining fifty percent (50%) of the fire, ambulance, and EMS budget (the other 45% of the total) shall be assessed to each City based on Equivalent Residential Units (ERUs) within each City. This assessment shall be calculated by determining the ratio between the number of ERUs within the boundaries of the District and within each City. An ERU is defined as follows:

- (i) Each residential unit, including apartments or accessory apartments;
- (ii) Each 10,000 square-foot of retail space; and
- (iii) Each 10,000 square-foot portion of any other nonresidential structure, excluding buildings accessory to residential units.

The portion of the annual budget for administration and police services, which is funded by direct payment from the Cities, shall be calculated based on the population of the Cities

receiving police services. Each City receiving police services shall be assessed a pro rata portion of the police services budget based on the percent of the City's total population compared to the District's population receiving police services. The population numbers shall be determined by the Management Committee using a calculation based on the US Census, average persons per household, and new building permits, as approved by the Board as part of the Budget. In all cases each City shall pay for its respective dispatch services incurred.

The annual budget increase or decrease for the District shall not exceed the average property tax revenue increase or decrease of both Cities' budgets of the previous fiscal year, excluding any new revenue increases, without the majority vote of each City Council. Said vote of each City Council shall occur prior to the adoption of the final budget.

Once the stated calculations have been made and a final budget has been adopted by the District, each City will be assessed its portion of the annual budget to be funded by direct payment. This funding formula shall not become effective until the fiscal year beginning July 1, 2012, and continuing thereafter. Other funding alternatives or allocation methods may be adopted by the Governing Board with four members voting in favor.

Every five (5) years, the relative proportion of contribution of the Cities shall be evaluated and if a proportionate share of the annual budget for any City has increased by more than twenty percent (20%), the number of representatives on the Board for that City may also be changed based on consent of the Governing Board.

6. Scope of Services. The District may provide all public safety services including police, fire, ambulance, and emergency medical services, may enforce hazardous material rules and regulations, and may provide services within a geographical jurisdiction of the District as requested and agreed to by the Governing Body. The District may also provide services outside of its jurisdiction pursuant to mutual aid or reciprocal support agreements with other jurisdictions and to such other jurisdictions as may contract for the purchase of services from the District.

This Agreement is intended to constitute the provision of services required of cities and counties under Titles 10 and 17 of the Utah Code. This Agreement is intended to create a mechanism whereby general public safety protection, emergency medical services, fire prevention services, and hazardous material regulation enforcement may be provided to the citizens of the District generally and is not intended to create a specific benefit or obligation to provide services with respect to any one person or legal entity.

7. Buildings. No building shall be constructed, renovated, or leased for use by the District without prior approval of the Board. The Cities hereto understand and agree that they may not bind the District or encumber the District's budget by constructing new buildings, renovating existing buildings, or leasing buildings to be used by the District without providing terms and conditions to the Board for prior approval. The District shall not be obligated to make payments on a lease without prior approval by the Board and signature by its authorized representative.

8. Term of Agreement. This Agreement shall be in continuous force for fifty (50) years from the effective date. Any City may terminate its participation in this Agreement as of July 1 of any year provided that notice of intent to withdraw has been given in writing to the other Cities at least twenty-four (24) months prior to the time of withdrawal. The obligation of the District to provide services to a withdrawing jurisdiction terminates at the time the withdrawal is effective.

9. Effective Date. This Agreement shall become effective when the Cities have approved and executed this Agreement.

10. Transition Provisions. The Interlocal Agreement, dated January 1, 1996, and all subsequent amendments thereto, are superseded by this Agreement and shall be of no further force and effect as of the time this Agreement takes effect.

11. Distribution on Termination or Withdrawal. Upon any agreement of the Cities to terminate this Agreement and dissolve the District, the District's Executive Director shall prepare an inventory of all real and personal property of the District. Distribution on dissolution shall be made in kind or in cash as the Board may determine. The value of the distribution of assets and liabilities to each City upon dissolution of the District shall be determined by calculating the value of all contributions of each City, at the end of the fiscal year of the dissolution. A calculation shall then be made of the percentage of contribution each City has made to the sum of the contributions of the Cities for the period of calculation. The calculated percentages shall then be applied to the total value of the assets or liabilities to be distributed and each City shall take their corresponding percentage. Assets that may be directly traced and attributed to funds obtained from sources other than the Cities as of the time of dissolution shall also be distributed based on the percentage of contribution.

If a City withdraws from the District and the District is not dissolved, any distribution of assets to the withdrawing City shall only be as negotiated with the remaining Cities. The Cities agree to negotiate in good faith in determining fair and reasonable terms and conditions for the distribution of District assets to the withdrawing City. If the Cities cannot agree on a negotiated distribution of assets to the withdrawing City, the Cities hereto agree to mediate the matter. If the dispute is not resolved in mediation, then the Cities may take the matter to court.

12. District Expansion. Other municipalities may become a party to this Agreement only upon written application to and approval by the Governing Board, who may determine the terms and conditions of admission to the District.

This Agreement constitutes the entire understanding and agreement between the Cities regarding its subject matter. The Cities hereby represent that the undersigned are authorized to hereby bind each City to this Agreement.

Signed and dated this 22nd day of August, 2023.

ATTEST:

Bonnie Cooper
Bonnie Cooper
CITY RECORDER



ALPINE CITY

By: Carla Merrill
MAYOR Pro Tem

Approved as to form:

BENNETT TUELLER JOHNSON &
DEERE

Stephen B. Doxey
Stephen B. Doxey
City Attorney

Signed and dated this 5 day of September, 2023.

ATTEST:

Stephannie Cottle
Stephannie Cottle
CITY RECORDER



CITY OF HIGHLAND

By: Kurt Ostler
Kurt Ostler
MAYOR

Approved as to form:

Rob Patterson
Rob Patterson
City Attorney

ALPINE CITY
RESOLUTION No. 2025-29
A RESOLUTION APPROVING THE 2025 AMENDED AND RESTATED INTERLOCAL AGREEMENT
BETWEEN ALPINE AND HIGHLAND CITIES FOR THE CREATION AND OPERATION OF THE LONE
PEAK PUBLIC SAFETY DISTRICT

WHEREAS, Alpine City and Highland City (collectively, the “*Cities*”) entered into an Interlocal Agreement dated January 1, 1996, for the creation and operation of the Lone Peak Public Safety District (the “*District*”); and

WHEREAS, the District has provided fire, EMS, police and other public safety services to the Cities since that time; and

WHEREAS, the Cities have amended the interlocal agreement from time to time since the District was first created; and

WHEREAS, the Cities desire to amend the Interlocal Agreement to clarify, among other things, certain provisions regarding governance of the District, and have prepared a 2025 Amended and Restated Interlocal Agreement in the form of the attached Exhibit A (the “*Restated Agreement*”) for that purpose; and

WHEREAS, the City Council finds that entering into the Restated Agreement is in the best interest of the health, safety and welfare of the residents and properties located within Alpine City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that:

1. The Restated Agreement in the form of the attached **Exhibit A** is hereby approved.
2. The Mayor is hereby authorized to execute the Restated Agreement, deliver the Restated Agreement to Highland City for its approval and carry out the provisions of the Restated Agreement.

SIGNED, EXECUTED AND RECORDED in the office of the City Recorder, and accepted as required herein.

PASSED AND APPROVED this 11th day of November 2025.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea	___	Nay	___	Absent	___
Jessica Smuin	Yea	___	Nay	___	Absent	___
Kelli Law	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Brent Rummeler	Yea	___	Nay	___	Absent	___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 11th day of November 2025.

RECORDED this 11th day of November 2025.

EXHIBIT A

***2025 Amended and Restated Interlocal Agreement
for Lone Peak Public Safety District***

Option 1 – Proposed Amendment to LPPSD Interlocal Agreement

2023 AMENDED AND RESTATED INTERLOCAL AGREEMENT

This Agreement amending and restating that certain interlocal agreement first entered into January 1996 and amended January 1999, January 2000, June 2007, March 2020, ~~and~~ August 2023, November 2025, under the authority granted Utah municipalities to join together for their mutual interest by the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann., 1953, as amended. The parties to this Agreement are Alpine City and the City of Highland, hereinafter “City” or “Cities,” all municipal corporations of the State of Utah.

RECITALS

WHEREAS, circumstances of geography, population, and financing make it desirable for the Cities to join together to provide police, ambulance, fire, and emergency medical services to the populace of their respective jurisdictions; and

WHEREAS, circumstances have arisen whereby it is desirable to replace the original Interlocal Agreement and all subsequent amendments with a new Interlocal Agreement:

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Cities agree as follows:

AGREEMENT

1. Creation of District. By authority of section 11-13-203 of the Utah Code Ann., 1953, as amended, there is hereby created a separate legal entity to be known as the “Lone Peak Public Safety District,” hereinafter the “District.” The District shall have all power and authority allowed by law, except as restricted by this Agreement or by subsequent agreements of the Cities hereto, to take all necessary and lawful acts for the purpose of providing police, ambulance, fire, and emergency medical services for the residents of the District. In addition, the District shall have the following powers listed for the purpose of identification and not for the purpose of limitation:

- a. The District may own, acquire, construct, operate, maintain, repair, and act as one having rights of ownership of all necessary real and personal property.
- b. The District may borrow money, incur indebtedness, and issue revenue bonds or notes for the purpose for which it was created. Any indebtedness created shall be solely that of the District and not of the Cities to this Agreement unless any City should make specific agreement to guarantee or assume any obligation of the District. Any indebtedness created must be approved by the Governing Board with four members voting in favor.
- c. The District may assign, pledge, or otherwise convey as security for the payment of any bonded indebtedness any revenues and receipts from fees or services or

other sources of revenue generated by the District. Such assignment or pledge must be approved by the Governing Board with four members voting in favor.

- d. The District may sell or contract for the sale of its services to private persons or entities or to public agencies, including the federal government.
- e. The District may establish a personnel system based on merit with such exceptions for certain management positions as may be established by the Governing Board.
- f. The District may adopt District policies and procedures governing the operation of the District including, but not limited to, ambulance, police, fire, and emergency medical services, operating policies, governing and management policies, personnel policies, budget policies, and such other policies and procedures that may be required for efficient operation of the District.
- g. The District and its employees shall have all power conferred by law to enforce all statutes, rules, and regulations pertaining to the purposes for which the District is created.
- h. The District may contract with any person or entity for the provisions of services or materials in compliance with contracting and purchasing policies established by the Governing Board, including legal and accounting services.
- i. The District may sue and be sued in its own name and shall claim such privileges and immunities from liability to which it may be entitled as a political subdivision of the State of Utah, as allowed by Title 63G, Chapter 7, of the Utah Code.
- j. The District shall purchase insurance in amounts either required by law or required by the Governing Board to provide protection for its operations including, but not limited to, comprehensive general liability insurance and worker's compensation insurance.
- k. The District may exercise the right of eminent domain but only if approved by the Governing Board with four members voting in favor.

2. Governing Board. There is hereby created a governing board for the District to be known as the Board of Public Safety Commissioners (hereinafter referred to as the “Board” or “Governing Board”). The Board shall act by majority vote to govern and control operations of the District except as restricted by this agreement. The Board is empowered to adopt bylaws for its own conduct of business and to adopt all necessary policies and procedures for the operation of the District; provided however, all acts of the Board must be approved by a minimum of THREE VOTES of the Board members.

The Board shall be made up of five members including the Chair. All regular members may vote on all matters that may come before the Board. The Chair votes as a voting member of the Board on each matter for which there is a tie vote of the other board members present at a board meeting, when the Board is voting on whether to appoint or dismiss a District Chief, or

when the Chair would otherwise be entitled to vote due to the Chair's status as an alternate member of the Board. Alpine City and Highland City shall each appoint two regular members and one alternate member to the Board. The Chair shall be appointed annually from the alternate members by a majority vote of the regular members of the Board and shall alternate annually between the Cities. If the Chair is absent, one of the regular members from the same City as the Chair shall act as Chair.

No employee of the District is eligible to serve as a member of the Governing Board during their term of employment with the District.

Each Board member appointed by a City must be a currently serving elected or appointed officer of the City making the appointment. The term of each Board member shall be four years from the date of appointment; provided, that the term will sooner terminate if the Board member leaves elected or appointed office held with the represented City or the represented City removes the Board member in accordance with the City's procedures. A Board member may be reappointed to multiple terms as a Board member if otherwise eligible.

Notwithstanding any provision of this Agreement to the contrary, alternate Board members may vote only in the absence of the regular Board member(s) from the same City as the alternate member. Unless a regular Board member from the same City as the alternate member is absent, the alternate Board member shall have no more right to participate in meetings and deliberations than would a member of the general public. Alternate Board members must also be an elected or appointed officer of the represented city.

Meetings of the Governing Board shall be called from time to time as the Board determines appropriate and shall comply with the Utah Open and Public Meetings Act. A quorum of the Board is defined as a minimum of three voting Board members, including regular and alternate members. A quorum cannot be constituted unless at least one voting Board member, including regular and alternate members, from each City is present.

3. Management Committee. The Management Committee shall consist of the City Administrators of Highland City and Alpine City and the Finance Director of Highland City. The Executive Director shall be the City Administrator from Highland City and the Assistant Executive Director shall be the City Administrator from Alpine City, unless otherwise appointed by the Board.

The Management Committee shall be responsible for budget preparation, administering revenues, and preparing reports. The Management Committee shall meet with the District Chiefs regularly as needed but no less than bimonthly. The Management Committee shall be responsible for managing the purchasing system, administering the personnel system, and administering the financial system as approved by the Board. The Management Committee responsibilities shall be as follows:

Executive Director Duties:

To approve expenditures;

- To attend Management Committee meetings and keep the Management Committee informed;
- To keep the Governing Board informed;
- To perform evaluations of direct reports;
- To represent the District with outside agencies;
- To provide day to day oversight of District department heads and administrative staff;
- To develop policy for Management Committee review and Board action;
- To ensure compliance with Board policy;
- To ensure that all personnel actions meet legal and procedural requirements;
- To sign payroll and warrants;
- To attend Board meetings.

Assistant Executive Director:

- To act when the Executive Director is absent;
- To attend Board meetings;
- To attend Management Committee meetings;
- To review agendas;
- To review personnel actions and evaluations.

Finance Director and Administrative Assistant to the Management Committee:

- To administer all accounting functions related to District finances;
- To manage all administrative clerical functions;
- To maintain a record of Board meetings;
- To attend Management Committee meetings;
- To maintain all administrative personnel and compensation records;
- To oversee all employee benefits;
- To counter sign payroll and warrants.

Highland City, through the Highland City Administrator, shall be responsible for all administrative functions of the District, including but not limited to: human resource, financial, accounting, recorder, treasurer, and clerical functions, including but not limited to: maintaining Board meetings records, maintaining administrative personnel and compensation records, overseeing all employee benefits, and counter signing payroll and warrants. These functions may be assigned to appropriate Highland City employees in addition to those individuals on the Management Committee.

4. District Chiefs. The department heads of the District shall be the District's police and fire chiefs. The District Chiefs shall not be merit employees and shall have principal responsibility for the day-to-day operations of the District. District Chiefs shall be considered at-will employees as defined in Section 10-3-1105 of Utah State Code, as amended. The District Chiefs shall serve at the pleasure of the Governing Board and may be removed with or without cause by a majority vote of the Governing Board. The employment terms and conditions of the District Chiefs and other employees, as approved and designated by the Governing Board, may be further defined or adjusted by way of employment contracts approved by the Board.

The District chiefs may be assisted by such employees as are determined appropriate by the Governing Board. The responsibilities and duties of the Chiefs shall be determined by the Governing Board and Management Committee. The Chiefs shall report to the Executive Director and the Management Committee.

5. Funding. The fiscal year of the District shall be from July 1 of each year through June 30 of the following year. A proposed tentative annual budget shall be prepared annually by the Management Committee under the direction of the Governing Board. The proposed tentative annual budget shall include at a minimum three district budget departments, fire and EMS, police services, and administration. The Executive Director shall cause the proposed tentative annual budget to be presented to the Governing Board, allowing reasonable time for consideration. After such reasonable time for consideration and after receiving the recommendations and advice from the Governing Board, a final annual budget shall be approved by majority vote of the Board. The approved final annual budget shall constitute the agreed budget for the next fiscal year for purpose of determining the annual financial participation of the Cities.

The District may be funded by any lawful means approved by the Governing Board. Such funding may include, but is not limited to, obtaining grants, indebtedness, fees, and participation by the Cities to this Agreement of direct funding assessment and payment from the Cities. The direct assessment and payment from the Cities shall be calculated according to the formulae stated below or the aAlternative fFormulae approved by the Governing Board as set forth herein.

The portion of the annual budget for fire, ambulance, and emergency medical services (“EMS”) that, which is not funded by other sources of revenue, shall be funded by direct assessment and payment from the Cities, which assessment and payment and shall be calculated as follows: Ten percent (10%) of the annual fire, ambulance, and EMS budget shall be assessed equally among the Cities; this 10% shall be known as the “base rate.” Fifty percent (50%) of the remaining fire, ambulance, and EMS budget (45% of the total annual fire, ambulance, and EMS budget) shall be assessed proportionally based on the respective populations of the Cities. Each City’s proportionate share of this assessment shall be equal to that City’s proportionate share of the population of the District. The population numbers shall be determined by the Management Committee using a calculation based on the US Census, average persons per household, and new building permits, as approved by the Board as part of the Budget. The remaining fifty percent (50%) of the fire, ambulance, and EMS budget (the other 45% of the total) shall be assessed to each City based on Equivalent Residential Units (ERUs) within each City. This assessment shall be calculated by determining the ratio between the number of ERUs within the boundaries of the District and within each City. An ERU is defined as follows:

- (i) Each residential unit, including apartments or accessory apartments;
- (ii) Each 10,000 square-foot of retail space; and
- (iii) Each 10,000 square-foot portion of any other nonresidential structure, excluding buildings accessory to residential units.

The portion of the annual budget for administration and police services, that is not funded by other sources of revenue shall be which is funded by direct assessment and payment

from the Cities, which assessment and payment shall be calculated based on the population of the Cities receiving police services. Each City receiving police services shall be assessed a pro rata portion of the police services budget based on the percent of the City's total population compared to the District's population receiving police services. The population numbers shall be determined by the Management Committee using a calculation based on the US Census, average persons per household, and new building permits, as approved by the Board as part of the Budget. In all cases each City shall pay for its respective dispatch services incurred.

The annual budget increase or decrease for the District shall not exceed the average property tax revenue increase or decrease of both Cities' budgets of the previous fiscal year, excluding any new revenue increases, without the majority vote of each City Council. Said vote of each City Council shall occur prior to the adoption of the final budget.

Once the ~~stated~~ calculations have been made in accordance with the formulae set forth above or the Alternative Formulae approved by the Governing Board as set forth herein, and a final budget has been adopted by the District, each City will be assessed its portion of the annual budget to be funded by direct payment. ~~This funding formula shall not become effective until the fiscal year beginning July 1, 2012, and continuing thereafter.~~

Other funding alternatives, ~~or~~ allocation methods, or assessment formulae (collectively, the "Alternative Formulae") may be adopted by the Governing Board with at least one ~~four~~ members from each City voting in favor.

Every five (5) years, the relative proportion of contribution of the Cities shall be evaluated and if a proportionate share of the annual budget for any City has increased by more than twenty percent (20%), the number of representatives on the Board for that City may also be changed based on consent of the Governing Board.

6. Scope of Services. The District may provide all public safety services including police, fire, ambulance, and emergency medical services, may enforce hazardous material rules and regulations, and may provide services within a geographical jurisdiction of the District as requested and agreed to by the Governing Body. The District may also provide services outside of its jurisdiction pursuant to mutual aid or reciprocal support agreements with other jurisdictions and to such other jurisdictions as may contract for the purchase of services from the District.

This Agreement is intended to constitute the provision of services required of cities and counties under Titles 10 and 17 of the Utah Code. This Agreement is intended to create a mechanism whereby general public safety protection, emergency medical services, fire prevention services, and hazardous material regulation enforcement may be provided to the citizens of the District generally and is not intended to create a specific benefit or obligation to provide services with respect to any one person or legal entity.

7. Buildings. No building shall be constructed, renovated, or leased for use by the District without prior approval of the Board. The Cities hereto understand and agree that they may not bind the District or encumber the District's budget by constructing new buildings, renovating existing buildings, or leasing buildings to be used by the District without providing

terms and conditions to the Board for prior approval. The District shall not be obligated to make payments on a lease without prior approval by the Board and signature by its authorized representative.

8. Term of Agreement. This Agreement shall be in continuous force for fifty (50) years from the effective date. Any City may terminate its participation in this Agreement as of July 1 of any year provided that notice of intent to withdraw has been given in writing to the other Cities at least twenty-four (24) months prior to the time of withdrawal. The obligation of the District to provide services to a withdrawing jurisdiction terminates at the time the withdrawal is effective.

9. Effective Date. This Agreement shall become effective when the Cities have approved and executed this Agreement [in conformity with the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann.](#)

10. Transition Provisions. The Interlocal Agreement, dated January 1, 1996, and all subsequent amendments thereto, are superseded by this Agreement and shall be of no further force and effect as of the time this Agreement takes effect.

11. Distribution on Termination or Withdrawal. Upon any agreement of the Cities to terminate this Agreement and dissolve the District, the District's Executive Director shall prepare an inventory of all real and personal property of the District. Distribution on dissolution shall be made in kind or in cash as the Board may determine. The value of the distribution of assets and liabilities to each City upon dissolution of the District shall be determined by calculating the value of all contributions of each City, at the end of the fiscal year of the dissolution. A calculation shall then be made of the percentage of contribution each City has made to the sum of the contributions of the Cities for the period of calculation. The calculated percentages shall then be applied to the total value of the assets or liabilities to be distributed and each City shall take their corresponding percentage. Assets that may be directly traced and attributed to funds obtained from sources other than the Cities as of the time of dissolution shall also be distributed based on the percentage of contribution.

If a City withdraws from the District and the District is not dissolved, any distribution of assets to the withdrawing City shall only be as negotiated with the remaining Cities. The Cities agree to negotiate in good faith in determining fair and reasonable terms and conditions for the distribution of District assets to the withdrawing City. If the Cities cannot agree on a negotiated distribution of assets to the withdrawing City, the Cities hereto agree to mediate the matter. If the dispute is not resolved in mediation, then the Cities may take the matter to court.

12. District Expansion. Other municipalities may become a party to this Agreement only upon written application to and approval by the Governing Board, who may determine the terms and conditions of admission to the District.

13. Integration and Amendments. This Agreement constitutes the entire understanding and agreement between the Cities regarding its subject matter. The Cities hereby represent that the undersigned are authorized to hereby bind each City to this Agreement. [The Cities may](#)

amend this Agreement by mutual consent, provided that any such amendment must be made in writing and approved and executed by the Cities in conformity with the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann.

ATTEST:

By: _____
Carla Merrill
MAYOR

ATTEST:

By: _____
Kurt Ostler
MAYOR

9

Option 2 – Proposed Amendment to LPPSD Interlocal Agreement

2023 AMENDED AND RESTATED INTERLOCAL AGREEMENT

This Agreement amending and restating that certain interlocal agreement first entered into January 1996 and amended January 1999, January 2000, June 2007, March 2020, ~~and~~ August 2023, November 2025, under the authority granted Utah municipalities to join together for their mutual interest by the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann., 1953, as amended. The parties to this Agreement are Alpine City and the City of Highland, hereinafter “City” or “Cities,” all municipal corporations of the State of Utah.

RECITALS

WHEREAS, circumstances of geography, population, and financing make it desirable for the Cities to join together to provide police, ambulance, fire, and emergency medical services to the populace of their respective jurisdictions; and

WHEREAS, circumstances have arisen whereby it is desirable to replace the original Interlocal Agreement and all subsequent amendments with a new Interlocal Agreement:

NOW, THEREFORE, in consideration of the mutual promises contained herein, the Cities agree as follows:

AGREEMENT

1. Creation of District. By authority of section 11-13-203 of the Utah Code Ann., 1953, as amended, there is hereby created a separate legal entity to be known as the “Lone Peak Public Safety District,” hereinafter the “District.” The District shall have all power and authority allowed by law, except as restricted by this Agreement or by subsequent agreements of the Cities hereto, to take all necessary and lawful acts for the purpose of providing police, ambulance, fire, and emergency medical services for the residents of the District. In addition, the District shall have the following powers listed for the purpose of identification and not for the purpose of limitation:

- a. The District may own, acquire, construct, operate, maintain, repair, and act as one having rights of ownership of all necessary real and personal property.
- b. The District may borrow money, incur indebtedness, and issue revenue bonds or notes for the purpose for which it was created. Any indebtedness created shall be solely that of the District and not of the Cities to this Agreement unless any City should make specific agreement to guarantee or assume any obligation of the District. Any indebtedness created must be approved by the Governing Board with four members voting in favor.
- c. The District may assign, pledge, or otherwise convey as security for the payment of any bonded indebtedness any revenues and receipts from fees or services or

other sources of revenue generated by the District. Such assignment or pledge must be approved by the Governing Board with four members voting in favor.

- d. The District may sell or contract for the sale of its services to private persons or entities or to public agencies, including the federal government.
- e. The District may establish a personnel system based on merit with such exceptions for certain management positions as may be established by the Governing Board.
- f. The District may adopt District policies and procedures governing the operation of the District including, but not limited to, ambulance, police, fire, and emergency medical services, operating policies, governing and management policies, personnel policies, budget policies, and such other policies and procedures that may be required for efficient operation of the District.
- g. The District and its employees shall have all power conferred by law to enforce all statutes, rules, and regulations pertaining to the purposes for which the District is created.
- h. The District may contract with any person or entity for the provisions of services or materials in compliance with contracting and purchasing policies established by the Governing Board, including legal and accounting services.
- i. The District may sue and be sued in its own name and shall claim such privileges and immunities from liability to which it may be entitled as a political subdivision of the State of Utah, as allowed by Title 63G, Chapter 7, of the Utah Code.
- j. The District shall purchase insurance in amounts either required by law or required by the Governing Board to provide protection for its operations including, but not limited to, comprehensive general liability insurance and worker's compensation insurance.
- k. The District may exercise the right of eminent domain but only if approved by the Governing Board with four members voting in favor.

2. Governing Board. There is hereby created a governing board for the District to be known as the Board of Public Safety Commissioners (hereinafter referred to as the “Board” or “Governing Board”). The Board shall act by majority vote to govern and control operations of the District except as restricted by this agreement. The Board is empowered to adopt bylaws for its own conduct of business and to adopt all necessary policies and procedures for the operation of the District; provided however, all acts of the Board must be approved by a minimum of THREE VOTES of the Board members.

The Board shall be made up of five members including the Chair. All regular members may vote on all matters that may come before the Board. The Chair votes as a voting member of the Board on each matter for which there is a tie vote of the other board members present at a board meeting, when the Board is voting on whether to appoint or dismiss a District Chief, or

when the Chair would otherwise be entitled to vote due to the Chair's status as an alternate member of the Board. Alpine City and Highland City shall each appoint two regular members and one alternate member to the Board. The Chair shall be appointed annually from the alternate members by a majority vote of the regular members of the Board and shall alternate annually between the Cities. If the Chair is absent, one of the regular members from the same City as the Chair shall act as Chair.

No employee of the District is eligible to serve as a member of the Governing Board during their term of employment with the District.

Each Board member appointed by a City must be a currently serving elected or appointed officer of the City making the appointment. The term of each Board member shall be four years from the date of appointment; provided, that the term will sooner terminate if the Board member leaves elected or appointed office held with the represented City or the represented City removes the Board member in accordance with the City's procedures. A Board member may be reappointed to multiple terms as a Board member if otherwise eligible.

Notwithstanding any provision of this Agreement to the contrary, alternate Board members may vote only in the absence of the regular Board member(s) from the same City as the alternate member. Unless a regular Board member from the same City as the alternate member is absent, the alternate Board member shall have no more right to participate in meetings and deliberations than would a member of the general public. Alternate Board members must also be an elected or appointed officer of the represented city.

Meetings of the Governing Board shall be called from time to time as the Board determines appropriate and shall comply with the Utah Open and Public Meetings Act. A quorum of the Board is defined as a minimum of three voting Board members, including regular and alternate members. A quorum cannot be constituted unless at least one voting Board member, including regular and alternate members, from each City is present.

3. Management Committee. The Management Committee shall consist of the City Administrators of Highland City and Alpine City and the Finance Director of Highland City. The Executive Director shall be the City Administrator from Highland City and the Assistant Executive Director shall be the City Administrator from Alpine City, unless otherwise appointed by the Board.

The Management Committee shall be responsible for budget preparation, administering revenues, and preparing reports. The Management Committee shall meet with the District Chiefs regularly as needed but no less than bimonthly. The Management Committee shall be responsible for managing the purchasing system, administering the personnel system, and administering the financial system as approved by the Board. The Management Committee responsibilities shall be as follows:

Executive Director Duties:

To approve expenditures;

- To attend Management Committee meetings and keep the Management Committee informed;
- To keep the Governing Board informed;
- To perform evaluations of direct reports;
- To represent the District with outside agencies;
- To provide day to day oversight of District department heads and administrative staff;
- To develop policy for Management Committee review and Board action;
- To ensure compliance with Board policy;
- To ensure that all personnel actions meet legal and procedural requirements;
- To sign payroll and warrants;
- To attend Board meetings.

Assistant Executive Director:

- To act when the Executive Director is absent;
- To attend Board meetings;
- To attend Management Committee meetings;
- To review agendas;
- To review personnel actions and evaluations.

Finance Director and Administrative Assistant to the Management Committee:

- To administer all accounting functions related to District finances;
- To manage all administrative clerical functions;
- To maintain a record of Board meetings;
- To attend Management Committee meetings;
- To maintain all administrative personnel and compensation records;
- To oversee all employee benefits;
- To counter sign payroll and warrants.

Highland City, through the Highland City Administrator, shall be responsible for all administrative functions of the District, including but not limited to: human resource, financial, accounting, recorder, treasurer, and clerical functions, including but not limited to: maintaining Board meetings records, maintaining administrative personnel and compensation records, overseeing all employee benefits, and counter signing payroll and warrants. These functions may be assigned to appropriate Highland City employees in addition to those individuals on the Management Committee.

4. District Chiefs. The department heads of the District shall be the District's police and fire chiefs. The District Chiefs shall not be merit employees and shall have principal responsibility for the day-to-day operations of the District. District Chiefs shall be considered at-will employees as defined in Section 10-3-1105 of Utah State Code, as amended. The District Chiefs shall serve at the pleasure of the Governing Board and may be removed with or without cause by a majority vote of the Governing Board. The employment terms and conditions of the District Chiefs and other employees, as approved and designated by the Governing Board, may be further defined or adjusted by way of employment contracts approved by the Board.

The District chiefs may be assisted by such employees as are determined appropriate by the Governing Board. The responsibilities and duties of the Chiefs shall be determined by the Governing Board and Management Committee. The Chiefs shall report to the Executive Director and the Management Committee.

5. Funding. The fiscal year of the District shall be from July 1 of each year through June 30 of the following year. A proposed tentative annual budget shall be prepared annually by the Management Committee under the direction of the Governing Board. The proposed tentative annual budget shall include at a minimum three district budget departments, fire and EMS, police services, and administration. The Executive Director shall cause the proposed tentative annual budget to be presented to the Governing Board, allowing reasonable time for consideration. After such reasonable time for consideration and after receiving the recommendations and advice from the Governing Board, a final annual budget shall be approved by majority vote of the Board. The approved final annual budget shall constitute the agreed budget for the next fiscal year for purpose of determining the annual financial participation of the Cities.

The District may be funded by any lawful means approved by the Governing Board. Such funding may include, but is not limited to, obtaining grants, indebtedness, fees, and participation by the Cities to this Agreement of direct funding assessment and payment from the Cities. The direct assessment and payment from the Cities shall be calculated according to the formulae stated below.

The portion of the annual budget for fire, ambulance, and emergency medical services (“EMS”) that, which is not funded by other sources of revenue, shall be funded by direct assessment and payment from the Cities, which assessment and payment and shall be calculated as follows: Ten percent (10%) of the annual fire, ambulance, and EMS budget shall be assessed equally among the Cities; this 10% shall be known as the “base rate.” Fifty percent (50%) of the remaining fire, ambulance, and EMS budget (45% of the total annual fire, ambulance, and EMS budget) shall be assessed proportionally based on the respective populations of the Cities. Each City’s proportionate share of this assessment shall be equal to that City’s proportionate share of the population of the District. The population numbers shall be determined by the Management Committee using a calculation based on the US Census, average persons per household, and new building permits, as approved by the Board as part of the Budget. The remaining fifty percent (50%) of the fire, ambulance, and EMS budget (the other 45% of the total) shall be assessed to each City based on Equivalent Residential Units (ERUs) within each City. This assessment shall be calculated by determining the ratio between the number of ERUs within the boundaries of the District and within each City. An ERU is defined as follows:

- (i) Each residential unit, including apartments or accessory apartments;
- (ii) Each 10,000 square-foot of retail space; and
- (iii) Each 10,000 square-foot portion of any other nonresidential structure, excluding buildings accessory to residential units.

The portion of the annual budget for administration and police services, that is not funded by other sources of revenue shall be ~~which is~~ funded by direct assessment and payment

from the Cities, which assessment and payment shall be calculated based on the population of the Cities receiving police services. Each City receiving police services shall be assessed a pro rata portion of the police services budget based on the percent of the City's total population compared to the District's population receiving police services. The population numbers shall be determined by the Management Committee using a calculation based on the US Census, average persons per household, and new building permits, as approved by the Board as part of the Budget. In all cases each City shall pay for its respective dispatch services incurred.

The annual budget increase or decrease for the District shall not exceed the average property tax revenue increase or decrease of both Cities' budgets of the previous fiscal year, excluding any new revenue increases, without the majority vote of each City Council. Said vote of each City Council shall occur prior to the adoption of the final budget.

Once the ~~stated~~ calculations have been made in accordance with the formulae set forth above, and a final budget has been adopted by the District, each City will be assessed its portion of the annual budget to be funded by direct payment. ~~This funding formula shall not become effective until the fiscal year beginning July 1, 2012, and continuing thereafter. Other funding alternatives or allocation methods may be adopted by the Governing Board with four members voting in favor.~~ Unless the Cities agree otherwise, changes to the formulae shall not take effect or be used to calculate the Cities' assessments until the first fiscal year after the new formulae are approved by the Cities by way of amendment of this Agreement.

The Governing Board may recommend, as part of the annual budget or otherwise, changes to the formulae used to calculate direct assessment and payment from the Cities. Changes to the formulae shall not take effect or be used to calculate the Cities' assessments until the new formulae are approved by the Cities by way of amendment of this Agreement.

Every five (5) years, the relative proportion of contribution of the Cities shall be evaluated and if a proportionate share of the annual budget for any City has increased by more than twenty percent (20%), the number of representatives on the Board for that City may also be changed based on consent of the Governing Board.

6. Scope of Services. The District may provide all public safety services including police, fire, ambulance, and emergency medical services, may enforce hazardous material rules and regulations, and may provide services within a geographical jurisdiction of the District as requested and agreed to by the Governing Body. The District may also provide services outside of its jurisdiction pursuant to mutual aid or reciprocal support agreements with other jurisdictions and to such other jurisdictions as may contract for the purchase of services from the District.

This Agreement is intended to constitute the provision of services required of cities and counties under Titles 10 and 17 of the Utah Code. This Agreement is intended to create a mechanism whereby general public safety protection, emergency medical services, fire prevention services, and hazardous material regulation enforcement may be provided to the citizens of the District generally and is not intended to create a specific benefit or obligation to provide services with respect to any one person or legal entity.

7. Buildings. No building shall be constructed, renovated, or leased for use by the District without prior approval of the Board. The Cities hereto understand and agree that they may not bind the District or encumber the District's budget by constructing new buildings, renovating existing buildings, or leasing buildings to be used by the District without providing terms and conditions to the Board for prior approval. The District shall not be obligated to make payments on a lease without prior approval by the Board and signature by its authorized representative.

8. Term of Agreement. This Agreement shall be in continuous force for fifty (50) years from the effective date. Any City may terminate its participation in this Agreement as of July 1 of any year provided that notice of intent to withdraw has been given in writing to the other Cities at least twenty-four (24) months prior to the time of withdrawal. The obligation of the District to provide services to a withdrawing jurisdiction terminates at the time the withdrawal is effective.

9. Effective Date. This Agreement shall become effective when the Cities have approved and executed this Agreement [in conformity with the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann.](#)

10. Transition Provisions. The Interlocal Agreement, dated January 1, 1996, and all subsequent amendments thereto, are superseded by this Agreement and shall be of no further force and effect as of the time this Agreement takes effect.

11. Distribution on Termination or Withdrawal. Upon any agreement of the Cities to terminate this Agreement and dissolve the District, the District's Executive Director shall prepare an inventory of all real and personal property of the District. Distribution on dissolution shall be made in kind or in cash as the Board may determine. The value of the distribution of assets and liabilities to each City upon dissolution of the District shall be determined by calculating the value of all contributions of each City, at the end of the fiscal year of the dissolution. A calculation shall then be made of the percentage of contribution each City has made to the sum of the contributions of the Cities for the period of calculation. The calculated percentages shall then be applied to the total value of the assets or liabilities to be distributed and each City shall take their corresponding percentage. Assets that may be directly traced and attributed to funds obtained from sources other than the Cities as of the time of dissolution shall also be distributed based on the percentage of contribution.

If a City withdraws from the District and the District is not dissolved, any distribution of assets to the withdrawing City shall only be as negotiated with the remaining Cities. The Cities agree to negotiate in good faith in determining fair and reasonable terms and conditions for the distribution of District assets to the withdrawing City. If the Cities cannot agree on a negotiated distribution of assets to the withdrawing City, the Cities hereto agree to mediate the matter. If the dispute is not resolved in mediation, then the Cities may take the matter to court.

12. District Expansion. Other municipalities may become a party to this Agreement only upon written application to and approval by the Governing Board, who may determine the terms and conditions of admission to the District.

13. Integration and Amendments. This Agreement constitutes the entire understanding and agreement between the Cities regarding its subject matter. The Cities hereby represent that the undersigned are authorized to hereby bind each City to this Agreement. The Cities may amend this Agreement by mutual consent, provided that any such amendment must be made in writing and approved and executed by the Cities in conformity with the Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Ann.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R205-27 Appointment of Planning Commission Member

FOR CONSIDERATION ON: November 11th, 2025

PETITIONER: Mayor Merrill

ACTION REQUESTED BY PETITIONER: Re-Appoint Jeff Davis to a new term on the Planning Commission.

BACKGROUND INFORMATION:

The Planning Commission (PC) consists of seven members, with staggered terms. Jeff Davis's current term is set to expire at the end of December of 2025. Alpine Development Code 2.02.010 requires that The members shall be appointed by the Mayor with the advice and consent of the City Council. Mayor Merrill has proposed that Jeff Davis be appointed to another full four-year term through December 2029.

STAFF RECOMMENDATION:

Approve Resolution R2025-27, appointing Jeff Davis to another full term as a member of the Planning Commission

SAMPLE MOTION TO APPROVE:

I move that Resolution R2025-27, appointing Jeff Davis to another full term as a member of the Planning Commission.

SAMPLE MOTION TO TABLE/DENY:

I move that the proposed appointments be tabled or denied based on the following:

Insert Finding

RESOLUTION No. R2025-27

**A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY
COUNCIL FOR THE APPOINTMENT OF JEFF DAVIS TO THE PLANNING
COMMISSION OF ALPINE CITY**

WHEREAS, the Mayor has the responsibility and authority pursuant to Section 2.02.010 Code of Ordinances of Alpine City to appoint individuals to various boards and commissions; and

WHEREAS, the Mayor has appointed Jeff Davis to serve as a member of the Planning Commission for terms specified below; and

WHEREAS, the City Council has the responsibility pursuant to Section 2.02.010 Code of Ordinances of Alpine City to give advice and consent on all appointments to City boards and commissions: and

WHEREAS, the City Council has met in regular session to consider this appointment.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it gives its advice and consent to the appointment of Jeff Davis to the Planning Commission for terms as specified. Said terms shall be as follows:

	DATE TERM BEGINS	DATE TERM ENDS
NAME Jeff Davis	January 1 st , 2026	December 31, 2029

PASSED AND APPROVED this 11th day of November 2025

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jason Thelin	Yea__Nay__Absent
Jessica Smuin	Yea__Nay__Absent
Kelli Law	Yea__Nay__Absent
Chrissy Hannemann	Yea__Nay__Absent
Brent Rummler	Yea__Nay__Absent

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 11th day of November, 2025.
Recorded this 11th day of November, 2025.