



ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, February 10, 2026, 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 | Andrew Young |
| C. Pledge | Chrissy Hannemann |

II. CONSENT CALENDAR

- A. Approve Minutes from the Budget Retreat on January 23rd and City Council Meeting on January 27th**
- B. Approval to Remove Pump from Busch Well – Nickerson Company: \$10,340**

III. PUBLIC COMMENT

IV. REPORTS & PRESENTATIONS

- A. Financial Report – January 2026**
- B. Water Outlook for 2026**
- C. Proposal for Pressurized Irrigation Projects**

V. ACTION/DISCUSSION ITEMS

- A. Ordinance 2026-06: Amend Alpine City Code for View Protection**
- B. Review of Resolution R2025-32: Water Conservation Plan**
- C. Review of Resolution R22025-33: Water Use and Preservation Elements of the General Plan**

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
February 6, 2026

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 BUDGET RETREAT

January 23, 2026

Mayor Carla Merrill called the meeting to order at 8:15 am.

I. CALL MEETING TO ORDER

A. Roll Call Mayor Carla Merrill

The following council members were present: Brent Rummler, Jessica Smuin, Sarah Blackwell, Chrissy Hannemann, and Andrew Young

Staff: Shane Sorensen, Ryan Robinson, Jason Judd, and DeAnn Parry

II. Goal Setting / Budget Prioritization

Shane Sorensen said that staff have learned that they need more than two weeks to gather information and costs for the council-submitted proposals. We will adjust the timeline for next year's budget retreat.

The council shared goals and ideas:

- Create a five-year plan to address specific needs in the parks and gather plenty of public input.
- Establish a design guide for signs at parks and city buildings to provide consistency. Install monument signs identifying each of the parks.
- Install rusted metal signs (like in the roundabout) at the city entrances on Westfield Road and Canyon Crest. Small sections of property may need to be purchased for this.
- Replace the complaint-centered citizen model with a proactive model where the council hears and addresses resident needs.
- Protect Alpine from high-density urban development. Currently Alpine's smallest lot is 10,000 sf, but the legislature has discussed requiring 6,000 sf lots.
- Alpine is far removed from transportation centers like TRAX or FrontRunner stations, so it does not make sense to force high-density housing here. Each city knows what is best for its own residents.
- Include our senior housing overlay areas in the required Middle Income Housing report. The state's main goal is to confirm that we are doing something about the issue. Alpine's report has been approved each year.
- Craft a mission statement in addition to the General Plan introduction which talks about "...orderly and balanced growth." Determine what Alpine is to be known for, like clean streets, beautiful trails, a rural setting, etc.

III. City Finance Discussion

A. PARC Tax Spending Philosophy (Parks, Arts, Recreation & Culture)

Staff and council members shared comments and ideas:

- Most of the revenue comes from online sales.
- It's good to identify the PARC funded projects with a sign so residents know where their tax dollars are being spent.
- We cannot use impact fees to replace worn out playground equipment.
- We could easily spend all of the funds on parks but need to add more emphasis on arts and recreation. We could earmark a small percentage of PARC funds for citizen applications for arts and recreation. Projects focused on preserving history would also be great, and we could rotate the topic each year. Some cities have a PARC committee to help direct their discretionary funds.
- An economic development plan is needed so tax revenues grow instead of shrinking, and the Main Street Master Plan includes a section on this topic. The Finance Committee could also be involved.

B. Cemetery Perpetual Care Fund Policy

There is currently \$1.8M in the Perpetual Care fund because we have sold 750 plots in the last 18 months. Seventy-five percent of each sale goes to the Perpetual Care Fund, and 25 percent goes to the General Fund. Currently cemetery maintenance is paid from the General Fund. It would be good to transfer money each year from the Perpetual Care fund to the General Fund for cemetery maintenance. A fund analysis would help us determine the ideal balance to maintain in the fund. Alpine's ordinance calls

it a trust fund, but it is like an endowment. The ordinance needs to be updated. Staff will conduct an analysis to see how to best make this work.

Half of the plots in the North Cemetery expansion have been sold at this point. Council members asked about the next cemetery expansion options. They also expressed interest in creating a cremation burial area.

C. Public Works Building

The PW building adjacent to the cemetery is falling apart and cannot be fixed because of the type of construction. There are seismic issues with it as well. American Fork just completed a new PW facility, and it cost \$40M. We are not as large as American Fork, but construction is very expensive now. Alpine City owns property on 300 North, but it is not big enough for a PW building. We need to look for other solutions.

IV. FY2027 Budget Calendar

Shane Sorensen recommended that council members refer to the Budget Calendar so they will know about upcoming budget events and deadlines.

V. City Council Proposed Projects

A. Canyon Crest Road Roundabout

Brent Rummeler said that residents are concerned about safety and speeding on Canyon Crest Road. Two engineers have suggested a roundabout for safety and improved operations at the intersection with Ridge Drive. Lindon City has a smaller roundabout near the LDS temple, but Andy Spencer, a UDOT engineer and Alpine resident, recommends a larger one for this intersection. Because of the upcoming trail project funded by MAG on this road, it will reduce costs to the city because the paving is already covered (and asphalt prices have dropped 30 percent since last year). The road will be shifted somewhat east toward Peterson Park, and it would be wise to do both projects at the same time.

Part of the cost of a roundabout is running utilities to it. We will not need water here because a planter is not needed. Peterson Park will be the focus. Keller Associates has offered to provide a concept plan (with an approximate one-day turnaround) at no cost. They also want to submit a bid to design the roundabout. The full design would take several months to complete.

There is a chance that we could ask for additional funds from MAG for the roundabout as part of the road/trail project. Michael Clark (office manager at Keller & Associates) and Andy Spencer felt like officials at MAG would take into consideration that this is the first funding Alpine has received, but we need to get the concept plan to MAG as soon as possible.

Staff and council members shared comments and ideas:

- From the UDOT website we learn that 60 percent of the traffic coming north is using Canyon Crest Road instead of Alpine Highway.
- If we request more funding, the project would be presented to the MAG Technical Advisory Committee and the Executive Board for voting.
- Alpine's current roundabout on Main Street is the correct size for our traffic. It must be large enough for trucks with long trailers, around 160 feet in diameter.
- An initial cost estimate is around \$1.2M. Some funding could come from street impact fees, Class C Road funds, etc.
- The roundabout may not slow cars as much as we hope, but it should eliminate high speeds and improve pedestrian safety.
- The proposed roundabout will not address speeding going south towards Highland, so additional traffic calming measures may be needed there.
- The Ridge Drive intersection is very congested with underground utilities and will make construction more complicated.
- The biggest utility issue will likely be how to handle storm water direction channels.

B. Raised Crosswalks / Speed Humps

Brent Rummer said that residents have expressed concern because no progress has been made in dealing with dangerous crosswalks. Raised crosswalks and speed humps do force vehicles to slow down, but they also make snow removal and emergency services (EMS) travel difficult.

Raised crosswalks have been suggested for Main Street, but this is the primary road that EMS travels. A better solution might be to abandon the bike lanes and add curb extensions, which allow bicycles to travel smoothly. Other possible locations for raised crosswalks are at Creekside Park, W. Canyon Crest Road, and Grove Drive.

Mapleton City allows raised crosswalks to be installed only within a certain proximity to schools. They found that those who benefit most are the residents who live nearby. Radar data showed that people speed up after crossing the hump to make up for the lost time. To be effective the intervals between humps should be around 500 feet.

Staff and council members shared comments and ideas:

- There were several speed bumps on Parkway by Burgess Park in the early 2000's, but they were removed because of neighborhood complaints. People find that trucks and trailers create more noise when crossing the bumps.
- Cedar Hills removed their speed bumps when they resurfaced the road, though they did keep the raised crosswalk by the elementary school.
- Because there are sometimes unintended consequences with solutions, it would be good to do a test run with a temporary fix before installing anything permanent. Radar signs can help us gather data before and after a speed bump.
- Engineering is required when we change traffic solutions, especially for storm drainage. Fehr & Peers are excellent consultants and would be good to help us with traffic and crosswalk issues.
- Engineering is important but we also need enforcement and education. Some cities form traffic committees to address these issues. We could also reach out to the schools to have them educate parents about traffic safety. Including articles in the *Newsline* will let residents know we are trying to address these issues.
- We should consider recommendations from the professionals but that doesn't outweigh what we know as citizens of this community.
- While we need traffic calming measures, we also need to consider a mass evacuation and how that would impact traffic. If we do install curb extensions, it may be good to have rolled curbs so they will be less impactful in an emergency.
- The road near Timberline Middle School is busy and dangerous. Most neighbors probably would not want raised crosswalks, but curb extensions and more intense painted patterns for crosswalks could improve visibility and safety.
- Our speed trailer is regularly moved to different locations around town. It has not shown evidence of excessive speeding, as drivers see the sign and slow down.
- Highland's mayor said they installed two temporary speed humps, but residents complained so much that they put them in their storage shed. We could borrow those for a test period.

3. Ranch Drive Extension

Chrissy Hannemann said that our long-term master plan shows a connector road from Ranch Drive to the Alpine Highway. Sgt. Charlie Thurston (LPPD) said that a connector would really help with Mountainville Academy and other traffic and would improve emergency access for the city.

Building this road would be expensive. We could start saving up to have the funds when the former Bangerter property (currently owned by the Church), is developed in the future.

Staff and council members shared comments and ideas:

- Building a road is expensive and complicated and utility lines need to be planned before the road is designed. We also need a road plan that will be acceptable to UDOT.

- A roundabout at the intersection with the highway might help traffic flow.
- The bridge could cost around \$1M.
- In Alpine we do not have a large number of homes built each year, so waiting for impact fees to build up does not work for large projects. There are situations where it is wise to bond so that important projects can move forward, and we can use impact fees to make bond payments.
- This road would benefit residents now and in the future. Waiting 10 or 20 years does not improve our situation.
- It would be good to have our engineer take a concept alignment and meet with Metro Water and UDOT to see if they would agree to the planned intersection. Then we can approach the Church (property owner).

4. Parks Master Plan

Chrissy Hannemann said that we receive a lot of resident requests about parks, as evidenced by Heidi Smith's list (and the end of the minutes). She would like residents to know we are listening and that we have a long-term plan, so they know what to expect.

Staff and council members shared comments and ideas:

- The Parks Master Plan will have recommendations for future improvements but may not be completed for six months because reviews take time. A five-year timeline for projects would be helpful.
- If we have these plans in place, residents who wish to volunteer can help with specific things.
- We can earmark money in next year's budget for parks projects and then move the funds with a budget amendment. Small projects, like signs, can be handled without amendments.
- Parks are different from city utilities (enterprise funds), as there is not a budget category for projects. Depending on the specifics, they are paid from impact fees, PARC taxes, and the General Fund.
- Past councils have talked about various ideas but did not get them prioritized. When we have the Master Plan finished and gather community input, we should get moving and not wait until next year. Let's set priorities and go.
- We may have better luck obtaining grants to improve the baseball fields if we can show the regional impact, listing all the players that come from different cities. A letter of endorsement from the baseball league could be helpful as well.
- An arboretum grant may be possible for Peterson Park as it has historic trees and a compelling story.
- Many grants are a 50/50 match. We can earmark funds in the next budget year for grants we are likely to receive.

5. Water Infrastructure Projects

Chrissy Hannemann said that Steve Burrows often speaks at City Council meetings about Alpine's water situation. He likes a big picture approach and is concerned about our water plan. We need residents to understand the need for infrastructure improvements.

Pressurized irrigation uses 80-85 percent of our total water, and residents need more education on how to conserve. Watering in two shorter cycles helps the water soak in better, and isolating zones with different needs is most efficient. Church properties in the area have installed smart watering systems, and it would help if our schools do the same. We could also host a water conservation open house for residents.

Staff and council members shared comments and ideas:

- An informative mailer, separate from the monthly utility bill, and articles in the *Newsline* could help educate residents. Staff recently applied for a grant to help encourage Eye on Water sign-ups, educate residents, and promote conservation efforts.
- Some cities only allow a one-time leak adjustment. We should evaluate our current policies on this.
- Frequent cleaning of PI filters helps systems work well. Education is needed.
- Higher tier fees for over-use may discourage wasting water. We may need to adjust rates for zones like Box Elder, Willow Canyon, and Three Falls.
- If Pine Grove is annexed, the developer will have to build the water infrastructure to serve those lots.

- We could consider requiring that a certain percentage of the lot for a new home be in xeriscape.

6. Water Well, Storage & Other Water Projects

Andrew Young said that our PI Water is a crucial issue and we need additional water storage to capture spring runoff.

Staff and council members shared comments and ideas:

- The Kay Asay property is owned by the city, but it is not a viable option for a well because of an existing fault there. Three other city properties have also been eliminated as options.
- During the daytime, our PI wells pump water into the reservoirs so it can be used for the high-demand times at night. The Rodeo Grounds tank holds 3M gallons. If it were doubled in size, it would help level out the pressure during peak usage but would not add a water source.
- Wells are the way to add a new water source. Pleasant Grove just put in a new well and it took two years to reach production. Before we construct a well, we drill a test well and run tests. We hope to achieve 1000 gallons/hour production.
- Previously we were told that we would not need another well for 10 years, but five years later we already need that water. We should get started now.
- The proposed Heritage Heights well would provide redundancy in the upper zone. We've had several wells, including the large Healey Well, go down repeatedly in previous seasons. We cannot know how things will play out each year.
- We cannot pump the Healey Well and take CUP water at the same time because our pipes are not large enough. The Canyon Crest Road improvements will install larger diameter pipes to get water to the storage tank by the North Stake Center.
- We currently do not have a well in the high zone to help out in low-snowpack or quick-melt years.
- Council members expressed interest in hearing from Jeff Davis directly.

Shane Sorensen explained that we have three pumps on the Asay property that help serve the low zone. With the new development at The Ridge at Alpine we required a new pump to serve the high zone. It has helped somewhat. We get water from Dry Creek, Box Elder Canyon, and overflow from the culinary water at Grove Spring.

The Alpine Irrigation Co owns the water rights at Grove Spring, which serves 100 percent of the culinary water needs of the city, plus the outdoor watering in the high elevation areas. It is very important to maintain a good relationship with the Irrigation Company. Alpine currently owns the most shares (around 40 percent) in the company. Will Jones and Roger Bennett have been great to work with. There is a provision to create a drought committee, which is three individuals from the city and three from the irrigation company. When we are in a drought, they meet together and work on the plan to manage the limited water.

Andrew Young had additional suggestions relating to water. He would like the broken spout on the water fountain at Legacy Park replaced. He also suggested building a small-scale replica of Sliding Rock for visitors to enjoy at Creekside Park.

7. Additional Crosswalk on Grove Drive

Sarah Blackwell said that North Grove Drive could use a crosswalk and improved signage. A domed mirror could also help with safety. We need traffic calming for the protection of school children and other pedestrians. A similar problem exists at the 90-degree turn on North Grove. Residents cannot see children walking to catch the bus.

Shane said that a warrant study will likely be required by UDOT. Staff will work on this to find solutions.

Due to time constraints, Mayor Carla Merrill suggested that staff present their project list next. The remaining topics will be addressed in a future work session prior to a City Council meeting.

8. Update on Staff Projects

- A. Lone Peak Public Safety Budget - The budget will increase approximately \$140,000 this year and \$280,000 next year.
- B. Street maintenance - These projects need to continue on schedule to keep our roads in good shape.
- C. Canyon Crest Road improvements - If the right-of-way acquisition goes smoothly, we hope to start construction this spring.
- D. Carlton Shop Improvements – We have had this property under contract, waiting for a 1031 exchange with the seller and anticipate it will close soon. The Public Works department needs extra shop space, and this is a good interim solution. The building would be easy to sell if we do not need it in the future.

We need to run water and sewer there for a restroom. Visually, it would be nice for the neighborhood if we paint the building and face it with hardy board. A dumpster enclosure was also suggested. The city owns property to the south, so we could use some of that for the enclosure. Staff will put numbers together. This could be a project for the next budget year.

- E. Fire Station Addition/Remodel – This project will cross budget years. The addition will add six bedrooms to the station.
- F. Burgess Park Outfield Net – The net has only been replaced once and it has worn out again. We do not need new poles, just the net. The estimated cost is around \$5,000.
- G. Resurface of Burgess Park Tennis Courts – We want to update the colors to blue and green when this is done. Staff are working on cost estimates. It would be nice to add a restroom nearby because of heavy use of the courts.
- H. City Hall Landscape Improvements - With the fire station updates we would like to replace the dated landscaping. The Sculpture Garden project may be able to cover the costs and the labor. Jessica Smuin would like to be involved with the Sculpture Garden Committee.
- I. Relic Hall Improvements – The hall has a new roof and needs some other repairs, such as new stucco. We can look at grants because of its historical status. There is not a rush on this but we can think about it.
- J. The DUP Monument Improvement – This monument is at the entrance to the North Cemetery and currently sits in a low spot. We did not think it could be lifted without damage, so the DUP gave us permission to rebuild it. Currently there is only one woman listed on the plaque, and a resident has asked that female pioneer names be listed also.

9. Park Improvement as Requested by Residents

List compiled by Heidi Smith – as of 1/19/2026

Creekside:

- Better playground equipment
- Improved water feature

- *Tennis nets need replacement (DONE)*
- Tennis posts need leveling
- Pickleball surface repair
- *Wind screen replacement (some) (DONE)*
- *Pickleball nets need repair/replacement (two of them)- (DONE)*
- Better, “cooler” playground equipment
- Exercise stations around walking trail
- Pavilion power is inconsistent
- Water bottle fill options for water fountain (IN PROGRESS)

Burgess:

- *Benches around trail for walker rest spots (DONE)*
- Outfield net (along Canyon Crest) needs repair/replacement. Left field is almost completely gone.
- Outfield fences need to be tacked down in many places
- Outfield fence bumpers (yellow) missing in some spots
- Safety nets over bleachers
- Snack Shack needs paint and floor resurfaced
- Water fountain runs constantly
- Water bottle fill options for water fountain
- Backstop bumpers need replacement or repair
- Hot water heater not functioning (may have been fixed but not sure)
- *Rugby goal replacement (DONE!)*
- Fence maintenance, secure fencing to the bottom tension wire and secure the tension wire to the posts (Heidi).
- Install awning material above bleacher seats for safety and shade. (Brad Belnap)
- Replace top fence guard (yellow) on the outfield fencing for Field 1. (Brad Belnap)
- Snack Shack - Restroom gutter repair (Brad Belnap)
- Snack Shack - Restroom stucco repair (Brad Belnap)
- Infield sprinklers installed on Fields 1 and 4, and possibly 5 (Brad Belnap)
- Prune trees (Brad Belnap)
- Install motion sensor LED lighting on each side of the second floor of the snack shack - restroom. (Brad Belnap)

Rachel McTeer

- Needs a restroom
- Needs a water fountain

Smooth Canyon

- Re-seed and repair to turf (soccer is supposed to be moving the goals)
- A resident would like to eliminate soccer on Smooth Canyon field (via Andrew Young) 9/3/25

Healey

- *Soccer fields moved more to the east away from houses (DONE)*
- Fences are being hit by balls and begin damaged (via Andrew Young) 9/3/25 - *altered field direction for short term fix; talked to league for games & practice; signage?*
- Parking should not occur along Healy Blvd. (via Andrew Young) 9/3/25 – *talked to league*

Lambert

- Expand south parking lot (in progress)
- *Water fountains w/bottle fill & dog dish features (DONE)*

Legacy

- *Need benches in gazebo again (DONE)*

Becks Hill

- Bathroom
- Basketball hoop repair
- Vole “invasion” into neighboring yard

Peterson Park

- Trail work behind housing – *could be a past privacy issue*

Silverleaf Park

- Weird holes being dug? – *visited site and looks like maybe a “hideout” type of setup (took photos)*

10. Postponed

The following will be addressed in a future work session:

- Becks Hill Park Restroom
- Parking Lot at Peterson Park & Preservation/Gateway Transformation
- Sidewalks Proposal
- Traffic Calming
- Racoon Plan
- Alpine Highway Easement Beautification
- Alpine History Preservation Projects
- Fire Prevention Projects
- Deer Crest Circle Signs

The meeting was adjourned at 1:35 pm.

ALPINE CITY COUNCIL MEETING

January 27, 2026

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 in attendance at the anchor location, which constituted a quorum: Jessica Smuin, Sarah Blackwell, Chrissy Hannemann, and Andrew Young. Brent Rummmler was excused.

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

Others: Susanne Peterson, Adam Sidwell, Carl Hollan, August Bateman, Sullivan Love, Annie Williams, Phillip Williams, Steve Burrows, Sheryl Cragun Dame, Nicki Brammer, Jack Brammer, Catherine Johnston, Jeff Davis

B. Prayer Jessica Smuin

C. Pledge Sarah Blackwell

II. LEGISLATIVE REPORT – Senator Brady Brammer

Sen. Brammer explained that Rep. Kristin Chevier could not attend tonight because of another meeting. He loves coming to Alpine because of our strong sense of community and thanked the City Council for being good examples of public service. He also commended Police Chief Brian Gwilliam and Fire Chief Brian Patten for their excellent work.

Sen. Brammer said that there are 248 cities in the state, and when one causes a problem, it often results in a new law that applies to everyone. He tries to fix problems and craft amendments to flawed bills. He gave his cell number to the council members and encouraged them to call him. He prefers to let cities handle their business and not interfere with elections and schools. He is very willing to play defense for Alpine. He is currently working to amend the 5th/5th tax law to keep the funds in the county and was able to secure a new judge position for Utah County.

Andrew Young said he has been to the Legislature several times recently, and thanked Sen. Brammer and Rep. Chevier for their work. He learned that many legislators do not write their own bills. There is a culture of voting yes on a bill so that the sponsors will support your own bill. Andrew wants them to do what is best for the cities and the state. He encouraged Sen. Brammer to fight for local control.

Sen. Brammer said you have to pick your battles. In the House he was known as “Bill Kill Brammer.” In the Senate, things are different. Sometimes you vote yes because 70 percent of the bills are small adjustments to existing code to help things work better. Most are not controversial, but some bill you have to stop. He invited council members and citizens to visit the Legislature because it is much more interesting to be there in person.

Chrissy Hannemann commented that it looks like election laws are moving in a direction that will make it harder for people to vote. Young voters are politically savvy and know what is going on. Requiring extra steps and in-person ID validation will discourage them. The rising generation wants to participate, and these barriers are not helpful.

Sen. Brammer said that most people like receiving their ballots by mail, so they have time to research the candidates. That privilege is not threatened at this point. We want elections to be fair and open, but must minimize fraud, though we have not had fraud in Utah that would change election outcomes. It is important that ballots are returned in time to be counted, and last-minute mailing does not work anymore.

Sarah Blackwell had questions about new bills and their alignment with the state constitution, as well as HB 48 and the need for direction in enforcement.

Sen. Brammer said that if there is a question about constitutionality, the courts make that determination. Alpine is sensitive to Wildland Urban Interface (WUI) bills because of our location. They will continue to work on this legislation. Lawmakers rarely get the bills right on the first try.

Mayor Carla Merrill said that often the best intentions have unintended consequences. She thanked Sen. Brammer for being proactive to gather the mayors and keep them informed.

Chrissy Hannemann thanked Nicki Brammer, Sen. Brammer's wife, for serving on the new school board.

Motion: Andrew Young moved to have Action/Discussion Item A – Resolution R2026-09 the appointment of the City Prosecutor heard next on the agenda. Jessica Smuin seconded the motion. The motion was approved unanimously.

VII. ACTION/DISCUSSION ITEMS

A. Resolution R2026-09 appointing Carl Hollan as the City Prosecutor

Attorney Carl Hollan was invited to the microphone.

Mr. Hollan said he lives in Utah County and has been practicing in government for 14 years, mostly in prosecution. He offered to answer questions from the council.

Andrew Young said that Mr. Hollan has litigated more serious criminal cases than we typically see in Alpine. Here we mostly have shoplifting, DUIs, traffic citations and trespassing. Andrew had concerns about the retainer of \$75,000. He wondered if we could pay on an as-needed basis to be more cost effective.

Mayor Carla Merrill said that this is the going rate for a prosecutor.

Shane Sorensen said that initially David Church took care of prosecution, but when he became too busy, we hired Tucker Hansen. When Mr. Hansen gave notice of his retirement, we requested applications. There are not many firms that handle this, and we are grateful to have Mr. Hollan join us. This will not increase costs for the city. We are fortunate that Highland runs the Justice Court. We pay our monthly assessment to Highland and they handle the operations, which places less burden on our staff.

Mayor Carla Merrill said she understands Andrew's concern about fiscal responsibility, but this is cost of business to provide a service to residents and have their cases heard in a timely manner. Residents do not need to travel to Provo for their speeding tickets and other small matters.

Police Chief Brian Gwilliam said he would be in frequent contact with Mr. Hollan. The job often requires after-hours and middle-of-the-night calls, and we have that option because the prosecutor is on retainer. He does not want to sacrifice timely access as it is important for cases to move quickly through the subpoena and court processes.

City Attorney Steve Doxey said that trials or hearings may have associated fees that can be billed on a piece rate, but prosecutors are always paid a flat fee per month.

Andrew Young asked what Mr. Hollan likes about Alpine.

Mr. Hollan said he grew up in Orem and now lives in Spanish Fork. He appreciates how Highland has maintained its character through all the growth in the county, and he agrees with Sen. Brammer that Alpine is a place where people want to settle. He appreciates the good work of the mayor and City Council along with the police and fire departments and hopes that his service will help residents feel safe and contribute to a positive environment.

Chrissy Hannemann thanked Mr. Hollan for applying for the job and asked what appealed to him about the position.

Mr. Hollan said that he worked in the Attorney General's office for four years and is now the Executive Director of the Utah Statewide Association of Prosecutors & Public Attorneys. He represents them in the legislature, the governor's office, and at the Supreme Court. This is the perfect size contract so he can be

in the courtroom, keep a pulse on the communities, and know the issues to take to the state. He worked with Chief Gwilliam previously and feels that this is a great opportunity.

Sarah Blackwell said she is pleased to have someone so qualified in the position.

Shane Sorensen said that Highland City will also vote on Mr. Hollan's appointment this week.

Motion: Jessica Smuin moved to approve Resolution R2026-09 appointing Carl Hollan as the City Prosecutor. Chrissy Hannemann seconded the motion. There were 4 yes votes, 0 no votes, and 1 excused, as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Sarah Blackwell		Brent Rummier
Chrissy Hannemann		
Jessica Smuin		
Andrew Young		

Heidi Smith reported that Ryan Robinson had now joined the meeting by Zoom.

III. WORK SESSION

Presentation of the Pressurized Irrigation & Sewer Master Plans – Horrocks Engineers

John Schiess from Horrocks Engineers said they used the same process for the Pressurized Irrigation (PI) Master Plan as they did for culinary water. They determine existing deficiencies, recommend improvements, and look to the future.

The PI system needs to be brought up to the declared level of service. This includes pipelines, booster pumps, a well, and tank expansions. Before Alpine had a PI system, all the water came from the culinary system, and the state required a certain level of output. When the PI system was designed, Alpine opted for double the required capacity at that time. Residents are now using even more than that amount. Because we have meters in place and a rate schedule, we can encourage conservation. The plan suggests upgrades to meet current usage, but if residents use less, fewer improvements will be needed.

Most of the PI water supply is in the lower zone, but the excess demand is in the upper areas of town. Many of the recommendations are how to move the water up higher where it is needed.

Shane Sorensen added that we have bottlenecks in the system because of high demand. Pressure problems are common in the upper elevations.

The council and staff discussed specific issues:

Comparing the 2021 study with the 2025 study – The projected costs have more than doubled. This is because construction costs have increased dramatically in the last five years. The 2021 study showed deficits, but the council did not move forward because we had good rain and snowfall then.

Use projections – Alpine is currently at a 1.1 percent growth rate. The study projections are not population based but are tied to land use and zoning. If parcel sizes decrease, the demand goes up. Larger parcels generally use less water. For a one-acre lot we assume 66 percent is landscaped. For half-acre lots it is 63 percent. When someone builds a house, we can then use their actual meter data for projections.

Impact fees – If we have existing pipe and need to upsize to serve growth, we cannot charge the replacement of the whole line to impact fees. The replacement of the existing portion must be charged to current residents, and the upsize can be charged to growth through impact fees.

Conservation – Experience shows that while education may have a small effect, the biggest factor in compliance is high user rates. However, some residents spend a million dollars on their landscaping, and they have the resources to pay for the water to keep it healthy. This is a challenge and makes conservation tough to enforce.

The city has applied for a grant to help with education and conservation efforts. The EyeOnWater app is a great way for residents to track their usage and be notified when a leak develops.

Timing of projects – The schedule suggests spreading out the projects, so they are not all in one year. The mainline upsizes have a ten-year timeline. The existing deficiencies need to be solved first. Projects required at buildout should actually be completed before that time, or we will develop more existing deficiencies along the way.

Location of the water – The mid and high zones are under-supplied. Spring runoff access and the restricted dates for Alpine to use the water make springtime complicated.

Alpine Irrigation Co. – The city has a partnership with the Company based on a 100-year agreement. When we installed the PI system, Alpine was required to provide PI service to everyone served by the Alpine Irrigation Company, whether in Alpine or Highland. Their board is somewhat frustrated because they are doing their part by providing water access, but the city has not solved the delivery problems yet. Alpine City holds about 40 percent of the shares in the Company, and we want to maintain a great relationship with them. Their annual shareholder meeting is in November.

Quickest Solutions – Heritage Hills Well and the booster pump on 400 West will yield the fastest results. The process is to determine the funding, obtain council approval, send the project to an engineering firm for design, send it out for bids, award the bid, and start construction. The booster pump and lines could be designed in 4-6 months and constructed in an additional 4-6 months. Well construction requires that a test well is drilled to confirm the hydrogeology. The well would take two or three years to build. The estimates include engineering, test well, and construction costs.

Mayor Carla Merrill invited Jeff Davis, who serves on the Planning Commission and is a civil engineer and hydrogeologist, to the mic.

Jeff Davis asked John Schiess about the Alpine wells and their capacity.

John said they update the plan if a well is decreasing in capacity.

Jeff said we have had wells go down in past years and asked about current concerns like lowering a pump or rehab for a well.

Shane Sorensen said we have done all of those things. We lowered the pump in the Carlisle Well and have done rehab work on the 300 North Well, which needs a new pump. Repairs and maintenance are paid from the bund balance.

Jeff said that those maintenance projects are not part of the master plan. Residents need to know that when a well is built it does not just go forever. Maintenance is also required.

John explained that these master plans are mostly capacity related, not focused on maintenance. Those costs are handled through the normal budget.

Jeff commented that the area near Alpine Elementary has deficiencies and low pressure. Residents are very aware of this. He asked what is planned to remedy these problems and how the Heritage Hills Well would help.

John said if the Heritage Hills Well were built, a pressure-reducing station would send water to the lower zone to help fix pressure problems there.

Shane explained that when water pressures drop, the valve would open to feed more water through. Sometimes, however, it takes too much pressure from the zone above.

Jeff said this is a big job with modeling and engineering and John Schiess has done great work.

Mayor Carla Merrill asked if Jeff Davis agreed that the priority projects should be the Heritage Hills Well and the 400 West boosters.

Jeff agreed with those priorities.

Chrissy Hannemann asked Jeff about the process of building the well, how to choose the location, and the likelihood of getting the water we need.

Jeff said we do not randomly select well sites. The Heritage Hills Well had a well site study completed a while ago. They looked at the geology and where the water was moving. Even with a study, it does not mean there is a 100 percent guaranteed flow. It is always a risk.

Mayor Carla Merrill asked how the risk is mitigated by drilling a pilot well.

Jeff said it lowers the risk because you are not installing infrastructure before you are confident in the location. The timeline for a pilot well depends on the experience of the driller.

Jessica Smuin asked if this would be a primary or secondary source for PI.

John said it would be primary source, because it is in the upper zone where we do not have enough capacity, especially in the spring. We cannot get ground water until July 10.

Mayor Carla Merrill thanked John Schiess and Jeff Davis for presenting the information.

The mayor said the council would take a break before the Sewer Master Plan to hear public comments.

V. PUBLIC COMMENT

Susanne Peterson – 1230 East, Alpine

Susanne wanted to address the historic marker at the entrance to the North Cemetery. There are 11 names on the plaque and only one is a woman, (and there is a question about whether it should be Mary McDonald or Sarah Ferguson McDonald). Susanne would like to see the marker updated and expanded to include the pioneer women who deserve to be recognized, like her ancestor, Jane Taylor Nelson.

She would also like to encourage Alpine to consider senior developments like the Brookstone and Ivory neighborhoods which are located south of Timpanogos Highway. These homes are geared for active seniors and are larger independent living units.

Sullivan Love – Scenic Drive, Alpine

Sullivan is the TSSD board chairman and wanted to offer clarifications about the TSSD discussion during the last City Council meeting.

The TSSD board does not recommend who should serve on their board. That decision is left up to the individual cities. The explosive growth in the valley requires the plant to be expanded, and new regulations also necessitate extensive upgrades. Construction costs have doubled and tripled since the Covid era. Even with engineers serving on the Board, they cannot eliminate inflation in the construction sector. A comment was made about districts being taxing entities. To clarify, the TSSD is not currently a taxing entity, and no one is expressing the desire to tax residents for their wastewater services. The board members take their fiduciary responsibilities very seriously and are always concerned about the cost of projects.

Adam Sidwell – Silver Lane, Alpine

Adam reported that city open space near his home was recently cleared out. The residents were not informed about this and were distraught about the results, and this action destroyed the natural beauty of the area. Adam acknowledged that detention basins need to be maintained, but this area was mowed down to the dirt. He and his neighbors would like to see careful consideration about how our open spaces are treated and suggest planting trees in the open space.

August Bateman – 600 East, Alpine

August is a landscape architect and was surprised at the clearing of the open space in his neighborhood. Open spaces are important and need to be maintained, but he was concerned about the destruction. He is pleased that the council is working on the Parks Master Plan and hopes that no other open spaces are destroyed like this, but that we have a thoughtful plan to maintain them.

Steve Burrows – Meadowlark Drive, Alpine

Steve appreciated the information presented by Horrocks Engineers. Steve has read both the 2021 and 2025 plans and thinks Alpine needs to take action to fund the water projects and support water needs. We rely on Mother Nature, conservation, and policies to build infrastructure and distribute water. Mother Nature is not cooperating, and we will have deficiencies in water. He proposed a public meeting before April 15 to inform citizens about our priorities and plans and what the city is doing to solve the problem. Conservation has limited capability, but education has a lot of potential. We need conservation goals for the future, so we have the water we need.

The council returned to the Work Session.

III. WORK SESSION

Sewer Master Plan

John Schiess said that our sewer system is in better shape than the water systems. Sewer generation has been trending down for years, and even with population growth the discharge is less. The improvements that are suggested are construction related issues. Alpine's capacity is good, even looking ahead to buildout. The proposed impact fee increases are minimal.

Shane Sorensen said that there is a bill in the legislature that would allow detached accessory dwelling units (ADUs). Alpine has allowed interior ADUs for a long time. If the bill goes through and people start building detached structures, he asked what impact it would have on capacity and our master plan.

John said we have a little bit of extra capacity, but if there are substantial zoning changes we need to look at the master plans to assess adverse impact. If there are a few new ADUs it probably will not matter, but if many ADUs are added, capacity needs to be reevaluated.

Mayor Carla Merrill asked if we would need to do another study immediately if the ADU law is passed.

John said it would require an update to the study with an estimate of how many new ADUs would be added. This would also impact sewer and culinary water systems, but not PI.

Shane commented that there is talk of a bill to require cities to allow 5,400 square foot lots. Currently our minimum is 10,000 square feet. This might be a zoning change that could affect capacity as well.

Sarah Blackwell confirmed that the master plan shows we will not need improvements at buildout. John said that was correct.

Sarah asked if the state passes the detached ADU requirement, can we say that it will not work in Alpine? Shane said we will have to wait and see what comes through the legislature.

Chrissy Hannemann asked why sewage production is going down.

John explained that with new plumbing standards, low flow toilets, conservation shower heads and other measures, it has decreased the amount of water going down the drain. We are also trending toward smaller households.

Chrissy Hannemann pointed out that the fastest growing demographic in the United States is people living alone. They do not need a huge house, and ADUs could serve that population. She asked how residents constructing large additions to their homes would affect the model.

John said that electronic meters really give us accurate data for how much water is going down the drain. Enlarged homes do not necessarily mean they will use more water, as the family size is often the same as before. The ERU calculations are adjusted to match the actual usage.

Chrissy asked for clarification on the impact fee tables on Page 30.

John explained the details about the table and impact fees and said he would re-check the numbers on Tables 12 and 13.

Jessica Smuin asked if we want to offer different housing models and smaller homes for people as they age, does this study address that?

John said that the study addresses buildout at the current zoning. If we change zoning and add more density, we need to update the studies. Adding more bathrooms does not necessarily mean more sewage is generated.

Shane said that when the state forced cities to allow internal ADUs (like basement apartments) they said cities cannot charge impact fees for that. Some cities did and had to stop. We have to look at historical flow and averages per connection. The sewer trend is opposite of the water trends.

John explained that they take culinary meter measurements in the winter to get accurate numbers for the sewer system. That is why we update master plans regularly. Additional toilets and square footage do not necessarily mean extra usage.

Jessica Smuin summarized that our water capacity cannot handle growth, but our sewer system can. Shane Sorensen agreed and said that is why the impact fees are different.

Chrissy Hannemann asked if every ADU counts as an ERU?

John said that ADUs are on the same meter as house, so they cannot split them out.

Sullivan Love, TSSD Board Chair, was invited to the mic.

Sullivan said that Lehi City did a study on ADUs. They found that the ADUs they were adding increased the water and sewer usage substantially. They wanted to push back on the state refusal to allow impact fees to be collected. It is common for homes to be marketed with the enticement that people can build an accessory apartment to rent in their basement, and it will supplement their mortgage payments. Selling a home with an additional living unit will create more discharge. If this is the case, it makes sense to collect more than one impact fee because of the increased discharge into the system.

Mayor Merrill has talked with legislators who said that the cities should have planned better. She countered that we cannot charge every home a double impact fee. She is concerned about detached ADUs because it will increase capacity, and we have large lots in Alpine that could accommodate detached ADUs. It would be expensive to increase capacity for both the water and sewer systems.

Mayor Carla Merrill thanked John Schiess and Sullivan Love for sharing their expertise.

V. ADDITIONAL PUBLIC COMMENT

Jeff Gupstill – Ponderosa Drive, Alpine

Jeff has been in Alpine for four years and loves it. He appreciates the council thinking about water and the community needs to know what is happening. Residents are concerned about Canyon Crest Road and the speeds there. In Planning Commission last week, they discussed the studies on a roundabout at Ridge Drive and Canyon Crest. Jeff personally did a survey of homes around Silverleaf Park, Ridge Drive, and Canyon Crest Road. The consensus is that residents there like the idea of a roundabout. They appreciate how the Main Street roundabout functions, even with the backed-up traffic from Mountainville Academy. Residents do not want traffic lights or three-way stops but want to keep the traffic moving. He encouraged the council to support the roundabout.

IV. CONSENT CALENDAR

- A. **Approve City Council Minutes from January 13th City Council Meeting**
- B. **Approval of Payment – Cab and Chassis for New Dump Truck, Premier Truck Group: \$160,787.00**
- C. **Resolution R2026-08: Approval of Amended Consolidated Fee Schedule – (PI Rates)**

Motion: Sarah Blackwell moved to change Consent Calendar Item C - Resolution R2026-08 Amendments to the Consolidated Fee Schedule to become Item B in Section VII - Action/Discussion Items. The motion was seconded by Chrissy Hannemann. The motion was approved unanimously.

Andrew Young asked about modifications to the minutes, and if council members could change their vote, reframe their comments, or add clarifications.

Mayor Carla Merrill said that if council members have questions or do not feel that the minutes portray what actually happened in the meeting, they should email the City Recorder. Votes cannot be changed after the fact, and this is why council should come prepared to discuss the agenda items. There is always a live recording of the meeting that anyone can access as a public record.

Andrew Young said that the cost for the dump truck was outrageous, and this agenda item is just the cab and chassis. He wants to find a more economical way to do this and has looked up used trucks and government auction vehicles.

Shane Sorensen explained that the new truck is replacing a 35-year-old truck that is worn out. This is a 10-wheeler with a double rear axle so it will haul more materials and be more efficient than our smaller trucks. It will not be equipped with a sander and snowplow, so it will be ready when it is needed for water line breaks and other emergencies. This truck was already approved by the council during budget discussions and has been ordered.

Andrew Young said he personally buys used vehicles for economy. With all the projects council members are proposing, he would like to take more time to explore used options. He cannot support this item because of the high cost.

Mayor Carla Merrill said that used trucks require more maintenance and experience more down time. We also do not know how well they were maintained. Our staff takes excellent care of the trucks and stretches their usefulness for as long as they can. When we have a water main break, we may not have time to schedule deliveries through a materials vendor. This truck will last a long time.

Chrissy Hanneman says she has dealt with this vendor frequently, and in her accounting job one client usually spends over \$200,000 on each truck they buy. Big trucks have big engines and fixing them is expensive. We can get extended life by buying a new truck and caring for it well. This is a reasonable price for the truck.

Jessica Smuin asked about projects that would require a large truck like this.

Shane Sorensen said that they will use it to haul gravel, asphalt, and concrete throughout the year. The Lambert parking lot expansion will benefit from having this hauling capacity. The council has already gone through the approval process and committed to purchase this truck with specific options. We submitted a PO and the truck has been produced. It would be bad business to cancel a purchase at this point. This purchase will be paid from several funds that are used for equipment.

Sarah Blackwell asked how we evaluate our equipment a justify new purchases.

Shane Sorensen explained that Public Works maintains an equipment schedule with an assigned life. At the end of that life, they evaluate to see if it can be stretched further. For example, an air compressor may typically last 20 years, but they have one that is still operating. The city does not buy used equipment

because if it is being sold, it has a problem and could become a maintenance burden. We have had good luck with this philosophy, and we do not buy large trucks every year.

Andrew Young said he thinks we can still find a truck that has been well maintained, and he does not see how we can accomplish other budget goals with this type of expense.

Jessica Smuin asked for clarification on the PO and if it was like a deposit.

Chrissy Hannemann said that when we receive an invoice from the company the PO stage is over and the sale is done.

Motion: Andrew Young moved to approve the Consent Calendar, but to remove Item B until we can sufficiently research other economic options to help us reach budget goals and respect residents hard earned tax dollars. There was no second. The motion failed.

Motion: Chrissy Hannemann moved to approve Consent Calendar items A and B as presented. Sarah Blackwell seconded the motion. There were 3 yes votes, 1 no vote, and 1 excused, as recorded below. The motion passed.

<u>Yes</u>	<u>No</u>	<u>Excused</u>
Sarah Blackwell	Andrew Young	Brent Rummmler
Chrissy Hannemann		
Jessica Smuin		

VI. REPORTS & PRESENTATIONS

A. Open and Public Meetings Act Training (OPMA)

City Attorney Steve Doxey presented the Open and Public Meetings Act (OPMA) training that is required by the state once a year. Mr. Doxey explained that the Consent Calendar is supposed to streamline the meeting. If council members want to discuss the proposals in detail, they should move them to the Action Item section of the meeting, as Sarah Blackwell did tonight.

The purpose of OPMA is to make sure that the public's business is done in public. The Alpine City Council should conduct their deliberations openly. A meeting is the convening of a public body following the processes provided by law to receive comments or discuss or act upon a matter over which the body has jurisdiction when a quorum is present.

This is a public meeting. It has been noticed and there is a quorum present. Examples that are not public meetings are a chance or social gathering, a gathering where a quorum is not present, or a planned gathering at which public matters are not deliberated or acted upon. A quorum of the council may attend Alpine Days, but they are not acting upon public matters. For emergency meetings, notice must be given 24 hours in advance and must include an agenda. The public attends meetings because they are invested in an item on the agenda. It is important that the council confine their discussions to what is on the agenda.

The council should not evade the OPMA by holding smaller meetings about council business where a quorum is not present. They should also avoid using texts, emails, or other methods to conduct private conversations among council members about matters that are before the council. Such communications, even if they are one-way, are public records and are subject to disclosure under GRAMA. Council discussions in our meetings are recorded, and the audio must be published within three business days. It is important to be careful of what you say and how you say it, because it will be a public record.

The Public Comment portion is for residents to address the council about issues. They can request agenda items with approval from the mayor or two council members. This is the public's business. It is important that council members do not initiate conversations with attendees during the meeting, engage in political grandstanding, or ask for a raise of hands for those in agreement or opposition. Of course we care about what the public wants, but it is most helpful if we conduct our business as a council and staff. If the mayor wants more public input, she can request it.

Voting it done publicly and there are no secret ballots. Your votes will be part of the public record. For some matters, a roll call vote will be required. For simple matters, it can be just yay or nay.

Closed meetings, previously called executive sessions, are allowed only for certain purposes. In a duly noticed open meeting, two-thirds of the council must vote in favor to have a closed meeting. The council member must state the specific purpose of the meeting and where it will be located. There are three main reasons for a closed meeting. They are to discuss: 1) reasonably imminent litigation, 2) the purchase, exchange, lease, or sale of real property, 3) the professional character, conduct, or competence of personnel. The meeting must stay on topic, and no final action or decision can be made in a closed meeting.

We have a resolution in Alpine to allow electronic meetings and require that a quorum is present at the anchor location. The exception is if the mayor deems it unsafe to gather, a remote meeting without an anchor location may be held. This decision must be submitted by the mayor in writing and expires after 30 days.

The public may report violations of OPMA, and we want to steer clear of those situations. In summary, do the business of the public in public and you will not have trouble.

Council members had questions about specific issues.

- Attending the same professional conference session or presentation - Mr. Doxey said that it is permissible to attend the same meeting, but if council members got together afterwards for a discussion about how it applies to Alpine City, that would technically be an improper meeting. It is important to avoid the appearance of improper meetings.
- No action in a closed meeting - Council members may not take action during a closed meeting. A case in point, within the last two years the council wanted to make an offer and acquire some property, but it had to be done quickly. In a closed meeting, council members expressed their views, but they did not make an offer. They directed staff to make an offer, and that action was then approved as a resolution in an open and duly noticed public meeting.

Shane Sorensen added that with a property purchase, staff will bring a resolution to the council with a real estate contract, obtain their approval, and then follow through on the purchase.

Motion: Jessica Smuin moved to extend the meeting until the business of the city was complete. Andrew Young seconded the motion. The motion was approved unanimously.

Mr. Doxey answered additional questions about OPMA.

- Roll call votes – A roll call vote is needed to make a decision on an ordinance, a resolution, or to expend city funds. Motions to adjourn, move agenda items, or other procedural matters only require a simple majority vote.
- Phone and other conversations between council members – Communication and sharing ideas is okay, but coming to a private consensus ahead of time is not good. Decisions should not be scripted in advance of the meeting. This undermines transparency. If staff send out information through email, it is best to reply only to the staff, instead of ‘Reply All,’ which could be construed as an electronic meeting among council members.
- Public comment on agenda items – OPMA does not stipulate that the public may not speak about items on the agenda. This is up to the discretion of the mayor. The Public Comment portion of the meeting is for listening. If council members then begin a discussion on the topic, they are essentially holding a meeting about something that was not officially noticed. It is most appropriate to follow up with the public after the meeting.

B. FY2026 Second Quarter Financial Report

Shane Sorensen said that he usually gives the monthly financial report at the first meeting of the month. However, our last meeting had a lengthy agenda, so we are reviewing it tonight. The first page shows the fund balances in each fund. We received \$1M from a grant reimbursement for street maintenance, and it will show up in the report after the mid-year budget adjustment. We have also received our main property tax distribution. Our sales tax revenue goes up and down, but recently the trend is upward.

Shane explained the graphs and mentioned some specific details:

- The Carlton shop purchase should close in February.
- The Canyon Crest PI project has been paid for.
- Large street and storm drain projects were completed.
- Water and sewer enterprise funds are up because we have not had recent projects.
- A property purchase lowered the balance in recreation impact fees
- The fire station project should start in May, so funds are allocated for that. This project will roll over into the next budget year.
- We will do maintenance on some PI wells to prepare for the watering season.

Chrissy Hannemann pointed out that funds which are allocated for the fire station and other projects are sitting in the Capital Improvement Fund. The only debt we are paying off as a city is for the pressurized irrigation system. She clarified that new pumps and other repairs are paid from the PI fund balance.

VII. ACTION/DISCUSSION ITEMS

B. Resolution R2026-08 Approval of the Amended Consolidated Fee Schedule – PI rates

Shane Sorensen explained we had a consultant conduct a pressurized irrigation rate study when we switched from flat rates to metered rates. The rate model was complicated because of our obligation to shareholders in the irrigation company. Considering our capital facilities plan and other needs, a three percent increase was built into the rate structure for five years. The increase goes into effect with the January bill each year, and this is the fourth year of the five-year increase. With the increased expense of construction projects now, three percent is not enough to cover our costs.

Andrew Young had questions about user fees and if we are using these funds to supplement other areas.

Shane said that it was part of our PI agreement with the irrigation company that we would not transfer funds from PI to other areas.

Andrew asked why the shareholders are also charged the three percent increase.

Shane Sorensen explained that if we are not getting water out of the creeks we must pump, and those costs go up every year. The irrigation company knows that the three percent increase is part of the agreement, and that the city can periodically raise rates. Shane read through the agreement and we are in compliance.

Andrew said he would like to pay for increased utility costs from money saved in other areas instead of raising user rates. He cannot support the rate increase.

Shane Sorensen said that Mark Anderson with Zions Public Finance came to talk to the Finance Committee on Thursday. Mark is a former City Manager for Heber City, so he has years of experience on both sides of the equation. Our enterprise (utility) funds should be like a business that pays for what goes on within that system. User fees, impact fees, and bonding come into play.

Motion: Chrissy Hannemann moved to approve Resolution R2026-08 adopting The Consolidated Fee Schedule with amendments as outlined. Jessica Smuin seconded the motion. There were 3 yes votes, 1 no vote, and 1 excused, as recorded below. The motion passed.

Yes

Sarah Blackwell
Chrissy Hannemann

No

Andrew Young

Excused

Brent Rummier

Jessica Smuin

C. Ordinance 2026-04: Public Facilities Zone Setbacks

Ryan Robinson, who recently accepted a new job as a city administrator for Enoch City, said that after three days in his new position he appreciates Shane Sorensen even more

Ryan said that this ordinance for the Public Facilities Zone (PFZ) presents language similar to the Business Commercial Zone. City property and schools are the only entities in the PFZ. Churches are excluded. As an example, if the city needs to build a pump house on our property with smaller setbacks, this gives us the ability to send it through the Planning Commission and City Council to seek an exception. The Planning Commission held a public hearing and voted unanimously to recommend approval. This change does not require that city or school projects will have smaller setbacks, it just provides the option to seek an exception.

Shane Soresnsen said that the fire station is not in our Business Commercial Zone anymore, it is now in the PFZ. This requires residential setbacks, and there was not an option to apply for an exception.

Jessica Smuin asked for clarification on how exceptions would be determined.

Shane Sorensen said that the ordinance states that a reduced setback may be considered when justified by sight specific circumstances and when recommended by the Planning Commission and approved by the City Council, and in no case shall an approved setback on a corner lot be less than 18 feet.

Andrew Young suggested that language be added to say, "so long as it does not impede the views of a resident." This would prevent the city from constructing a tall building to block their views.

Motion: Jessica Smuin moved to table Ordinance 2026-04 the proposed amendments to Development Code 3.08.050 to allow staff to come up with language to address residential views if an exception is allowed. Andrew Young seconded the motion. There were 4 yes votes, and 1 excused, as recorded below. The motion passed.

Yes

Sarah Blackwell
Chrissy Hannemann
Jessica Smuin
Andrew Young

No

Excused

Brent Rummler

Chrissy Hannemann suggested that if we add view protection language to the PFZ, we should also add it for residential areas, so the code is uniform throughout the city.

Ryan Robinson said that Andrew Young and Sarah Blackwell have submitted language for a view protection ordinance that will be on the agenda for the Planning Commission soon.

D. Ordinance 2026-05: Senior Housing Overlay Amendments

Ryan Robinson explained that several years ago the state mandated a specific subdivision review process. This ordinance cleans up the language for the Senior Housing Overlay and brings our code into compliance with the state.

Andrew Young had questions about the state code and if it applied to Business Commercial or overlay zones. He asked about the City Council role in approving senior overlays.

Mayor Carla Merrill explained that if a developer is applying for an overlay, they must go through both the Planning Commission and the City Council to see if it is a good decision for our city. Once that is approved, it is no longer a legislative decision but an administrative process. The developers would work with staff after that.

Attorney Steve Doxey said that the specific subdivision statute applies to single-family homes and twin homes. The action to allow an overlay zone on a particular project is a legislative decision. If a developer wanted to build a subdivision with single-family homes in the CR 40,000 zone, it would be an administrative decision unless they asked for a PRD. This proposed language change does not relinquish any rights of the council for oversight.

Mayor Carla Merrill reiterated that this brings our code into compliance with state law.

Ryan Robinson said that the language in the code says that the City Council has to approve a development agreement as part of an overlay re-zone.

Mr. Doxey confirmed that a development agreement is part of an overlay zone approval in state code and we cannot change that. The final subdivision plat approval is administrative, as required by state code.

Andrew Young asked if the development agreement approval would allow the council to have a say in the density, parking, and other issues.

Mr. Doxey said that those issues would be part of the overlay zone approval. If an overlay zone is conditioned upon the development agreement, the developer has to comply with those specifications.

Ryan Robinson added that density and parking requirements are already spelled out in the code.

Andrew Young said he thinks that the zoning and the uniqueness of senior housing projects is beyond the scope of state law. This is very different from standard subdivisions in residential zones. We are trying to adhere to state code, but we are going too far.

Mayor Carla Merrill asked if he wanted to separate a senior overlay with congregate living and a senior overlay with single family dwelling units.

Mr. Doxey said he does not think it matters under the Land Use, Development, and Management Act (LUDMA), because the administrative subdivision approval procedure only applies to single-family, two-family, and town home dwellings. Congregate living would not fall under this code. The state code does not apply to commercial buildings or congregate living.

Shane Sorensen clarified that in Alpine senior housing is limited to single units or two attached units.

Ryan Robinson explained that this change says we will follow the subdivision ordinance for single or double units. If a multi-family project were proposed, it would have different standards.

Motion: Sarah Blackwell moved to approve proposed code amendment to the Alpine Development code 3.18.080 regarding the Senior Housing Overlay Zone review process as presented, based on the finding that the amendment is consistent with the General Plan and brings city code into compliance with Utah Code. Chrissy Hannemann seconded the motion. There were 3 yes votes, 1 no vote, and 1 excused, as recorded below. The motion passed.

Yes

Sarah Blackwell
Chrissy Hannemann
Jessica Smuin

No

Andrew Young

Excused

Brent Rummeler

VIII. STAFF REPORTS

Shane Sorensen said he would email his updates to the council members.

IX. COUNCIL COMMUNICATION

Jessica Smuin reported that some large trees have fallen at the poppy garden, and she thinks the lack of water is a problem. We need to evaluate the existing trees and may need to hand-water the garden if we do not get enough precipitation. This may also influence whether we can open the gardens for public viewing this year. She would like security cameras to be considered a top priority.

Jessica also serves on the history committee and would like to expand the committee to work with arts and culture as well.

Shane Sorensen said he can review the committee guidelines with Attorney Doxey.

Sarah Blackwell met with Nicki Christensen to coordinate the Alpine Youth Council calendar. She is also working with Bethany Sorensen to create a Google doc for community service ideas and would like to encourage more involvement. Sarah will be meeting with Josh from the American Fork Chamber of Commerce on Thursday.

Chrissy Hannemann said the Finance Committee had a presentation on bonding which was very informative and provided good context. Alpine City does not require the huge bonds that are needed for school districts, so we have more options.

Andrew Young met with the Sculpture Garden Committee, and they are open to options and ideas. For about \$20,000 they can create four small statutes. This will be a donor project, and Andrew wants to get resident feedback. He will also be helping with fundraising. He was inspired by the bronze family statue recently installed in Lehi City for around \$150,000.

Andrew said he would like to see our fence ordinance improved. Regarding the WUI map, the state representative who created it told Andrew that as we implement fire mitigation our insurance premiums should go down. He encouraged council members to visit the Legislature and share their ideas.

Sarah Blackwell requested that Andrew email her a list of bills that might affect Alpine City.

Jessica Smuin commented that the Sculpture Garden Committee wants to move forward and will pay for the landscaping upgrade by City Hall.

Mayor Carla Merrill said that there will be an open house to meet the new superintendent of our Aspen Peaks School District tomorrow night. She will send additional information in an email.

Motion: Andrew Young moved to adjourn the meeting. Chrissy Hannemann seconded the motion. The motion was approved unanimously.

The meeting was adjourned at 10:22 pm.



Date: 2/6/26
Estimate# KTP020626
Job #:

Customer: ALPINE CITY
Attention: JASON
Pages: 3
Phone: 801-756-6347
Email: JASON@ALPINEUT.GOV

Unless specifically indicated below, price does not include shipping, sales tax, installation, discharge piping, electrical controls or wiring. Please read, sign and return Terms and Conditions of Sales.

2301 West Indiana Avenue Salt Lake City, UT 84104
Phone: (801) 973-8888 - Fax: 801-973-8267

Nickerson Company, Inc. Warranty, Terms, and Conditions of Sale

Purchaser:_____

Purchase Order:_____

Description:_____

All orders must be directed to Nickerson Company, Inc., at PO Box 25425, Salt Lake City, Utah 84125, and are subject to Nickerson Company, Inc.'s acceptance.

1. Agreement

These terms and conditions govern the sale of goods by Nickerson Company, Inc. ("Nickerson") to the buyer ("Buyer"). These terms supersede and reject any conflicting terms and conditions submitted by the Buyer, regardless of any statement to the contrary. Exceptions to these terms must be in a written document signed by an authorized officer of Nickerson. No representations have been made except as stated herein. This agreement supersedes all prior communications and negotiations regarding the goods, and Nickerson will furnish only the quantities and items specified on the face of this agreement. Nickerson assumes no responsibility for other equipment or materials shown in any plans or specifications for the project to which the ordered goods pertain. Any action for breach of contract must commence within one year after the cause of action accrues. Prices, discounts, terms, and conditions are subject to change without prior notice.

2. Prices

Unless otherwise stated on the face of this agreement, prices are net F.O.B. Point of Origin. Service time for factory-trained personnel is not included and may be charged separately. Applicable taxes or other government charges on the production, sale, shipment, or use of the goods will be added to the invoice unless the Buyer provides a valid exemption certificate.

3. Warranty and Limitation of Liability

If, within one year from the date of shipment, equipment sold by Nickerson fails to function properly under normal, proper, and rated use due to defects in material or workmanship existing at the time of delivery, and the Buyer promptly notifies Nickerson in writing, Nickerson will, at its option, either inspect the equipment at the Buyer's location or request its return (transportation prepaid by the Buyer) to Nickerson's Salt Lake City plant. Nickerson will then, at its expense, repair or replace the defective equipment or parts F.O.B. to its Salt Lake City plant or issue credit for the defective items. This warranty does not apply to equipment altered or repaired after shipment by anyone other than Nickerson's authorized employees, unless such alteration or repair is made with Nickerson's prior written consent. The Buyer is solely responsible for determining the suitability of the equipment for its intended use. Nickerson is not liable in any way in this respect. Equipment or parts manufactured by others and furnished by Nickerson will be repaired or replaced only to the extent of the original manufacturer's warranty. Nickerson's obligations and liabilities hereunder are contingent upon full payment for the equipment. If the Buyer resells the products, the Buyer will include in its resale contract provisions that limit recoveries against Nickerson in accordance with this section. If Nickerson fails to meet any performance representation, Nickerson may, at our option, remove and reclaim the equipment at its own expense and discharge all liability by refunding to the Buyer all sums received on account of the purchase price. **THE FOREGOING OBLIGATIONS ARE IN LIEU OF ALL OTHER OBLIGATIONS AND LIABILITIES, INCLUDING NEGLIGENCE, AND ALL WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR OTHERWISE, EXPRESS OR IMPLIED, IN CONNECTION WITH THE SALE OR FURNISHING OF GOODS OR PARTS, THEIR DESIGN, SUITABILITY FOR USE, INSTALLATION, OR OPERATION. NICKERSON WILL NOT BE LIABLE FOR ANY DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES OR DELAY RESULTING FROM ANY DEFECT WHATSOEVER, AND ITS LIABILITY UNDER NO CIRCUMSTANCES WILL EXCEED THE CONTRACT PRICE FOR THE GOODS FOR WHICH LIABILITY IS CLAIMED.**

4. Delivery

Delivery, shipment, and installation dates are estimates only and, unless otherwise specified, are calculated from the date Nickerson receives complete technical data and approved drawings, if applicable. Nickerson is not liable for delays caused by carriers, labor difficulties, shortages, strikes, stoppages, fires, accidents, failure or delay in obtaining materials or manufacturing facilities, acts of government, weather, or any other causes beyond its reasonable control. Estimated delivery dates will be extended accordingly. Nickerson will not be liable for any damages or penalties whatsoever, whether direct, indirect, special, or consequential, resulting from its failure to perform or delay in performing, unless otherwise agreed in writing by an authorized officer.

5. Operating Conditions and Acceptance

Quotations and recommendations are based on operating conditions specified by the Buyer. If actual conditions differ and adversely affect equipment performance, the Buyer is responsible for the cost of all necessary changes to the equipment. Nickerson reserves the right to cancel the order, and the Buyer will reimburse Nickerson for all costs and expenses incurred. Nickerson reserves the right to refuse any order based on a quotation containing an error. Specifications or charts issued by Nickerson are descriptive only and are not warranties or representations. Nickerson will, upon request, certify the rated capacity of any product. Capacity, head, and efficiency certifications are based on shop tests using clear, fresh water at a temperature not exceeding 85°F. Certifications apply only to this specified rating and do not cover sustained performance or conditions varying from these.

6. Shipping

Unless the Buyer specifies otherwise in writing, (a) goods will be boxed or crated as Nickerson deems appropriate for normal handling, and additional charges will apply for special packaging (e.g., preservation, waterproofing, export boxing); and (b) routing and method of shipment will be at Nickerson's discretion and may be insured at the Buyer's expense (value to be declared at order price). For all shipments F.O.B. Nickerson's plant, delivery to the initial carrier constitutes delivery to the

Buyer, and the goods are shipped at the Buyer's risk. Claims for loss or damage in transit must be filed by the Buyer with the carrier. Acceptance of material from a common carrier constitutes a waiver of any claims against Nickerson for delay, damage, or loss.

7. Cancellation and Returns

Orders may be canceled only with Nickerson's written consent and upon payment of reasonable and proper cancellation charges. Goods may be returned only with Nickerson's prior written authorization. Buyers will be charged for costs incurred by Nickerson in placing returned goods in saleable condition, any related sales expenses, a restocking charge, and all transportation costs paid by Nickerson.

8. Credit and Payment

Payment is due 30 days net. Pro-rata payments are due upon partial shipments. A late charge of 2% per month, or the maximum rate permitted by law (whichever is less), will be applied to all past-due invoices. Nickerson reserves the right to alter, suspend, or change credit terms if, in its sole judgment, the Buyer's financial condition so warrants. Failure to pay invoices when due, at Nickerson's election, makes all subsequent invoices immediately due and payable, regardless of terms, and Nickerson may withhold subsequent deliveries until the full account is settled and may terminate this agreement. Acceptance of partial payment does not waive any of Nickerson's rights. The Buyer represents that it is not insolvent as defined in applicable state or federal statutes. Buyers will notify Nickerson in writing if it becomes insolvent before delivery. Failure to provide such notice at the time of delivery will be deemed a reaffirmation of solvency. Regardless of the delivery destination, Nickerson has the right to withhold or reclaim goods under applicable state and federal statutes. If the Buyer is responsible for shipping delays, the date of completion of the goods may be deemed the shipment date for payment purposes. Completed goods held at the Buyer's request are at the Buyer's cost and risk, and Nickerson may bill the Buyer for reasonable storage and insurance expenses. All orders will be invoiced for a minimum of \$200.00 net, regardless of the quoted price.

9. Inspection

The Buyer may inspect goods at Nickerson's plant, provided such inspection does not unduly interfere with Nickerson's workflow and the Buyer submits complete details of the desired inspection in writing in advance.

10. Records, Audits, and Proprietary Data

Unless otherwise agreed in writing signed by an authorized officer of Nickerson, the Buyer will not have any right to examine or audit Nickerson's cost accounts, books, or records, or have access to or control over any engineering or production prints, drawings, or technical data that Nickerson considers proprietary.

11. Taxes, Duties, and Tariffs

The Buyer is responsible for all taxes, duties, fees, tariffs, and other charges related to the contract, its performance, or payment for work under it. This includes, but is not limited to, taxes on consumption, gross receipts, imports, property, sales, stamps, turnover, use, and value-added, as well as any withholding taxes, deficiencies, penalties, additions to tax, interest, or assessments, regardless of the government authority imposing them and whether imposed on the Buyer, Seller, or their subcontractors.

Acceptance

By placing an order, the Buyer accepts these terms and conditions and acknowledges being bound by them. Title to and right of repossession of the property remains with Nickerson until payment is received in full. Upon any default of this contract, the Buyer agrees to return the merchandise in good order upon demand, and all prior payments will be forfeited as compensation for rental and use, plus any legal or attorney fees incurred by Nickerson in enforcing these provisions.

Signature: _____

Title: _____

Date: _____

Budget Report for January 2026

Alpine City - General Fund FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Taxes				
Property taxes	\$ 2,704,800	\$ 2,604,912	96%	\$ 2,704,800
Redemption taxes	225,000	158,043	70%	225,000
Sales tax	2,100,000	945,646	45%	2,100,000
Motor vehicle taxes	135,000	64,279	48%	135,000
Franchise fees	750,000	376,883	50%	750,000
Penalties & interest on delinquent	4,500	2,558	57%	4,500
Total Taxes	\$ 5,919,300	\$ 4,152,321	70%	\$ 5,919,300
License and Permits				
Business license & fees	\$ 25,000	\$ 11,405	46%	\$ 25,000
Plan check fees	175,000	120,324	69%	200,000
Building permits	350,000	190,256	54%	350,000
Building permit assessment	5,000	1,942	39%	5,000
Total License and Permits	\$ 555,000	\$ 323,927	58%	\$ 580,000
Intergovernmental Revenue				
Municipal grant	\$ 29,122	\$ -	0%	\$ 29,122
Boradband planning grant	-	-	0%	-
Othr grants	-	1,000,000	100%	1,000,000
Total Intergovernmental	\$ 29,122	\$ 1,000,000	3434%	\$ 1,029,122
Charges For Service				
Zoning & subdivision fees	\$ 5,000	\$ 1,600	32%	\$ 5,000
Annexation applications	500	-	0%	500
Sale of maps and publications	250	110	44%	250
Public safety district rental	38,516	19,258	50%	38,516
Waste collections sales	730,000	472,277	65%	730,000
Youth council	3,000	3,695	123%	5,000
Sale of cemetery lots	25,000	22,525	90%	25,000
Burial fees	50,000	42,300	85%	50,000
Total Charges for Service	\$ 852,266	\$ 561,765	66%	\$ 854,266
Fines and Forfeitures				
Fines	\$ 75,000	\$ 34,097	45%	\$ 75,000
Other fines	7,000	7,225	103%	10,000
Traffic school	2,000	5,310	266%	10,000
Total Fines and Forfeitures	\$ 84,000	\$ 46,632	56%	\$ 95,000
Rents & Other Revenues				
Recycling	\$ -	\$ -	0%	\$ -
Rents & concessions	65,000	35,114	54%	65,000
Sale of City land	-	-	0%	-
Total Rents & Other Revenues	\$ 65,000	\$ 35,114	54%	\$ 65,000

Alpine City - General Fund-Continued
FY 2025/2026 Budget

Revenues-continued	Budget FY 2026	Actual To Date FY 2026	91.7% Percent Target	Year End Projected Amount
Interest & Misc Revenues				
Interest earnings	\$ 150,000	\$ 142,855	95%	\$ 150,000
Alpine Days revenue	85,000	98,523	116%	98,523
Rodeo revenue	50,000	62,069	124%	62,069
Pickleball fees	-	-	0%	-
Bicentennial books	500	390	78%	500
Sundry revenues	40,000	13,935	35%	40,000
Total Miscellaneous Revenues	\$ 325,500	\$ 317,772	98%	\$ 351,092
Transfers & Contributions				
Fund balance appropriation	\$ -	\$ -	0%	\$ -
Contribution from Capital Projects	-	-	-	-
Contribution for paramedic	35,000	20,423	58%	35,000
Total Contributions & Transfers	\$ 35,000	\$ 20,423	58%	\$ 35,000
Total General Fund Revenues	\$ 7,865,188	\$ 6,457,954	82%	\$ 8,928,780

Alpine City - General Fund-Continued
FY 2025/2026 Budget

Expenditures	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Administration	\$ 542,000	\$ 285,230	53%	\$ 542,000
Court	115,200	51,453	45%	115,200
Treasurer	60,500	37,556	62%	60,500
Elections	40,350	19,160	47%	40,350
Government Buildings	1,055,200	107,009	10%	1,055,200
Emergency Services	3,188,501	1,851,209	58%	3,188,501
Building Inspection	179,600	97,980	55%	179,600
Planning & Zoning	343,050	190,423	56%	343,050
Streets	703,075	1,004,947	143%	1,250,000
Parks & Recreation	604,696	426,980	71%	604,696
Cemetery	214,800	121,050	56%	214,800
Garbage	758,550	397,764	52%	758,550
Miscellaneous	59,666	6,784	11%	59,666
Total General Fund Expenditures	\$ 7,865,188	\$ 4,597,545	58%	\$ 8,412,113
Surplus/(Deficit)	\$ -	\$ 1,860,409		\$ 516,667
Fund Balance Beginning of Year				\$ 2,487,751
Projected Surplus/(Deficit)				\$ 516,667
Appropriate fund balance\Reserves				\$ -
Ending Fund Balance				\$ 3,004,418
Fund Balance Percentage				
General Fund Balance per state law needs to between 5% and 35% (Current projected fund balance)				38.20%

CLASS C ROADS & MASS TRANSIT
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Interest earnings	\$ 45,000	\$ 20,106	45%	\$ 45,000
Class "B&C" Road allotment	525,000	226,010	43%	525,000
Mass Transit	195,000	88,620	45%	195,000
Public transit	80,000	44,739	56%	80,000
Appropriation of fund balance	5,000	-	0%	5,000
Total Revenues	\$ 850,000	\$ 379,475	45%	\$ 850,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	525,000	554,002	106%	555,000
Mass Transit projects	195,000	195,000	100%	195,000
Public Transportation projects	80,000	80,000	100%	80,000
Reserves	50,000	50,000	100%	50,000
Total Capital Expenditures	\$ 850,000	\$ 879,002	103%	\$ 880,000
Surplus/(Deficit)	\$ -	\$ (499,527)		\$ (30,000)

Fund Balance Beginning of Year	\$ 1,307,037
Projected Surplus/(Deficit)	\$ (30,000)
Appropriate fund balance\Reserves	\$ 50,000
Ending Fund Balance	\$ 1,327,037

Recreation Impact Fee Funds				
FY 2025/2026 Budget				
Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Recreation facility fees	\$ 100,000	\$ 5,376	5%	\$ 100,000
Interest earnings	40,000	9,716	24%	40,000
Appropriation of fund balance	145,000	-	0%	145,000
Total Revenues	\$ 285,000	\$ 15,092	5%	\$ 285,000
Expenditures	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Park system	\$ 285,000	-	0%	\$ 285,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	\$ 285,000	\$ -	0%	\$ 285,000
Surplus/(Deficit)	\$ -	\$ 15,092		\$ -
Fund Balance Beginning of Year				\$ 447,207
Projected Surplus/(Deficit)				\$ -
Appropriate fund balance\Reserves				\$ (145,000)
Ending Fund Balance				\$ 302,207

<p align="center">Impact Fee Funds Streets FY 2025/2026 Budget</p>
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Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Streets & transportation fees	\$ 40,000	\$ 2,367	6%	\$ 40,000
Interest earnings	25,000	3,560	14%	25,000
Appropriation of fund balance	340,000	-	0%	340,000
Total Revenues	\$ 405,000	\$ 5,927	1%	\$ 405,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Streets & transport	\$ 405,000	-	0%	\$ 405,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 405,000	\$ -	0%	\$ 405,000
Surplus/(Deficit)	\$ -	\$ 5,927		\$ -

Fund Balance Beginning of Year	\$ 163,536
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (340,000)
Ending Fund Balance	\$ (176,464)

PARC Fund FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
PARC taxes	\$ 100,000	\$ 52,962	53%	\$ 100,000
Interest earnings	-	2,378	100%	5,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 100,000	\$ 55,340	55%	\$ 105,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Capital Outlay	\$ 100,000	39,303	39%	\$ 100,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 100,000	\$ 39,303	39%	\$ 100,000
Surplus/(Deficit)	\$ -	\$ 16,037		\$ 5,000

Fund Balance Beginning of Year	\$ 103,446
Projected Surplus/(Deficit)	\$ 5,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 108,446

Alpine City - Capital Projects Fund
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Interest revenue	\$ 400,000	\$ 216,751	54%	\$ 400,000
Transfer from General Fund	37,296	-	0%	37,296
Contributions from builders	-	-	0%	-
Miscellaneous	-	-	0%	-
Fund Balance appropriation	2,792,704	-	0%	2,792,704
Total Revenues	\$ 3,230,000	\$ 216,751	7%	\$ 3,230,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Capital outlay other	\$ 962,000	147,564	15%	\$ 962,000
Capital outlay buildings	2,200,000	-	0%	2,200,000
Capital outlay equipment	68,000	-	0%	68,000
Total Capital Expenditures	\$ 3,230,000	\$ 147,564	5%	\$ 3,230,000
Surplus/(Deficit)	\$ -	\$ 69,187		\$ -

Fund Balance Beginning of Year	\$ 7,922,163
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (2,792,704)
Ending Fund Balance	\$ 5,129,459

Alpine City - Water Utility FY 2025/2026 Budget
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Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
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Operating Revenues

Metered water sales	\$ 875,000	\$ 555,583	63%	\$ 875,000
Other water revenue	20,000	5,607	28%	20,000
Water connection fee	30,000	8,280	28%	30,000
Penalties	5,700	5,085	89%	5,700
Total Miscellaneous Revenues	\$ 930,700	\$ 574,555	62%	\$ 930,700

Miscellaneous

Interest earned	\$ 180,000	\$ 82,242	46%	\$ 180,000
Appropriated fund balance	542,725	-	0%	542,725
Total Utility Revenue	\$ 722,725	\$ 82,242	11%	\$ 722,725

Total Utility Fund Revenues	\$ 1,653,425	\$ 656,797	40%	\$ 1,653,425
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Expenses	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
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Water operating	\$ 1,653,425	\$ 480,911	29%	1,653,425
Total Utility Fund Expenses	\$ 1,653,425	\$ 480,911	29%	\$ 1,653,425

Surplus/(Deficit)	\$ -	\$ 175,886		\$ -
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Cash Balance Beginning of Year				\$ 3,903,297
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Surplus/(Deficit)				\$ -
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Appropriate fund balance\Reserves				\$ (542,725)
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Ending Cash Balance				\$ 3,360,572
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Impact Fee Funds Water Impact Fees FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Water Impact Fees	\$ 135,000	\$ 66,290	49%	\$ 135,000
Interest earnings	35,000	17,304	49%	35,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 170,000	\$ 83,594	49%	\$ 170,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	Target Percent Target	Year End Projected Amount
Impact fee projects	\$ 170,000	5,737	3%	\$ 170,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 170,000	\$ 5,737	3%	\$ 170,000
Surplus/(Deficit)	\$ -	\$ 77,857		\$ -

Fund Balance Beginning of Year	\$ 823,756
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 823,756

Alpine City - Sewer Utility FY 2025/2026 Budget
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Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
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Operating Revenues

Sewer system sales	\$ 1,300,000	\$ 821,692	63%	\$ 1,300,000
Other revenue	10,000	-	0%	10,000
Sewer connection fee	5,000	2,125	43%	5,000
Total Miscellaneous Revenues	\$ 1,315,000	\$ 823,817	63%	\$ 1,315,000

Miscellaneous

Interest earned	\$ 160,000	\$ 71,423	45%	\$ 160,000
Appropriated fund balance	369,275	-	0%	369,275
Total Utility Revenue	\$ 529,275	\$ 71,423	13%	\$ 529,275

Total Utility Fund Revenues	\$ 1,844,275	\$ 895,240	49%	\$ 1,844,275
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Expenses	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
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Sewer operating	\$ 1,844,275	\$ 716,607	39%	1,844,275
Total Utility Fund Expenses	\$ 1,844,275	\$ 716,607	39%	\$ 1,844,275

Surplus/(Deficit)	\$ -	\$ 178,633		\$ -
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Cash Balance Beginning of Year				\$ 3,417,129
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Surplus/(Deficit)				\$ -
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Appropriate fund balance\Reserves				\$ (369,275)
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Ending Cash Balance				\$ 3,047,854
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Alpine City - Sewer Impact fee funds				
FY 2025/2026 Budget				
Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Sewer Impact Fees	\$ 25,000	\$ 4,713	19%	\$ 25,000
Interest earnings	-	3,558	100%	10,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 25,000	\$ 8,271	33%	\$ 35,000
Expenditures	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Sewer Impact fee projects	\$ 25,000	10,303	41%	\$ 25,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 25,000	\$ 10,303	41%	\$ 25,000
Surplus/(Deficit)	\$ -	\$ (2,032)		\$ 10,000
Fund Balance Beginning of Year				\$ 162,984
Projected Surplus/(Deficit)				\$ 10,000
Appropriate fund balance\Reserves				\$ -
Ending Fund Balance				\$ 172,984

Alpine City - PI Fund FY 2025/2026 Budget
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	Budget FY 2026	Actual To Date FY 2026	83.3% Percent Target	Year End Projected Amount
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Operating Revenues

Irrigation water sales	\$ 1,150,000	\$ 810,629	70%	1,150,000
Other revenue	1,000	742	74%	1,000
PI connection fee	40,000	27,241	68%	40,000
Impact fee transfer	-	-		-
PI irrigation grant	-	900,000	100%	900,000
Total Miscellaneous Revenues	\$ 1,191,000	\$ 1,738,612	146%	\$ 2,091,000

Miscellaneous

Interest earned	\$ 60,000	\$ 51,127	85%	\$ 60,000
Appropriated fund balance	1,381,329	-	0%	1,381,329
Total Utility Revenue	\$ 1,441,329	\$ 51,127	4%	\$ 1,441,329

Total Utility Fund Revenues	\$ 2,632,329	\$ 1,789,739	68%	\$ 3,532,329
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	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
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PI operating	\$ 2,632,329	\$ 1,597,152	61%	2,632,329
Total Utility Fund Expenses	\$ 2,632,329	\$ 1,597,152	61%	\$ 2,632,329

Surplus/(Deficit)	\$ -	\$ 192,587		\$ 900,000
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Cash Balance Beginning of Year	\$ 2,557,090
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Surplus/(Deficit)	\$ 900,000
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Appropriate fund balance\Reserves	\$ (1,381,329)
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Ending Cash Balance	\$ 2,075,761
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Alpine City - Pressure Irrigation Impact fee funds
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
PI Impact Fees	\$ 200,000	\$ 50,112	25%	\$ 200,000
Interest earnings	27,500	11,949	43%	57,500
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 227,500	\$ 62,061	27%	\$ 257,500

Expenditures	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
PI Impact fee projects	\$ 116,000	6,791	6%	\$ 116,000
Debt service	111,500	111,500	100%	111,500
Total Capital Expenditures	\$ 227,500	\$ 118,291	52%	\$ 227,500
Surplus/(Deficit)	\$ -	\$ (56,230)		\$ 30,000

Fund Balance Beginning of Year	\$ 511,597
Projected Surplus/(Deficit)	\$ 30,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 541,597

Alpine City - Storm Drain Fund
FY 2025/2026 Budget

	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
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Operating Revenues

Storm drain revenue	\$ 200,000	\$ 112,533	56%	\$ 200,000
Other revenue	1,000	-	0%	1,000
SWPP fee	14,000	3,900	28%	14,000
Storm drain impact fee	-	-	0%	-
Total Miscellaneous Revenues	\$ 215,000	\$ 116,433	54%	\$ 215,000

Miscellaneous

Interest earned	\$ 47,000	\$ 22,418	48%	\$ 47,000
Appropriated fund balance	162,150	-	0%	162,150
Total Utility Revenue	\$ 209,150	\$ 22,418	11%	\$ 209,150

Total Utility Fund Revenues	\$ 424,150	\$ 138,851	33%	\$ 424,150
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	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
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SD operating	\$ 424,150	\$ 395,179	93%	424,150
Total Utility Fund Expenses	\$ 424,150	\$ 395,179	93%	\$ 424,150

Surplus/(Deficit)	\$ -	\$ (256,328)		\$ -
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Cash Balance Beginning of Year				\$ 761,774
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Surplus/(Deficit)				\$ -
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Appropriate fund balance\Reserves				\$ (162,150)
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Ending Cash Balance				\$ 599,624
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Alpine City - Storm Drain Impact fee funds
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	Target Percent Target	Year End Projected Amount
SD Impact Fees	\$ 25,000	\$ 1,600	6%	\$ 25,000
Interest earnings	11,000	2,479	23%	11,000
Appropriation of fund balance	14,000	-	0%	14,000
Total Revenues	\$ 50,000	\$ 4,079	8%	\$ 50,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	Target Percent Target	Year End Projected Amount
SD Impact fee projects	\$ 50,000	-	0%	\$ 50,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 50,000	\$ -	0%	\$ 50,000
Surplus/(Deficit)	\$ -	\$ 4,079		\$ -

Fund Balance Beginning of Year	\$ 225,997
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ (14,000)
Ending Fund Balance	\$ 211,997

Alpine City - Trust & Agency Fund FY 2025/2026 Budget
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Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Interest revenue	\$ 34,000	\$ 17,189	51%	\$ 34,000
Total Revenues	\$ 34,000	\$ 17,189	51%	\$ 34,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Interest expense	\$ 34,000	-	0%	\$ 34,000
Total Expenditures	\$ 34,000	\$ -	0%	\$ 34,000

Surplus/(Deficit)	\$ -	\$ 17,189		\$ -
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Fund Balance Beginning of Year				\$ 174,000
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Projected Surplus/(Deficit)				\$ -
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Appropriate fund balance\Reserves				\$ -
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Ending Fund Balance				\$ 174,000
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Alpine City - Cemetery Perpetual Fund
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Cemetery lot payments	\$ 20,000	\$ 67,575	338%	\$ 75,000
Upright Monument	2,500	1,575	63%	2,500
Fund appropriation	102,500	-	0%	102,500
Interest revenues	45,000	38,835	86%	45,000
Total Revenues	\$ 170,000	\$ 107,985	64%	\$ 225,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	58.3% Percent Target	Year End Projected Amount
Cemetery expenses	\$ 170,000	10,200	6%	\$ 170,000
Total Expenses	\$ 170,000	\$ 10,200	6%	\$ 170,000
Surplus/(Deficit)	\$ -	\$ 97,785		\$ 55,000

Fund Balance Beginning of Year	\$ 1,773,568
Projected Surplus/(Deficit)	\$ 55,000
Appropriate fund balance\Reserves	\$ (102,500)
Ending Fund Balance	\$ 1,726,068

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
JANUARY 31, 2026

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	601,483.57
01-1112	XPRESS BILL PAY	1,090.23
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	29,873,626.33
		<hr/>
	TOTAL COMBINED CASH	30,477,200.13
01-1190	CASH - ALLOCATION TO OTHER FUN	(30,477,200.13)
		<hr/>

TOTAL GENERAL FUND CASH	.00
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CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	4,310,669.41
11	ALLOCATION TO CLASS C ROADS	807,511.72
15	ALLOCATION TO RECREATION IMPACT FEES	462,299.50
16	ALLOCATION TO STREET IMPACT FEES	169,463.32
44	ALLOCATION TO PARC FUND	119,484.09
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	10,207,548.58
51	ALLOCATION TO WATER FUND	3,968,295.91
52	ALLOCATION TO SEWER FUND	3,419,068.92
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	1,785,033.77
56	ALLOCATION TO STORM DRAIN FUND	784,558.53
70	ALLOCATION TO TRUST AND AGENCY FUND	813,750.44
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	1,871,352.19
81	ALLOCATION TO WATER IMPACT FEES	834,550.38
82	ALLOCATION TO SEWER IMPACT FEES	165,398.07
85	ALLOCATION TO PI IMPACT FEES	532,218.08
86	ALLOCATION TO STORM DRAIN IMPACT FEES	225,997.22
		<hr/>
	TOTAL ALLOCATIONS TO OTHER FUNDS	30,477,200.13
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(30,477,200.13)
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ZERO PROOF IF ALLOCATIONS BALANCE	.00
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ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	4,310,669.41	
10-1309	DEFERRED PROPERTY TAXES REC	2,659,542.68	
10-1311	ACCOUNTS RECEIVABLE	76,470.59	
	TOTAL ASSETS		7,046,682.68

LIABILITIES AND EQUITY

LIABILITIES

10-2211	WAGES PAYABLE	26,854.72	
10-2225	ULGT PAYABLE	6,249.88	
10-2227	RETIREMENT PAYABLE EMPLOYEES	(7,442.62)	
10-2229	WORKERS COMP PAYABLE	13,317.74	
10-2400	UNEARNED REVENUE	2,659,542.00	
	TOTAL LIABILITIES		2,698,521.72

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2980	BALANCE BEGINNING OF YEAR	2,487,751.53	
	REVENUE OVER EXPENDITURES - YTD	1,860,409.43	
	BALANCE - CURRENT DATE	4,348,160.96	
	TOTAL FUND EQUITY		4,348,160.96
	TOTAL LIABILITIES AND EQUITY		7,046,682.68

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	322,685.51	2,604,912.29	2,704,800.00	99,887.71	96.3
10-31-20 REDEMPTION TAXES	127,646.57	158,043.14	225,000.00	66,956.86	70.2
10-31-30 GENERAL SALES AND USE TAXES	227,272.80	945,645.79	2,100,000.00	1,154,354.21	45.0
10-31-31 MOTOR VEHICLE TAXES	10,910.49	64,279.20	135,000.00	70,720.80	47.6
10-31-40 FRANCHISE FEES	38,071.53	376,883.28	750,000.00	373,116.72	50.3
10-31-90 PENALTIES & INT. ON DELINQUENT	570.14	2,557.90	4,500.00	1,942.10	56.8
TOTAL TAXES	727,157.04	4,152,321.60	5,919,300.00	1,766,978.40	70.2
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	9,725.00	11,405.24	25,000.00	13,594.76	45.6
10-32-20 PLAN CHECK FEES	11,123.30	120,323.89	175,000.00	54,676.11	68.8
10-32-21 BUILDING PERMITS	19,419.20	190,256.17	350,000.00	159,743.83	54.4
10-32-22 BUILDING PERMIT ASSESSMENT	200.47	1,942.35	5,000.00	3,057.65	38.9
TOTAL LICENSES AND PERMITS	40,467.97	323,927.65	555,000.00	231,072.35	58.4
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42 MUNICIPAL RECREATION GRANT	.00	.00	29,122.00	29,122.00	.0
10-33-59 OTHER GRANTS	.00	1,000,000.00	.00	(1,000,000.00)	.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	1,000,000.00	29,122.00	(970,878.00)	3433.8
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	.00	1,600.00	5,000.00	3,400.00	32.0
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	.00	19,258.00	38,516.00	19,258.00	50.0
10-34-40 WASTE COLLECTION SALES	67,526.74	472,276.89	730,000.00	257,723.11	64.7
10-34-69 YOUTH COUNCIL	.00	3,694.59	3,000.00	(694.59)	123.2
10-34-81 SALE OF CEMETERY LOTS	2,975.00	22,525.00	25,000.00	2,475.00	90.1
10-34-83 BURIAL FEES	7,650.00	42,300.00	50,000.00	7,700.00	84.6
TOTAL CHARGES FOR SERVICES	78,151.74	561,764.48	852,266.00	290,501.52	65.9
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	4,810.00	34,097.40	75,000.00	40,902.60	45.5
10-35-15 OTHER FINES	700.00	7,225.01	7,000.00	(225.01)	103.2
10-35-16 TRAFFIC SCHOOL	2,160.00	5,310.00	2,000.00	(3,310.00)	265.5
TOTAL FINES AND FORFEITURES	7,670.00	46,632.41	84,000.00	37,367.59	55.5

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>RENTS AND OTHER REVENUE</u>					
10-36-20	RENTS AND CONCESSIONS	6,979.00	35,114.00	65,000.00	29,886.00	54.0
	TOTAL RENTS AND OTHER REVENUE	6,979.00	35,114.00	65,000.00	29,886.00	54.0
	<u>INTEREST AND MISC REVENUE</u>					
10-38-10	INTEREST EARNINGS	96,616.23	142,855.47	150,000.00	7,144.53	95.2
10-38-17	ALPINE DAYS REVENUE	.00	98,522.82	85,000.00	(13,522.82)	115.9
10-38-18	RODEO REVENUE	.00	62,069.00	50,000.00	(12,069.00)	124.1
10-38-50	BICENTENNIAL BOOKS	110.00	390.00	500.00	110.00	78.0
10-38-90	SUNDRY REVENUES	26.90	13,934.93	40,000.00	26,065.07	34.8
	TOTAL INTEREST AND MISC REVENUE	96,753.13	317,772.22	325,500.00	7,727.78	97.6
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-20	CONTRIBUTION FOR PARAMEDIC	2,924.07	20,423.05	35,000.00	14,576.95	58.4
	TOTAL TRANSFERS AND CONTRIBUTIONS	2,924.07	20,423.05	35,000.00	14,576.95	58.4
	TOTAL FUND REVENUE	960,102.95	6,457,955.41	7,865,188.00	1,407,232.59	82.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	18,920.06	139,317.68	247,500.00	108,182.32	56.3
10-41-13 EMPLOYEE BENEFITS	9,813.54	70,901.89	116,500.00	45,598.11	60.9
10-41-14 OVERTIME WAGES	.00	725.71	2,000.00	1,274.29	36.3
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	225.00	12,069.83	25,000.00	12,930.17	48.3
10-41-22 PUBLIC NOTICES	100.09	738.81	2,000.00	1,261.19	36.9
10-41-23 TRAVEL	.00	539.47	7,500.00	6,960.53	7.2
10-41-24 OFFICE SUPPLIES & POSTAGE	4,258.53	13,808.39	15,000.00	1,191.61	92.1
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	2,425.00	2,425.00	1,500.00	(925.00)	161.7
10-41-28 TELEPHONE	388.91	2,715.70	5,500.00	2,784.30	49.4
10-41-30 PROFESSIONAL SERVICES	.00	.00	45,000.00	45,000.00	.0
10-41-33 EDUCATION	.00	671.72	3,000.00	2,328.28	22.4
10-41-46 COUNCIL DISCRETIONARY FUND	175.21	1,439.00	12,000.00	10,561.00	12.0
10-41-47 MAYOR DISCRETIONARY FUND	.00	97.50	5,000.00	4,902.50	2.0
10-41-51 INSURANCE	1,021.10	12,294.10	12,000.00	(294.10)	102.5
10-41-63 OTHER SERVICES	12,104.81	26,078.91	36,500.00	10,421.09	71.5
10-41-64 OTHER EXPENSES	900.00	1,405.88	6,000.00	4,594.12	23.4
TOTAL ADMINISTRATION	50,332.25	285,229.59	542,000.00	256,770.41	52.6
<u>COURT</u>					
10-42-24 OFFICE EXPENSE & POSTAGE	1,232.31	7,224.39	38,000.00	30,775.61	19.0
10-42-31 PROFESSIONAL SERVICES	6,528.98	32,202.03	45,000.00	12,797.97	71.6
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	2,116.39	12,026.57	32,000.00	19,973.43	37.6
TOTAL COURT	9,877.68	51,452.99	115,200.00	63,747.01	44.7
<u>TREASURER</u>					
10-43-11 SALARIES & WAGES	1,615.36	12,692.63	21,700.00	9,007.37	58.5
10-43-13 EMPLOYEE BENEFITS	964.42	7,207.96	11,700.00	4,492.04	61.6
10-43-14 OVERTIME WAGES	182.96	2,010.06	2,500.00	489.94	80.4
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	300.00	3,095.00	5,200.00	2,105.00	59.5
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	3,062.74	37,555.65	60,500.00	22,944.35	62.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

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	19,160.95	39,350.00	20,189.05	48.7
TOTAL ELECTIONS	.00	19,160.95	40,350.00	21,189.05	47.5
<u>GOVERNMENT BUILDINGS</u>					
10-52-26 BUILDING SUPPLIES	473.18	3,759.66	7,000.00	3,240.34	53.7
10-52-27 UTILITIES	2,725.89	11,084.59	25,000.00	13,915.41	44.3
10-52-51 INSURANCE	.00	9,563.00	10,200.00	637.00	93.8
10-52-63 OTHER SERVICES	1,412.00	9,158.16	13,000.00	3,841.84	70.5
10-52-72 CAPITAL OUTLAY BUILDINGS	1,285.65	73,444.48	1,000,000.00	926,555.52	7.3
TOTAL GOVERNMENT BUILDINGS	5,896.72	107,009.89	1,055,200.00	948,190.11	10.1
<u>EMERGENCY SERVICES</u>					
10-57-61 POLICE-PROFESSIONAL SERVICE	126,929.16	888,504.12	1,523,150.00	634,645.88	58.3
10-57-63 FIRE-PROFESSIONAL SERVICE	127,441.16	892,088.12	1,529,294.00	637,205.88	58.3
10-57-72 ADMINISTRATION	10,088.08	70,616.56	121,057.00	50,440.44	58.3
10-57-74 CAPITAL OUTLAY - EQUIPMENT	.00	.00	15,000.00	15,000.00	.0
TOTAL EMERGENCY SERVICES	264,458.40	1,851,208.80	3,188,501.00	1,337,292.20	58.1
<u>BUILDING INSPECTION</u>					
10-58-11 SALARIES & WAGES	4,112.30	30,891.88	53,500.00	22,608.12	57.7
10-58-13 EMPLOYEE BENEFITS	1,934.51	13,930.36	20,100.00	6,169.64	69.3
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	225.00	1,000.00	775.00	22.5
10-58-29 CONTRACT/BUILDING INSPECTOR	7,812.00	42,364.00	90,000.00	47,636.00	47.1
10-58-51 INSURANCE & SURETY BONDS	.00	9,563.00	10,200.00	637.00	93.8
10-58-65 BUILDING PERMIT SURCHARGE	.00	1,006.23	3,000.00	1,993.77	33.5
TOTAL BUILDING INSPECTION	13,888.81	97,980.47	179,600.00	81,619.53	54.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	13,619.66	105,932.34	181,900.00	75,967.66	58.2
10-59-13 EMPLOYEE BENEFITS	6,391.63	46,553.05	75,400.00	28,846.95	61.7
10-59-14 OVERTIME WAGES	413.01	1,743.83	1,000.00	(743.83)	174.4
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,000.00	1,000.00	.0
10-59-23 TRAVEL	.00	278.87	1,500.00	1,221.13	18.6
10-59-24 OFFICE SUPPLIES & POSTAGE	.00	.00	1,500.00	1,500.00	.0
10-59-30 PROFESSIONAL SERVICES	2,418.75	34,815.17	60,000.00	25,184.83	58.0
10-59-31 LEGAL SERVICES FOR SUBDIVIS	1,100.00	1,100.00	20,000.00	18,900.00	5.5
10-59-34 EDUCATION	.00	.00	750.00	750.00	.0
TOTAL PLANNING & ZONING	23,943.05	190,423.26	343,050.00	152,626.74	55.5
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	10,027.57	77,170.76	132,400.00	55,229.24	58.3
10-60-13 EMPLOYEE BENEFITS	6,756.47	50,364.83	80,100.00	29,735.17	62.9
10-60-14 OVERTIME WAGES	205.23	7,295.25	8,000.00	704.75	91.2
10-60-15 ON CALL WAGES	553.44	3,851.45	6,350.00	2,498.55	60.7
10-60-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-60-24 OFFICE SUPPLIES & POSTAGE	569.56	608.57	700.00	91.43	86.9
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	5,571.61	39,812.79	75,000.00	35,187.21	53.1
10-60-26 STREET SUPPLIES AND MAINTENANC	2,462.49	30,819.45	75,000.00	44,180.55	41.1
10-60-27 UTILITIES	.00	32.96	500.00	467.04	6.6
10-60-28 TELEPHONE	240.70	1,496.70	3,200.00	1,703.30	46.8
10-60-29 POWER - STREET LIGHTS	.00	24,363.30	50,000.00	25,636.70	48.7
10-60-51 INSURANCE	.00	9,563.00	10,200.00	637.00	93.8
10-60-63 OTHER SERVICES	.00	450.00	12,000.00	11,550.00	3.8
10-60-64 OTHER EXPENSES	1,793.53	3,336.53	6,500.00	3,163.47	51.3
10-60-70 CLASS C ROAD FUND	.00	6,300.00	.00	(6,300.00)	.0
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	.00	747,856.77	177,000.00	(570,856.77)	422.5
10-60-74 CAPITAL OUTLAY - EQUIPMENT	.00	1,625.00	65,125.00	63,500.00	2.5
TOTAL STREETS	28,180.60	1,004,947.36	703,075.00	(301,872.36)	142.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	4,588.34	35,465.06	62,900.00	27,434.94	56.4
10-70-12 WAGES TEMPORARY EMPLOYEES	.00	40,438.75	63,500.00	23,061.25	63.7
10-70-13 EMPLOYEE BENEFITS	2,897.70	25,071.85	40,100.00	15,028.15	62.5
10-70-14 OVERTIME WAGES	.00	1,989.05	2,500.00	510.95	79.6
10-70-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-70-24 OFFICE SUPPLIES & POSTAGE	187.75	2,081.28	2,400.00	318.72	86.7
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	6,584.24	12,444.49	25,000.00	12,555.51	49.8
10-70-26 BUILDING AND GROUNDS SUPPLIES	692.46	35,595.03	55,000.00	19,404.97	64.7
10-70-27 UTILITIES	4,399.55	34,468.02	60,000.00	25,531.98	57.5
10-70-28 TELEPHONE	220.70	1,346.70	3,000.00	1,653.30	44.9
10-70-51 INSURANCE & SURETY BONDS	.00	9,563.00	10,200.00	637.00	93.8
10-70-60 RODEO	.00	47,986.65	35,000.00	(12,986.65)	137.1
10-70-63 OTHER SERVICES-AM FORK AGREEMT	.00	.00	78,500.00	78,500.00	.0
10-70-64 OTHER EXPENSES	.00	4,390.30	.00	(4,390.30)	.0
10-70-65 ALPINE DAYS	.00	141,761.86	115,000.00	(26,761.86)	123.3
10-70-66 OTHER EXPENSE - SPECIAL PROJEC	.00	150.00	.00	(150.00)	.0
10-70-67 MOYLE PARK	151.94	3,659.02	9,000.00	5,340.98	40.7
10-70-68 LIBRARY	1,130.00	6,940.00	14,500.00	7,560.00	47.9
10-70-69 YOUTH COUNCIL	.00	6,027.07	8,500.00	2,472.93	70.9
10-70-70 BOOK MOBILE	.00	13,596.00	13,596.00	.00	100.0
10-70-71 TRAILS	.00	4,005.82	5,000.00	994.18	80.1
TOTAL PARKS & RECREATION	20,852.68	426,979.95	604,696.00	177,716.05	70.6
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	4,587.66	35,463.68	62,900.00	27,436.32	56.4
10-77-12 WAGES TEMPORARY EMPLOYEE	.00	40,438.67	63,500.00	23,061.33	63.7
10-77-13 EMPLOYEE BENEFITS	2,906.60	25,139.11	40,100.00	14,960.89	62.7
10-77-14 OVERTIME WAGES	.00	1,989.05	2,500.00	510.95	79.6
10-77-23 TRAVEL	.00	17.50	500.00	482.50	3.5
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	212.48	2,231.53	12,000.00	9,768.47	18.6
10-77-26 BUILDING AND GROUNDS	.00	2,908.75	12,000.00	9,091.25	24.2
10-77-27 CEMETERY PAVING	446.56	3,125.92	.00	(3,125.92)	.0
10-77-28 TELEPHONE	15.00	112.50	850.00	737.50	13.2
10-77-51 INSURANCE & SURETY BONDS	.00	9,563.00	10,200.00	637.00	93.8
10-77-63 OTHER SERVICES	.00	60.51	10,000.00	9,939.49	.6
TOTAL CEMETERY	8,168.30	121,050.22	214,800.00	93,749.78	56.4

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	4,055.15	29,498.90	54,100.00	24,601.10	54.5
10-82-13 EMPLOYEE BENEFITS	2,047.34	13,523.07	25,000.00	11,476.93	54.1
10-82-14 OVERTIME WAGES	106.74	1,172.63	1,500.00	327.37	78.2
10-82-24 OFFICE SUPPLIES & POSTAGE	523.53	3,637.08	3,600.00	(37.08)	101.0
10-82-28 TELEPHONE	10.84	66.27	250.00	183.73	26.5
10-82-31 PROFESSIONAL & TECHNICAL	300.00	3,000.00	4,800.00	1,800.00	62.5
10-82-34 TECHNOLOGY UPDATE	456.71	3,237.99	5,500.00	2,262.01	58.9
10-82-61 TIPPING FEES	13,454.27	87,518.30	166,000.00	78,481.70	52.7
10-82-62 WASTE PICKUP CONTRACT	40,602.35	243,233.54	482,000.00	238,766.46	50.5
10-82-64 OTHER EXPENSES	140.47	842.82	15,800.00	14,957.18	5.3
10-82-65 CITY CLEANUP PROJECTS	.00	12,032.73	.00	(12,032.73)	.0
TOTAL GARBAGE	61,697.40	397,763.33	758,550.00	360,786.67	52.4
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	1,364.57	5,377.63	20,000.00	14,622.37	26.9
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	34,666.00	34,666.00	.0
10-99-82 EMERGENCY PREP	35.00	1,405.89	5,000.00	3,594.11	28.1
TOTAL MISCELLANEOUS	1,399.57	6,783.52	59,666.00	52,882.48	11.4
TOTAL FUND EXPENDITURES	491,758.20	4,597,545.98	7,865,188.00	3,267,642.02	58.5
NET REVENUE OVER EXPENDITURES	468,344.75	1,860,409.43	.00	(1,860,409.43)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

CLASS C ROADS

ASSETS

11-1190	CASH - ALLOCATION FROM GENERAL	807,511.72	
	TOTAL ASSETS		807,511.72

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
11-2980	BALANCE BEGINNING OF YEAR	1,307,037.46	
	REVENUE OVER EXPENDITURES - YTD	(499,525.74)	
	BALANCE - CURRENT DATE	807,511.72	
	TOTAL FUND EQUITY		807,511.72
	TOTAL LIABILITIES AND EQUITY		807,511.72

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

CLASS C ROADS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56	B&C ROAD FUND ALLOTMENT	.00	226,009.62	525,000.00	298,990.38	43.1
11-33-60	MASS TRANSIT	21,404.50	88,620.71	195,000.00	106,379.29	45.5
11-33-80	PUBLIC TRANSIT TAX	10,883.36	44,739.44	80,000.00	35,260.56	55.9
	TOTAL SOURCE 33	32,287.86	359,369.77	800,000.00	440,630.23	44.9
	INTEREST AND MISC REVENUE					
11-38-10	INTEREST EARNINGS	.00	20,106.40	45,000.00	24,893.60	44.7
	TOTAL INTEREST AND MISC REVENUE	.00	20,106.40	45,000.00	24,893.60	44.7
	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	32,287.86	379,476.17	850,000.00	470,523.83	44.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND PROJECTS	.00	554,001.91	525,000.00	(29,001.91)	105.5
11-60-75 MASS TRANSIT PROJECTS	.00	195,000.00	195,000.00	.00	100.0
11-60-80 PUBLIC TRANSPORTATION PROJECTS	.00	80,000.00	80,000.00	.00	100.0
11-60-90 RESERVES	.00	50,000.00	50,000.00	.00	100.0
TOTAL DEPARTMENT 60	.00	879,001.91	850,000.00	(29,001.91)	103.4
TOTAL FUND EXPENDITURES	.00	879,001.91	850,000.00	(29,001.91)	103.4
NET REVENUE OVER EXPENDITURES	32,287.86	(499,525.74)	.00	499,525.74	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

RECREATION IMPACT FEES

ASSETS

15-1190	CASH - ALLOCATION FROM GENERAL	462,299.50	
	TOTAL ASSETS		462,299.50

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	15,092.14	
	BALANCE - CURRENT DATE	(108,786.12)	
	TOTAL FUND EQUITY		462,299.50
	TOTAL LIABILITIES AND EQUITY		462,299.50

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

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	9,716.14	40,000.00	30,283.86	24.3
	TOTAL INTEREST AND MISC REVENUE	.00	9,716.14	40,000.00	30,283.86	24.3
	<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	15,092.14	285,000.00	269,907.86	5.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

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	15,092.14	.00	(15,092.14)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

STREET IMPACT FEES

<u>ASSETS</u>			
16-1190	CASH - ALLOCATION FROM GENERAL	169,463.32	
	TOTAL ASSETS		169,463.32
<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	5,926.77	
	BALANCE - CURRENT DATE	169,463.32	
	TOTAL FUND EQUITY		169,463.32
	TOTAL LIABILITIES AND EQUITY		169,463.32

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

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	3,560.13	25,000.00	21,439.87	14.2
	TOTAL INTEREST AND MISC REVENUE	.00	3,560.13	25,000.00	21,439.87	14.2
	<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	5,926.77	405,000.00	399,073.23	1.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

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	5,926.77	.00	(5,926.77)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

PARC FUND

ASSETS

44-1190	CASH - ALLOCATION TO OTHER FUN	119,484.09	
	TOTAL ASSETS		119,484.09

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
44-2980	BALANCE BEGINNING OF YEAR	103,446.90	
	REVENUE OVER EXPENDITURES - YTD	16,037.19	
	BALANCE - CURRENT DATE	119,484.09	
	TOTAL FUND EQUITY		119,484.09
	TOTAL LIABILITIES AND EQUITY		119,484.09

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

PARC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
44-38-10 INTEREST REVENUE	.00	2,377.57	.00	(2,377.57)	.0
44-38-20 PARC TAX	14,965.66	52,962.28	100,000.00	47,037.72	53.0
TOTAL SOURCE 38	14,965.66	55,339.85	100,000.00	44,660.15	55.3
TOTAL FUND REVENUE	14,965.66	55,339.85	100,000.00	44,660.15	55.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

PARC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
44-40-72 CAPITAL OUTLAY - OTHER	3,704.93	39,302.66	100,000.00	60,697.34	39.3
TOTAL DEPARTMENT 40	3,704.93	39,302.66	100,000.00	60,697.34	39.3
TOTAL FUND EXPENDITURES	3,704.93	39,302.66	100,000.00	60,697.34	39.3
NET REVENUE OVER EXPENDITURES	11,260.73	16,037.19	.00	(16,037.19)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

CAPITAL IMPROVEMENTS FUND

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	10,207,548.58	
	TOTAL ASSETS		10,207,548.58

LIABILITIES AND EQUITY

LIABILITIES

45-2124	OTHER BONDS	351,000.00	
45-2140	INFRA PROTECTION BONDS	1,498,688.48	
45-2147	OPEN SPACE BOND	139,000.00	
45-2150	RESTRICTED FOR ROADS	167,349.00	
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		2,216,197.48

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	69,187.22	
	BALANCE - CURRENT DATE	7,991,351.10	
	TOTAL FUND EQUITY		7,991,351.10
	TOTAL LIABILITIES AND EQUITY		10,207,548.58

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
45-38-10	INTEREST REVENUE	.00	216,751.17	400,000.00	183,248.83	54.2
	TOTAL INTEREST AND MISC REVENUE	.00	216,751.17	400,000.00	183,248.83	54.2
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-10	TRANSFER FROM GENERAL FUND	.00	.00	37,296.00	37,296.00	.0
45-39-11	CAPITOL IMPROVEMENTS FUND SURP	.00	.00	2,792,704.00	2,792,704.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	2,830,000.00	2,830,000.00	.0
	TOTAL FUND REVENUE	.00	216,751.17	3,230,000.00	3,013,248.83	6.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

CAPITAL IMPROVEMENTS FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
45-40-72 CAPITAL OUTLAY - OTHER	115,552.31	147,563.95	962,000.00	814,436.05	15.3
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	115,552.31	147,563.95	3,230,000.00	3,082,436.05	4.6
TOTAL FUND EXPENDITURES	115,552.31	147,563.95	3,230,000.00	3,082,436.05	4.6
NET REVENUE OVER EXPENDITURES	(115,552.31)	69,187.22	.00	(69,187.22)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

JANUARY 31, 2026

WATER FUND

ASSETS

51-1110	CASH ON HAND	(126.43)	
51-1190	CASH - ALLOCATION FROM GENERAL		3,968,295.91	
51-1311	WATER ACCOUNTS RECEIVABLE		75,697.68	
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)	
TOTAL ASSETS				15,052,999.29

LIABILITIES AND EQUITYLIABILITIES

51-2151	UTILITY DEPOSIT		27,700.00	
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	
TOTAL LIABILITIES				102,655.56

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		175,886.53	
BALANCE - CURRENT DATE			14,950,343.73	
TOTAL FUND EQUITY				14,950,343.73
TOTAL LIABILITIES AND EQUITY				15,052,999.29

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
51-37-11	METERED WATER SALES	66,720.85	555,583.13	875,000.00	319,416.87	63.5
51-37-12	OTHER WATER REVENUE	365.00	5,607.05	20,000.00	14,392.95	28.0
51-37-16	WATER CONNECTION FEE	460.00	8,280.00	30,000.00	21,720.00	27.6
51-37-17	PENALTIES	657.08	5,085.24	5,700.00	614.76	89.2
	TOTAL OPERATING REVENUES	68,202.93	574,555.42	930,700.00	356,144.58	61.7
	<u>INTEREST AND MISC REVENUE</u>					
51-38-10	INTEREST EARNINGS	.00	82,241.61	180,000.00	97,758.39	45.7
	TOTAL INTEREST AND MISC REVENUE	.00	82,241.61	180,000.00	97,758.39	45.7
	<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	68,202.93	656,797.03	1,653,425.00	996,627.97	39.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	14,340.42	112,978.59	189,300.00	76,321.41	59.7
51-80-13 EMPLOYEE BENEFITS	8,806.21	66,834.21	104,700.00	37,865.79	63.8
51-80-14 OVERTIME WAGES	311.97	8,467.88	9,000.00	532.12	94.1
51-80-15 ON CALL WAGES	553.44	3,851.45	7,600.00	3,748.55	50.7
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	936.00	936.00	2,500.00	1,564.00	37.4
51-80-23 TRAVEL	.00	27.30	3,000.00	2,972.70	.9
51-80-24 OFFICE SUPPLIES & POS	4,713.11	22,280.13	20,000.00	(2,280.13)	111.4
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	2,655.55	8,661.75	21,000.00	12,338.25	41.3
51-80-26 BUILDING AND GROUNDS SUPPLIES	382.79	57,518.19	50,000.00	(7,518.19)	115.0
51-80-27 UTILITIES	543.58	58,182.81	35,000.00	(23,182.81)	166.2
51-80-28 TELEPHONE	318.28	1,987.65	2,500.00	512.35	79.5
51-80-31 PROFESSIONAL & TECHNICAL SERVI	450.00	4,500.00	25,000.00	20,500.00	18.0
51-80-33 EDUCATION	.00	430.00	1,000.00	570.00	43.0
51-80-34 TECHNOLOGY UPDATE	1,230.21	4,028.27	10,000.00	5,971.73	40.3
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	.00	9,563.00	10,200.00	637.00	93.8
51-80-62 MISCELLANEOUS SERVICES	1,990.00	32,537.69	38,000.00	5,462.31	85.6
51-80-63 OTHER EXPENSES	4,111.74	33,099.97	35,000.00	1,900.03	94.6
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	.00	5,000.00	5,000.00	.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	.00	53,400.61	764,500.00	711,099.39	7.0
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	1,625.00	65,125.00	63,500.00	2.5
TOTAL WATER EXPENDITURES	41,343.30	480,910.50	1,653,425.00	1,172,514.50	29.1
TOTAL FUND EXPENDITURES	41,343.30	480,910.50	1,653,425.00	1,172,514.50	29.1
NET REVENUE OVER EXPENDITURES	26,859.63	175,886.53	.00	(175,886.53)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

JANUARY 31, 2026

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	3,419,068.92	
52-1312	SEWER ACCOUNTS RECEIVABLE	94,235.80	
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			8,656,767.66

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	145,547.90	
52-2410	DEFERRED INFLOWS-PENSIONS	181.00	
52-2530	LT COMPENSATED ABSENCES	2,154.10	
TOTAL LIABILITIES			217,962.40

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	8,260,172.51	
	REVENUE OVER EXPENDITURES - YTD	178,632.75	
BALANCE - CURRENT DATE			8,438,805.26
TOTAL FUND EQUITY			8,438,805.26
TOTAL LIABILITIES AND EQUITY			8,656,767.66

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
52-37-11	SEWER SYSTEM USAGE SALES	117,620.59	821,691.67	1,300,000.00	478,308.33	63.2
52-37-12	OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16	SEWER CONNECTION FEE	125.00	2,125.00	5,000.00	2,875.00	42.5
	TOTAL OPERATING REVENUES	117,745.59	823,816.67	1,315,000.00	491,183.33	62.7
	<u>INTEREST AND MISC REVENUE</u>					
52-38-10	INTEREST EARNINGS	.00	71,423.11	160,000.00	88,576.89	44.6
	TOTAL INTEREST AND MISC REVENUE	.00	71,423.11	160,000.00	88,576.89	44.6
	<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	117,745.59	895,239.78	1,844,275.00	949,035.22	48.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	14,340.41	115,940.51	189,300.00	73,359.49	61.3
52-81-13 EMPLOYEE BENEFITS	8,806.14	63,871.54	104,700.00	40,828.46	61.0
52-81-14 OVERTIME WAGES	311.97	8,467.88	9,000.00	532.12	94.1
52-81-15 ON CALL WAGES	553.44	3,851.45	7,600.00	3,748.55	50.7
52-81-23 TRAVEL	.00	568.00	2,750.00	2,182.00	20.7
52-81-24 OFFICE SUPPLIES & POSTAGE	523.52	12,846.78	18,000.00	5,153.22	71.4
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	.00	10,000.00	10,000.00	.0
52-81-26 BUILDING AND GROUND SUPPLIES	405.43	4,186.61	12,000.00	7,813.39	34.9
52-81-27 UTILITIES	.00	160.54	2,200.00	2,039.46	7.3
52-81-28 TELEPHONE	277.70	1,745.97	3,900.00	2,154.03	44.8
52-81-31 PROFESSIONAL & TECHNICAL	300.00	3,075.00	8,000.00	4,925.00	38.4
52-81-34 TECHNOLOGY UPDATE	751.21	3,549.27	7,000.00	3,450.73	50.7
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51 INSURANCE AND SURETY BONDS	.00	9,563.00	10,200.00	637.00	93.8
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	78,654.55	414,442.85	900,000.00	485,557.15	46.1
52-81-64 OTHER EXPENSES	1,977.16	18,643.27	34,500.00	15,856.73	54.0
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	.00	54,069.36	330,000.00	275,930.64	16.4
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	1,625.00	65,125.00	63,500.00	2.5
TOTAL SEWER EXPENDITURES	106,901.53	716,607.03	1,844,275.00	1,127,667.97	38.9
TOTAL FUND EXPENDITURES	106,901.53	716,607.03	1,844,275.00	1,127,667.97	38.9
NET REVENUE OVER EXPENDITURES	10,844.06	178,632.75	.00	(178,632.75)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	1,785,033.77	
55-1282	2020 BOND FUND 0352420	848.88	
55-1311	ACCOUNTS RECEIVABLE	81,286.67	
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			12,947,997.43

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	192,586.11	
BALANCE - CURRENT DATE		11,060,894.39	
TOTAL FUND EQUITY			11,060,894.39
TOTAL LIABILITIES AND EQUITY			12,947,997.43

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

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	78,787.87	810,628.85	1,150,000.00	339,371.15	70.5
55-37-12	OTHER REVENUE	.00	742.22	1,000.00	257.78	74.2
55-37-16	PRESSURIZED CONNECTION FEE	3,824.04	27,240.67	40,000.00	12,759.33	68.1
	TOTAL OPERATING REVENUES	82,611.91	838,611.74	1,191,000.00	352,388.26	70.4
	<u>INTEREST AND MISC REVENUE</u>					
55-38-10	INTEREST EARNINGS	2.79	51,126.57	60,000.00	8,873.43	85.2
	TOTAL INTEREST AND MISC REVENUE	2.79	51,126.57	60,000.00	8,873.43	85.2
	<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	82,614.70	1,789,738.31	2,632,329.00	842,590.69	68.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	12,381.20	95,995.94	163,200.00	67,204.06	58.8
55-40-13 EMPLOYEE BENEFITS	7,731.47	58,011.87	91,700.00	33,688.13	63.3
55-40-14 OVERTIME WAGES	311.99	8,467.88	9,000.00	532.12	94.1
55-40-15 ON CALL WAGES	553.44	3,851.38	5,000.00	1,148.62	77.0
55-40-23 TRAVEL	.00	.00	1,200.00	1,200.00	.0
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	2,655.54	12,971.42	58,000.00	45,028.58	22.4
55-40-26 BUILDING & GROUNDS SUPPLIES	314.51	7,616.53	25,000.00	17,383.47	30.5
55-40-27 UTILITIES	192.01	138,312.62	185,000.00	46,687.38	74.8
55-40-28 TELEPHONE	276.91	1,740.49	3,500.00	1,759.51	49.7
55-40-29 OFFICE SUPPLIES & POSTAGE	711.27	10,182.90	12,000.00	1,817.10	84.9
55-40-31 PROFESSIONAL & TECHNICAL SERVI	150.00	1,500.00	5,000.00	3,500.00	30.0
55-40-32 ENGINEER SERVICES	.00	47,441.55	10,000.00	(37,441.55)	474.4
55-40-33 TECHNOLOGY UPDATE	291.75	1,511.75	7,500.00	5,988.25	20.2
55-40-34 ANNUAL AUDIT - UTAH WATER	459.46	3,257.52	.00	(3,257.52)	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	.00	9,648.00	11,200.00	1,552.00	86.1
55-40-62 MISCELLANEOUS SERVICES	.00	16,558.70	33,000.00	16,441.30	50.2
55-40-63 OTHER EXPENSES	5,400.94	22,370.80	23,000.00	629.20	97.3
55-40-71 CUP WATER	.00	.00	184,000.00	184,000.00	.0
55-40-73 CAPITAL OUTLAY	26,966.25	896,509.50	1,267,500.00	370,990.50	70.7
55-40-74 CAPITAL OUTLAY - EQUIPMENT	602.92	2,227.92	35,125.00	32,897.08	6.3
55-40-75 IRRIGATION METER REPLACEMENT	.00	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	.00	244,500.00	278,700.00	34,200.00	87.7
55-40-84 BOND INTEREST #8938222	.00	12,162.85	.00	(12,162.85)	.0
TOTAL EXPENDITURES	58,999.66	1,597,152.20	2,632,329.00	1,035,176.80	60.7
TOTAL FUND EXPENDITURES	58,999.66	1,597,152.20	2,632,329.00	1,035,176.80	60.7
NET REVENUE OVER EXPENDITURES	23,615.04	192,586.11	.00	(192,586.11)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

JANUARY 31, 2026

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	784,558.53	
56-1313	STORM DRAIN ACCTS RECEIVABLE	16,955.41	
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		6,410,157.58

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	(256,327.10)	
	BALANCE - CURRENT DATE	6,378,333.65	
	TOTAL FUND EQUITY		6,378,333.65
	TOTAL LIABILITIES AND EQUITY		6,410,157.58

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

STORM DRAIN FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
56-37-11	STORM DRAIN REVENUE	16,097.54	112,533.62	200,000.00	87,466.38	56.3
56-37-12	OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13	SWPP FEE	300.00	3,900.00	14,000.00	10,100.00	27.9
	TOTAL OPERATING REVENUES	16,397.54	116,433.62	215,000.00	98,566.38	54.2
	<u>INTEREST AND MISC REVENUE</u>					
56-38-10	INTEREST EARNINGS	.00	22,417.87	47,000.00	24,582.13	47.7
	TOTAL INTEREST AND MISC REVENUE	.00	22,417.87	47,000.00	24,582.13	47.7
	<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	16,397.54	138,851.49	424,150.00	285,298.51	32.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	4,905.11	38,556.69	64,600.00	26,043.31	59.7
56-40-13 EMPLOYEE BENEFITS	3,262.42	23,988.83	39,200.00	15,211.17	61.2
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	3,500.00	4,000.00	500.00	87.5
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	299.61	299.61	4,500.00	4,200.39	6.7
56-40-27 STORM DRAIN UTILITIES	45.27	316.89	.00	(316.89)	.0
56-40-34 TECHNOLOGY UPDATE	748.46	3,529.76	5,500.00	1,970.24	64.2
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	.00	9,562.82	10,200.00	637.18	93.8
56-40-62 MISCELLANEOUS SERVICES	2,072.75	4,092.76	10,000.00	5,907.24	40.9
56-40-73 CAPITAL OUTLAY	.00	311,331.23	200,000.00	(111,331.23)	155.7
TOTAL EXPENDITURES	11,533.62	395,178.59	424,150.00	28,971.41	93.2
TOTAL FUND EXPENDITURES	11,533.62	395,178.59	424,150.00	28,971.41	93.2
NET REVENUE OVER EXPENDITURES	4,863.92	(256,327.10)	.00	256,327.10	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

TRUST AND AGENCY FUND

ASSETS

70-1190 CASH - ALLOCATION TO OTHER FUN

813,750.44

TOTAL ASSETS

813,750.44

LIABILITIES AND EQUITY

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

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-MONTEDELLA 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
JANUARY 31, 2026

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	17,189.32	
BALANCE - CURRENT DATE		194,160.96	
TOTAL FUND EQUITY			255,320.96
TOTAL LIABILITIES AND EQUITY			813,750.44

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

TRUST AND AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
70-38-10	INTEREST REVENUE	.00	17,189.32	34,000.00	16,810.68	50.6
	TOTAL INTEREST AND MISC REVENUE	.00	17,189.32	34,000.00	16,810.68	50.6
	TOTAL FUND REVENUE	.00	17,189.32	34,000.00	16,810.68	50.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

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	17,189.32	.00	(17,189.32)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190	CASH - ALLOCATION TO OTHER FUN	1,871,352.19	
	TOTAL ASSETS		1,871,352.19

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	1,773,567.67	
	REVENUE OVER EXPENDITURES - YTD	97,784.52	
	BALANCE - CURRENT DATE	1,871,352.19	
	TOTAL FUND EQUITY		1,871,352.19
	TOTAL LIABILITIES AND EQUITY		1,871,352.19

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

CEMETERY PERPETUAL CARE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56	CEMETERY LOT PAYMENTS	8,925.00	67,575.00	20,000.00	(47,575.00)	337.9
71-33-58	UPRIGHT MONUMENT	150.00	1,575.00	2,500.00	925.00	63.0
	TOTAL INTERGOVERNMENTAL REVENUE	9,075.00	69,150.00	22,500.00	(46,650.00)	307.3
	<u>INTEREST AND MISC REVENUE</u>					
71-38-10	INTEREST REVENUE	.00	38,834.52	45,000.00	6,165.48	86.3
	TOTAL INTEREST AND MISC REVENUE	.00	38,834.52	45,000.00	6,165.48	86.3
	<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	9,075.00	107,984.52	170,000.00	62,015.48	63.5

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	10,200.00	170,000.00	159,800.00	6.0
TOTAL EXPENDITURES	.00	10,200.00	170,000.00	159,800.00	6.0
TOTAL FUND EXPENDITURES	.00	10,200.00	170,000.00	159,800.00	6.0
NET REVENUE OVER EXPENDITURES	9,075.00	97,784.52	.00	(97,784.52)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

WATER IMPACT FEES

ASSETS

81-1190	CASH - ALLOCATION FROM GENERAL	834,550.38	
	TOTAL ASSETS		834,550.38

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	77,857.60	
	BALANCE - CURRENT DATE	834,550.38	
	TOTAL FUND EQUITY		834,550.38
	TOTAL LIABILITIES AND EQUITY		834,550.38

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

WATER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
81-37-20	WATER IMPACT FEES	1,162.99	66,290.43	135,000.00	68,709.57	49.1
	TOTAL OPERATING REVENUES	1,162.99	66,290.43	135,000.00	68,709.57	49.1
	<u>INTEREST AND MISC REVENUE</u>					
81-38-10	INTEREST EARNINGS	.00	17,304.34	35,000.00	17,695.66	49.4
	TOTAL INTEREST AND MISC REVENUE	.00	17,304.34	35,000.00	17,695.66	49.4
	TOTAL FUND REVENUE	1,162.99	83,594.77	170,000.00	86,405.23	49.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	5,737.17	170,000.00	164,262.83	3.4
TOTAL IMPACT FEE PROJECTS	.00	5,737.17	170,000.00	164,262.83	3.4
TOTAL FUND EXPENDITURES	.00	5,737.17	170,000.00	164,262.83	3.4
NET REVENUE OVER EXPENDITURES	1,162.99	77,857.60	.00	(77,857.60)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

SEWER IMPACT FEES

<u>ASSETS</u>			
82-1190	CASH - ALLOCATION FROM GENERAL	165,398.07	
	TOTAL ASSETS		165,398.07
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	167,430.41	
	REVENUE OVER EXPENDITURES - YTD	(2,032.34)	
	BALANCE - CURRENT DATE	165,398.07	
	TOTAL FUND EQUITY		165,398.07
	TOTAL LIABILITIES AND EQUITY		165,398.07

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

SEWER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
82-37-20	SEWER IMPACT FEES	362.52	4,712.76	25,000.00	20,287.24	18.9
	TOTAL OPERATING REVENUES	362.52	4,712.76	25,000.00	20,287.24	18.9
	<u>INTEREST AND MISC REVENUE</u>					
82-38-10	INTEREST EARNINGS	.00	3,558.38	.00	(3,558.38)	.0
	TOTAL INTEREST AND MISC REVENUE	.00	3,558.38	.00	(3,558.38)	.0
	TOTAL FUND REVENUE	362.52	8,271.14	25,000.00	16,728.86	33.1

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	10,303.48	25,000.00	14,696.52	41.2
TOTAL IMPACT FEE PROJECTS	.00	10,303.48	25,000.00	14,696.52	41.2
TOTAL FUND EXPENDITURES	.00	10,303.48	25,000.00	14,696.52	41.2
NET REVENUE OVER EXPENDITURES	362.52	(2,032.34)	.00	2,032.34	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

PI IMPACT FEES

ASSETS

85-1190	CASH - ALLOCATION FROM GENERAL	532,218.08	
	TOTAL ASSETS		532,218.08

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	(56,229.83)	
	BALANCE - CURRENT DATE	532,218.08	
	TOTAL FUND EQUITY		532,218.08
	TOTAL LIABILITIES AND EQUITY		532,218.08

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
85-37-20	PI IMPACT FEES	8,838.93	50,112.11	200,000.00	149,887.89	25.1
	TOTAL OPERATING REVENUES	8,838.93	50,112.11	200,000.00	149,887.89	25.1
	<u>INTEREST AND MISC REVENUE</u>					
85-38-10	INTEREST EARNINGS	.00	11,948.99	27,500.00	15,551.01	43.5
	TOTAL INTEREST AND MISC REVENUE	.00	11,948.99	27,500.00	15,551.01	43.5
	TOTAL FUND REVENUE	8,838.93	62,061.10	227,500.00	165,438.90	27.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JANUARY 31, 2026

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
85-40-45	PROJECTS	.00	6,790.93	116,000.00	109,209.07	5.9
85-40-86	BOND PI INTEREST AND PRINCIPAL	.00	111,500.00	111,500.00	.00	100.0
	TOTAL EXPENDITURES	.00	118,290.93	227,500.00	109,209.07	52.0
	TOTAL FUND EXPENDITURES	.00	118,290.93	227,500.00	109,209.07	52.0
	NET REVENUE OVER EXPENDITURES	8,838.93	(56,229.83)	.00	56,229.83	.0

ALPINE CITY CORPORATION
BALANCE SHEET
JANUARY 31, 2026

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 7 MONTHS ENDING JANUARY 31, 2026

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 7 MONTHS ENDING JANUARY 31, 2026

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
JANUARY 31, 2026

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
JANUARY 31, 2026

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

ALPINE CITY COUNCIL AGENDA

SUBJECT: Proposal for Pressurized Irrigation Projects

FOR CONSIDERATION ON: February 10, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review proposed pressurized irrigation projects.

BACKGROUND INFORMATION:

Following are items that staff are currently working on relating to providing pressurized irrigation service to the residents of Alpine:

- a. Equip 300 N. well with VFD and install new pump
- b. Pull pump from Busch well – install new pump if necessary
- c. Develop plan for water conservation
 - i. Consider forming a citizen committee
- d. Develop a water shortage response plan
- e. Prepare a package of projects for bonding – get proforma from Zion's Public Finance
- f. Review potential location for PI reservoir in lower zone

STAFF RECOMMENDATION:

That the City Council support the items listed above and provide other feedback and suggestions to staff.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Code Amendment Adding 3.34 View Protection Ordinance

FOR CONSIDERATION ON: February 10th, 2026

PETITIONER: Councilmembers Andrew Young and Sarah Blackwell

ACTION REQUESTED BY PETITIONER: Approval of the Proposed Code Amendment.

Review Type: Legislative

BACKGROUND INFORMATION:

With continued homes and accessory structures increasing in popularity within Alpine City, Councilmembers Young and Blackwell have proposed an ordinance that would create standards to limit any potential impacts on neighboring views.

The proposed Scenic Ridgeline, View, and Hillside Protection Ordinance establishes standards to protect Alpine City's significant mountain, ridgeline, hillside, and Utah Lake views by regulating building placement, height, grading, vegetation, and massing. The ordinance identifies specific protected scenic features and designated public vantage points, establishes objective criteria for evaluating visual and silhouette intrusion, and requires a visual impact analysis for applicable development proposals. Additional standards address hillside development practices, vegetation management, and mitigation measures to balance scenic resource protection with reasonable use of private property.

Overall, the ordinance provides a comprehensive framework for scenic resource protection and reflects common goals seen in hillside and ridgeline regulations in Utah communities. The primary considerations for the Planning Commission are ensuring the standards remain objective, enforceable, and administratively feasible, while avoiding unintended constraints on reasonable property development or creating conflicts between neighboring property owners.

The Planning Commission reviewed the proposal during their February 3rd meeting and held a public hearing. Support for the ordinance emphasized the importance of preserving scenic views that contribute to the character, desirability, and long-term value of the community, while acknowledging that development should continue in a thoughtful and balanced manner.

During review, the Planning Commission also identified substantial concerns regarding enforceability, objectivity, and potential impacts on private property rights. Discussion focused on the subjectivity of evaluating view impacts, the potential for increased neighbor-to-neighbor disputes, and the administrative challenges of implementing and enforcing the proposed standards. Commissioners expressed concern that the ordinance could create widespread legal nonconforming properties, expose the City to legal challenges, and function as an attempt to regulate aesthetics rather than land use. It was further noted that existing zoning regulations, including height limits, setbacks, and the Sensitive Land Overlay, already address many view-related concerns. Based on these considerations, the Planning Commission recommended denial of the proposed ordinance, concluding that while the goal of protecting scenic views is important, the proposed framework was overly broad and could result in unintended legal and practical consequences.

The following motion was made and approved unanimously by the Planning Commissioners who were in attendance.

MOTION: Planning Commission member John Mackay moved to recommend Denial of the proposed Scenic Ridgeline, View, and Hillside Protection Ordinance (Alpine City Code 3.34), based on the following findings:

1. It imposes unreasonable limitations on a core property right, the *Right of Control* and of *Surface and Air Rights* which provide specific rights to build and landscape the land's surface and air above the land. These rights will be found to prevail in the first instance this ordinance was contested in litigation.
2. Alpine City has very few open spaces left to develop. The proposed ordinance would cause an unmanageable requirement to establish legal non-conforming properties. The vast majority of the city would fall into this category as to render the objectives of this ordinance mute.
3. Proposed ordinance would create disputes between neighbors placing the city in a position of adjudicating such disputes.
4. The proposed ordinance could prevent buildable lots from being developed rising to claims from property owners of having the city unfairly exercised eminent domain.
5. This ordinance attempts to legislate good taste, a concept that we have not attempted to do as a city. We are not an HOA, and we do not create CC&R's beyond basic ordinances.
6. This Ordinance would primarily be managed by complaint, leaving it to be unevenly enforced. Further it would introduce unintended future violations as landscaping matures.
7. No development is contemplated adjacent to the 12 public view corridors rendering the ordinance to be of little value.
8. The Sensitive Land Overlay already addresses concerns regarding silhouette and ridgeline.

GENERAL PLAN REFERENCE:

- Promote developments, designs, and plans which protect mountain and valley views. (Policy 1.8 pg.)

CITY CODE REFERENCE:

- Creates a new section of the Development Code.

PUBLIC NOTICE:

As a code amendment, this agenda item requires a public hearing and has been noticed according to state and city code. A public hearing was held during the previous Planning Commission Meeting.

STAFF RECOMMENDATION:

As a legislative decision, the City Council should make a decision based on the vision outlined in the General Plan as well as general policies of the City.

SAMPLE MOTIONS:

Motion to Approve:

I move to approve the Scenic Ridgeline, View, and Hillside Protection Ordinance (Alpine City Code 3.34), based on a finding that the ordinance is consistent with the General Plan and provides clear standards to balance scenic resource protection with reasonable use of private property.

Motion to Approve with Conditions

I move to approve the Scenic Ridgeline, View, and Hillside Protection Ordinance (Alpine City Code 3.34), subject to the following conditions:

*Insert Conditions

Motion to Table:

I move to table the proposed Scenic Ridgeline, View, and Hillside Protection Ordinance (Alpine City Code 3.34), to a future Planning Commission meeting to allow for additional review and clarification regarding enforceability, implementation procedures, and consistency with Utah land use law.

Motion to Deny:

I move to deny of the proposed Scenic Ridgeline, View, and Hillside Protection Ordinance (Alpine City Code 3.34), based on the following:

*Insert Findings

CITY OF ALPINE, UTAH

ORDINANCE NO. 2026-06

SCENIC RIDGELINE, VIEW, AND HILLSIDE PROTECTION ORDINANCE

(To be codified as Alpine City Code §3.34)

§3.34.010 Purpose and Intent

The purpose of this section is to preserve Alpine's significant mountain, hillside, ridgeline, and lake views by regulating buildings, grading, and vegetation that unreasonably obstruct or alter the natural skyline and hillside as viewed from designated public vantage points and adjacent properties.

Mountain silhouettes, ridgelines, hillsides and associated landforms are defining visual resources that contribute to Alpine's community character and property values. Once obstructed, these views cannot be restored. This section establishes objective, observable standards to balance reasonable development rights with the protection of these shared scenic resources.

§3.34.020 Protected Scenic Views

The following scenic resources are designated as **Protected Scenic Views**:

- Lone Peak
- Lone Peak Wilderness hillside
- Box Elder Peak
- Pfeifferhorn Peak
- Big Horn Peak
- Chipman Peak
- Willow Peak
- East Mountain Peak
- The Saddle
- Mount Timpanogos
- Corner Canyon ridgeline and associated landforms
- Utah Lake, as visible from elevated areas within Alpine City

Protection applies to the **natural silhouette, hillside character, ridgeline profile, and visual massing** of these features as viewed against the sky or natural horizon. Preserved Scenic Views shall be protected wherever they are visible from designated vantage points or qualifying personal property within Alpine City, regardless of neighborhood or zoning district.

§3.34.030 Designated Vantage Points

The following locations are designated as **official public vantage points**:

1. Alpine City Entrance Roundabout (primary gateway)
2. Creekside Park
3. Lambert Park
4. Alpine Rodeo Grounds
5. Alpine Cemetery
6. Alpine City Hall
7. Legacy Park
8. Burgess Park
9. Healey Park
10. Smooth Canyon Park

For each designated vantage point, the City shall establish official photopoint(s) with recorded GPS coordinates and orientation. Only official photopoint(s) may be used for regulatory review.

§3.34.040 Definitions

A. Silhouette Intrusion

Any portion of a building, structure, roof form, mechanical equipment, grading, or regulated vegetation that visually obstructs the natural ridgeline, hillside character, lake or peak outline of a Preserved Scenic View when observed from a designated vantage point or qualifying adjacent property.

B. Unreasonable Obstruction

A material reduction of a Preserved Scenic View that:

- a) Results from a building, structure, grading, road, lighting, or regulated vegetation;
- b) Significantly interferes with the visibility, continuity, natural silhouette, hillside character, lake view, or valley visibility of a Preserved Scenic View as observed from a designated vantage point or a qualifying adjacent property; and
- c) Could be avoided or substantially reduced through reasonable modifications to siting, height, massing, roof form, grading, road alternative, or vegetation management, without denying reasonable use of the subject property or safety.

A view impact is not unreasonable solely because a view is partially affected.

C. Degree of Obstruction

The measurable extent to which a Preserved Scenic View is diminished, evaluated based on:

1. Silhouette intrusion
2. Percentage of preserved feature obscured within the primary field of view
3. Interruption of the ridgeline, hillside, lake, form, or peak continuity
4. Visual dominance due to height, massing, contrast, color, lighting, or placement
5. Change in the view character from natural landscape to built form

D. Hillside character

The natural face and form of the wilderness base of the surrounding lower mountain landscape.

§3.34.050 General Prohibition

No building, structure, grading, road, modification, or regulated vegetation shall cause a visual or silhouette intrusion, scaring or defacement, or unreasonable obstruction of a valley, mountain, lake or hillside Preserved Scenic View.

Presumptions

- a) Any visual obstruction or silhouette intrusion is presumed to constitute an unreasonable obstruction unless no feasible alternative exists.
- b) Obstruction of more than twenty percent (20%) of a preserved scenic feature is presumed unreasonable unless adequately mitigated.
- c) Minor or incidental obstructions that do not materially alter the view character or silhouette are not unreasonable.

§3.34.060 Preservation of Views from Personal Property

A. Intent

A substantial portion of Alpine's residential value and community character derives from views of surrounding mountains, ridgelines, valley, and Utah Lake as experienced from private property. This section ensures that new development does not unreasonably eliminate or materially diminish such views where reasonable alternatives exist.

B. Protected Personal Property Views

Protected personal property views are limited to views of **Preserved Scenic Views** when such views are reasonably available from a **Primary Viewing Area** of an existing residence.

Protection applies only to views that:

- 1. Existed prior to submission of a complete development application; and
- 2. Occupy a meaningful portion of the visual field from the Primary Viewing Area.

C. Primary Viewing Area

A Primary Viewing Area includes interior or exterior portions of a residence intended and regularly used for living or recreation, including living rooms, family rooms, kitchens, primary bedrooms, decks, patios, and contiguous yard areas.

Garages, storage areas, mechanical rooms, and non-habitable basements are not Primary Viewing Areas.

D. Standard of Review

No development shall cause an unreasonable obstruction of a protected personal property view.

In evaluating reasonableness, the City shall consider:

1. The degree of obstruction;
2. Whether reasonable design alternatives exist; and
3. Compatibility with adjacent properties.

E. Documentation

Where adjacent property views may be affected, baseline views shall be documented using City-approved methods, including photographs and visual simulations taken from the Primary Viewing Area at standardized eye level. The City may verify or establish baseline documentation.

F. Limitations

This section does not guarantee preservation of all views and does not create a private right of action. Enforcement is administered solely by the City.

G. Relationship to Public Vantage Points

Compliance with public vantage point standards does not exempt a project from review under this section. Development must satisfy both public and personal property view standards.

§3.34.070 Hillside Development Standards

Development on hillsides shall:

1. Follow natural contours and avoid abrupt vertical profiles
2. Measure height from natural grade, not fill
3. Use non-reflective, earth-tone colors compatible with the surrounding terrain
4. Limit exterior lighting to shielded, low-intensity fixtures
5. Incorporate vegetation that blends with native landscape patterns
6. Avoid grading or fill that artificially elevates structures into viewplanes

These standards shall be applied in a manner that preserves reasonable use of the property while minimizing visual impact to the greatest extent feasible.

§3.34.080 Vegetation and Foliage

Vegetation that materially obstructs Preserved Scenic Views is subject to regulation. Property owners shall maintain vegetation on an ongoing basis to prevent unreasonable obstruction, and periodic trimming, height reduction, or reconfiguration may be required where feasible.

§3.34.090 Visual Impact Analysis

Applicants shall submit a Visual Impact Analysis, including City-approved photopoints, existing and proposed condition simulations, ridgeline silhouette overlays, hillside visual impact overlays, and a description of design alternatives considered.

§3.34.100 Review and Findings

Approval may be granted only upon findings that:

1. The degree of obstruction has been minimized to the greatest extent feasible;
2. No silhouette or hillside intrusion occurs, or any intrusion is minimal and unavoidable;
and
3. Any remaining impact does not constitute an unreasonable obstruction.

In making these findings, the City shall consider impacts to both designated public vantage points and protected personal property views.

§3.34.110 Enforcement

Violations may result in modification or removal of non-compliant structures or vegetation, stop-work orders, withholding of certificates of occupancy, and administrative penalties.

§3.34.120 Severability

If any provision is held invalid, the remainder shall remain in effect.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Review Resolution R2025-32: Water Conservation Plan

FOR CONSIDERATION ON: February 10, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review the Water Conservation Plan Adopted as Resolution R2025-32.

BACKGROUND INFORMATION:

The water conservation plan update required by the State was adopted as Resolution R2025-32 at the December 9, 2025, City Council meeting. As part of the motion to approve the plan, the council requested that it be brought back before the City Council in February for review.

STAFF RECOMMENDATION:

Resolution R2025-32 adopting the updated water conservation plan was previously approved. The plan was sent to the Division of Water Resources where it will be reviewed for compliance with state code. The water conservation plan is a living document and can be amended.

ALPINE
RESOLUTION No. 2025-32
A RESOLUTION APPROVING THE WATER CONSERVATION PLAN FOR ALPINE CITY

WHEREAS, as a water provider, Alpine City (the “City”) is required to adopt a water conservation plan pursuant to Utah Code § 73-10-32; and

WHEREAS, the City previously adopted an update to its water conservation plan on February 9, 2021; and

WHEREAS, the water conservation plan is required to be updated every five (5) years; and

WHEREAS, pursuant to law, a public hearing to receive public comment and consider adoption of the water conservation plan was held by the Planning Commission on December 2, 2025, at 6:00 p.m. in the City Council Chambers located at 20 North Main, Alpine, Utah 84004; and

WHEREAS, pursuant to law, the date, time, and place of the public hearing, and the right of citizens to be heard, was published at least fourteen (14) days prior to the public hearing; and

WHEREAS, all interested persons in attendance at the public hearing were given an opportunity to be heard, for or against, the water conservation plan update;

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

The water conservation plan update attached hereto as *Exhibit A* and made a part of this Resolution is hereby approved effective December 9, 2025.

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

PASSED AND APPROVED this 9th day of December 2025.

ALPINE CITY COUNCIL

By: 
Carla Merrill, Mayor

[SEAL]



VOTING:

Jason Thelin	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Jessica Smuin	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input checked="" type="checkbox"/>
Kelli Law	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Chrissy Hannemann	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Brent Rummler	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ATTEST:


DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 9th day of December 2025.

RECORDED this 9th day of December 2025.

EXHIBIT A

Water Conservation Plan

ALPINE CITY WATER MANAGEMENT AND CONSERVATION PLAN

INTRODUCTION

Alpine City has developed this Water Management and Conservation Plan to meet the requirements of the Utah Water Conservation Plan Act (UC 73-10-32). It was also developed to help the City address its water needs now and in the future.

Alpine City has designated the Public Works Director as its water conservation coordinator.

DESCRIPTION OF ALPINE CITY AND ITS WATER SYSTEM

Prior to the advent of the Mormon pioneers in Utah, there were very few Europeans who had entered the Utah Valley. It was not until 1847 that the valley was considered for communities.

Soon after the pioneers entered Utah, Brigham Young sent an exploration party to Utah Valley to locate suitable places for settlements. In September of 1850, William Wordsworth and others settled the area and began to prepare the land for crops. They called the area Mountainville.

In 1855 the name of the town was changed to Alpine. In 1870 the population was recorded at 208. In 2025, the population was approximately 10,784.

A culinary water system was talked about for years but did not come to fruition until 1910. This system was built up and improved upon for many years and provided both indoor and outdoor pressurized service to the residents. The Alpine Irrigation Company was formed and ditches were constructed to serve the agricultural users in the area. From 2000 to 2002, the City worked with the irrigation company and converted to a pressurized secondary water system for 98% of the users within the City. This system is used for outdoor landscaping and agricultural irrigation use only. The remaining 2% of users continue to use the culinary water system for both indoor and outdoor use.

Water for both systems is supplied by several wells, a spring, creek flows, and CUP water. Most connections (both culinary and secondary) are metered. Meters are read monthly via a cellular connection on each meter that transmits the data to City Offices. The cellular endpoints have an approximate lifespan of twenty (20) years and funds to replace them are collected through utility billings on a monthly basis. Calibration and replacement of the meters occurs on a case-by-case basis as irregularities arise.

INVENTORY OF WATER RESOURCES

Alpine City's culinary water is obtained from one spring and two wells. Figure 1 shows the current water service area. The City's secondary water is obtained from wells, surface and CUP water. Tables 1 and 2 show the City's water sources for the culinary and secondary water systems, respectively. Those tables also show which zones the sources service. In 2022 the city

connected with Central Utah Water Conservancy District (CUWCD) to supply the city with Central Utah Project (CUP) water. The City owns various water rights that can be utilized in either the culinary or secondary irrigation systems.

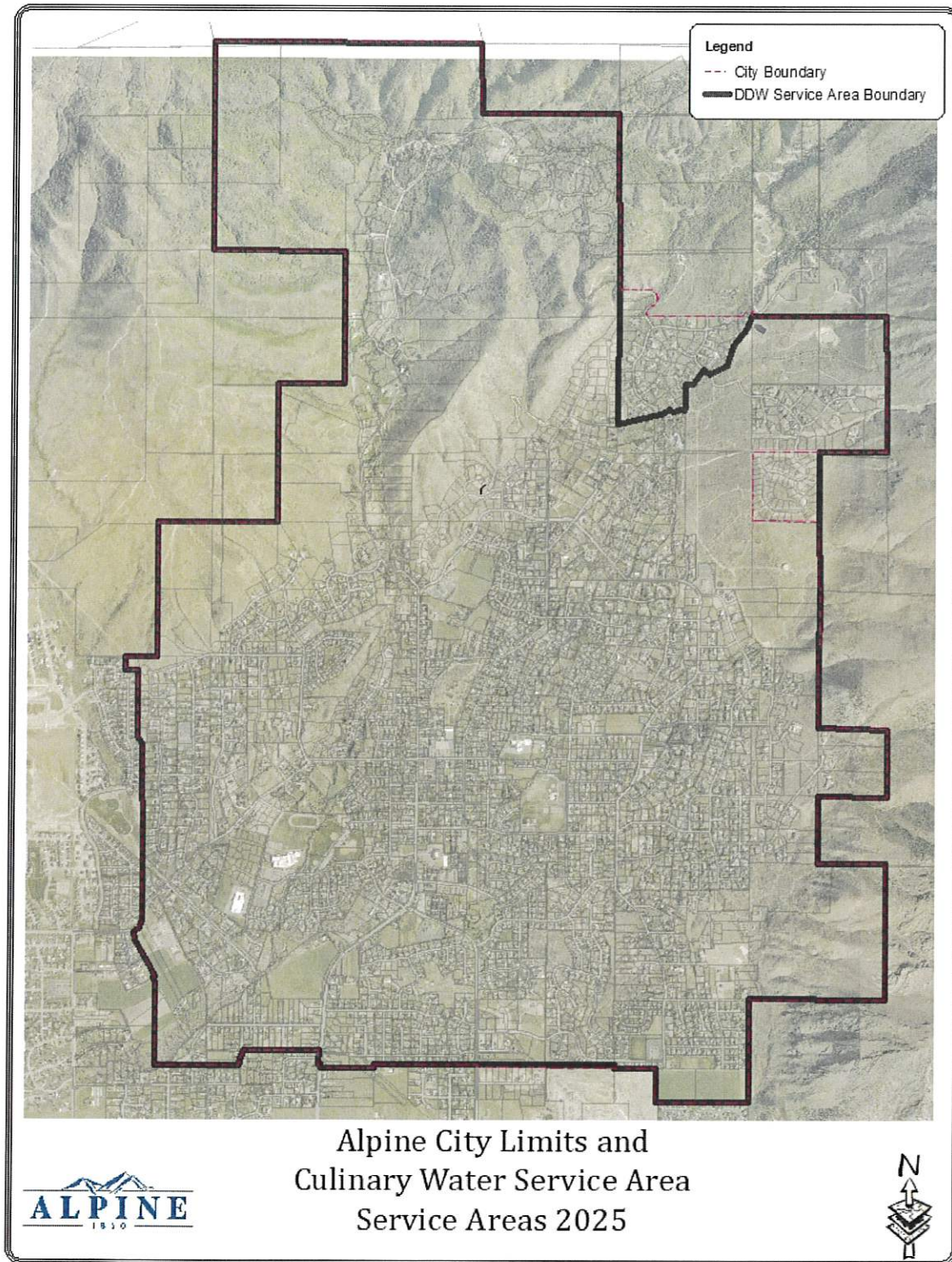


FIGURE 1 – ALPINE CITY WATER SERVICE AREA

TABLE 1 - CULINARY WATER SOURCE SUPPLY*

Source	Capacity (gpm)	Zone*
Grove Spring	600	Grove Zone
Busch Well	250	Lambert Zone
Silverleaf Well	650	Lambert Zone
300 East Well	425	Alpine Zone
TOTAL	1,925	

* Surplus from a higher zone can be transferred to a lower zone through PRVs

TABLE 2 - SECONDARY WATER SOURCE SUPPLY*

Source	Capacity (gpm)	Zone
Dry Creek	4,150	All Zones
300 North Well	700	Mid Zone
Busch Well	425	Mid Zone
Fort Creek	1,500	Low/High Zone
CUP	4,050	Low/Mid Zone
100 West Well	1,000	Low Zone
Carlisle Well	1,150	Low Zone
Healey Well	3,100	Low/Mid Zone
Ranch Well	2,400	Low Zone
TOTAL	18,475	

*A list of water rights associated with each source can be located in Appendix A

Water Budgets

The following is a comparison of culinary water inflows versus outflows for the past several years. The total water supplied is the amount of culinary water diverted from the source while the total water metered is what was delivered to users through a meter. The difference between total water supplied and total water metered is due to unmetered usage, leakage, loss, theft, flushing and firefighting activities. Assuming all un-metered usage was able to be billed at the existing base rate of \$17 per 8,000 gallons (see Table 6), revenue losses would be as shown in Table 3. Though municipalities should take every effort to minimize this loss, 100 percent capture of this loss is an unrealistic goal due to reasons mentioned above in this paragraph.

TABLE 3 - CULINARY WATER DELIVERY/BALANCE

Year	Total Water Supplied (ac-ft)	Total Water Metered (ac-ft)	Difference (%)	Assumed Revenue Loss
2024	998.79	924.38	7.45	\$ 51,524.88
2023	880.90	834.47	5.27	\$ 32,149.13
2022	861.52	803.76	6.76	\$ 39,998.87
2021	935.22	751.47	19.65	\$ 127,238.63

2020	929.20	807.57	13.09	\$	84,222.25
2019	880.99	739.58	16.05	\$	97,917.13
2018	870.20	750.98	13.70	\$	82,552.02
2017	870.20	702.99	22.15	\$	115,781.94
2016	815.76	686.87	15.80	\$	89,247.86

Alpine City installed pressurized irrigation meters in 2019 and 2020, and started billing based on meters in 2023. The following table is a comparison of pressurized irrigation inflows versus outflows for 2023-2024. The total water supplied is the amount of irrigation water taken from the source while the total water metered is what was delivered to users through a meter. The difference between total water supplied and total water metered is due to unmetered usage, leakage, loss, theft, and flushing. Assuming all un-metered usage was able to be billed at the existing base rate of \$0.129 per 1,000 gallons (see Table 7), revenue losses would be as shown in Table 4. Similar to the culinary water analysis 100 percent capture of all water is an unrealistic goal.

TABLE 4 – PRESSURIZED IRRIGATION WATER DELIVERY/BALANCE

Year	Total Water Supplied (ac-ft)	Total Water Metered (ac-ft)	Difference (%)	Assumed Revenue Loss
2024	5,228.73	4,988.45	4.79	\$ 10,044.63
2023	4,668.44	3,966.87	17.69	\$ 29,488.48

Table 5 shows the number of water connections and usage as of January 1, 2025 (for the year 2024).

TABLE 5 – WATER CONNECTIONS

Culinary Water Use Category	Number of Active Connections
Residential Use:	2,843
Commercial Use:	35
Industrial Use:	4
Institutional Use (churches & schools):	17
*Unmetered Connections:	13
Total Connections:	2,912

*Unmetered connections consist of City owned facilities

Present Water Use and Future Water Needs

In 2000 the State of Utah set a conservation goal of reducing municipal and industrial water usage by 25 percent.

The lot size average in Alpine is larger than the average in other Utah cities. Larger yards use more water. This puts Alpine at a disadvantage when just looking at total water usage per capita. Removing outdoor watering and looking at indoor only, the water usage numbers are 60-80 gpcd which is on par with other cities within the state.

After the installation of the pressurized irrigation system the city further refined its metering process for both indoor and outdoor usages. Meters on the pressurized irrigation connections have helped reduce overwatering within the city as residents now see what their outdoor usage has been. The city anticipates more conservation to come from outdoor usage.

Total water use in 2024 for the city was approximately 507 gallons per capita per day(gpcd). This is higher than the recent statewide average of 223 gpcd. The city's average has been trending downward since about 2012 except for hot or dry years which have produced spikes in water usage. The average usage from 2020-2024 is 491 gpcd. Since 2007 (577 gpcd), the total water use has decreased by 70 gpcd or approximately 12 percent.

The city anticipates the downward trend in water use will continue as we in force and implement water reduction strategies.

Figure 2 shows the water use in gallons per capita per day (gpcd) for the last several years the City has accurate data for. This is total water usage which includes both indoor and outdoor.

Calculator: Water use in Gallons per Capita per Day Enter data in blue and green cells in the table below.									
Data reported to Utah Division of Water Rights on the annual Water Use Form http://waterrights.utah.gov/wateruse/WaterUseList.asp									
Year	Population	Residential Use			Commercial Use			Industrial Use	
		acre-feet/year	acre-feet/year	acre-feet/year	acre-feet/year	acre-feet/year	acre-feet/year	acre-feet/year	acre-feet/year
2024	10679	900.53	9.60	1.12	13.13	5,143.00	5,143.00	6,067.38	19,706,444.9
2023	10604	799.09	8.96	3.41	23.03	4,672.00	4,672.00	5,506.49	17,942,976.41
2022	10256	773.38	9.23	7.34	13.81	4,796.00	4,796.00	5,599.76	18,246,880.4
2021	10430	724.97	7.95	8.08	10.47	4,753.00	4,753.00	5,504.47	17,936,394.21
2020	10358	778.40	10.73	9.27	9.17	6,107.00	6,107.00	6,914.57	22,531,252.2
2019	10940	689.46	13.05	11.46	25.65	4,451.18	4,451.18	5,190.80	16,914,311.06
2018	10920	720.30	14.93	6.43	9.38	5,610.65	5,610.65	6,361.68	20,729,623.22
2017	10380	676.31	11.95	7.72	7.01	5,187.98	5,187.98	5,890.97	19,195,809.99
2016	10340	662.50	8.62	9.31	6.49	4,908.39	4,908.39	5,595.31	18,232,394.45
2015	10000	745.27	10.00	0.00	0.00	4,314.62	4,314.62	5,069.89	16,520,309.06
2014	10000	816.93	0.00	0.00	0.00	5,121.96	5,121.96	5,938.89	19,351,957.99
2013	9800	841.77	0.00	0.00	0.00	5,180.72	5,180.72	6,022.49	19,624,369.79
2012	9700	825.28	0.00	0.00	0.00	6,201.77	6,201.77	7,027.05	22,897,742.91
2011	9555	839.88	0.00	0.00	0.00	4,881.84	4,881.84	5,721.72	18,644,306.44
2010	9555	739.88	0.00	0.00	0.00	5,503.65	5,503.65	6,243.53	20,344,631.79
2007	9500	846.80	18.60	1.69	3.83	5,273.67	5,273.67	6,144.59	20,022,343.8
									Calculate
									gpcd
									(Both indoor & out)
									507.22
									463.59
									487.44
									471.15
									595.96
									423.59
									452.61
									530.19
									548.63
									646.74
									534.59
									583.35
									577.43

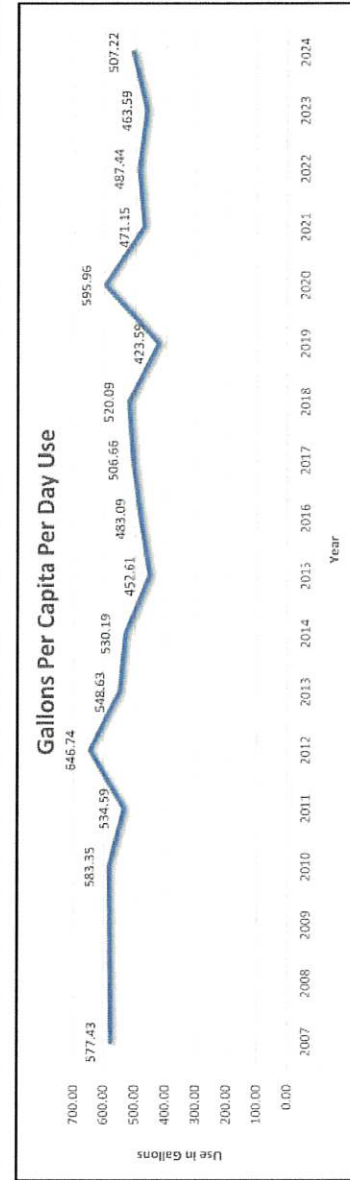


FIGURE 2 – ALPINE CITY WATER USE

Current water users in the City consist of these shown in Table 4 above. Figure 3 shows the population projections for the City through 2050. The current population is estimated to be 10,679. Current water use (both indoor and out) for this population is approximately 5.28 million gallons per day or 5,919 acre feet per year (average of the last five years, data taken from Figure 2). The City is projected to reach approximately 14,188 people in 2050 which would utilize 7.2 million gallons of water per day or 8,062 acre feet per year, using 2024's consumption rate.

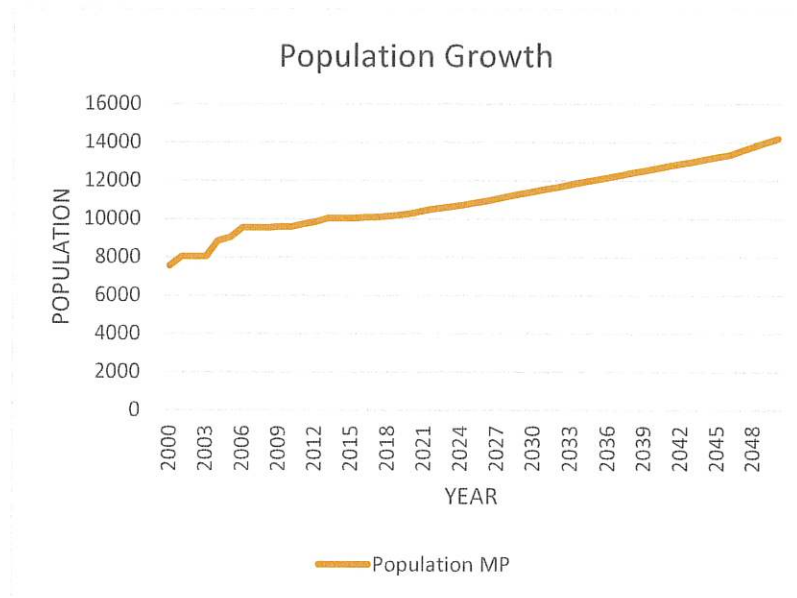


FIGURE 3 - ALPINE CITY POPULATION PROJECTION

The City's goal (see "Water Conservation Goals" below) of reducing total water use by 15 percent in ten years is equal to 914,400 gallons per day. In terms of culinary (indoor) use, the City currently has 1.55 MG capacity that is not being used in the 300 East and Silverleaf Well which is reserved for indoor use. If the City's goal of 914,400 gallons per day reduction is reached, the City will have plentiful supply to meet the culinary demands of a future built out City. Figure 4 shows a graph of current water use, projected water use, and efficient use through the year 2065 for the culinary system.

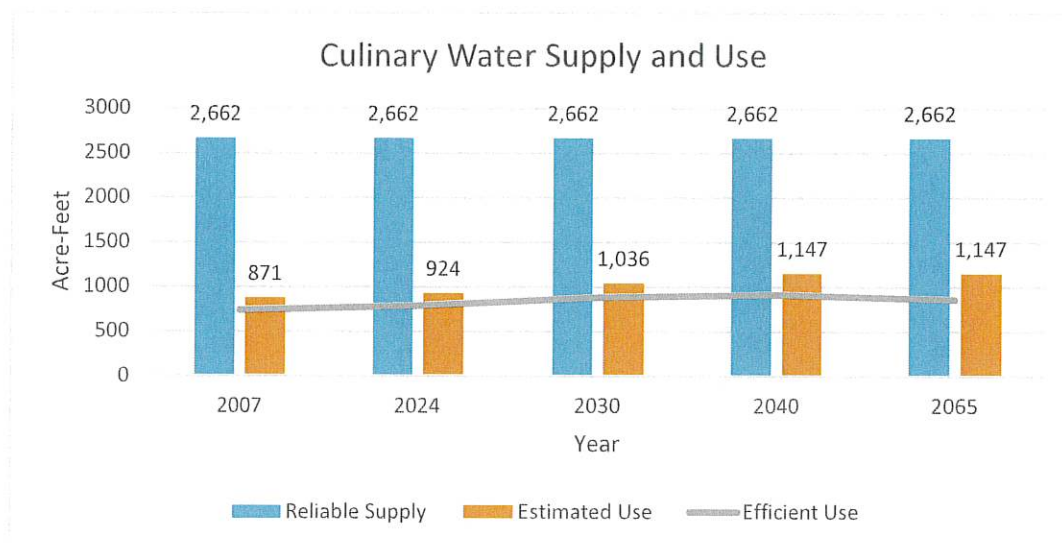


FIGURE 4 – CULINARY WATER SUPPLY AND USE

In terms of secondary (outdoor) use, the City has wells, uses surface water, and purchases water from CUWCD through the CUP. The CUP was connected to the city system in 2022. Figure 5 shows a graph of current water use, projected water use, and efficient use through the year 2065 for the secondary system. In Figure 5, Secondary Water Use and Supply, you will note a large jump in reliable supply in the year 2024, this is due to the addition of CUP water to the system. With the addition of CUP water, Figure 5 shows the City has enough reliable sources to meet the demands of future growth.

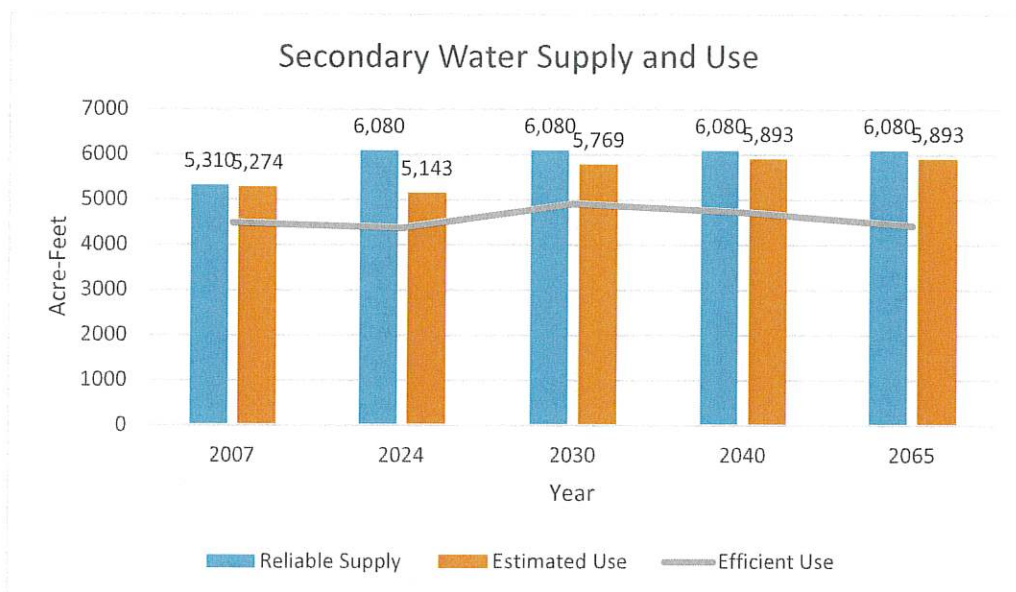


FIGURE 5 – SECONDARY WATER SUPPLY AND USE

WATER PROBLEMS, CONSERVATION MEASURES AND GOALS

Problems Identified

The following lists some of the problems identified by the City during development of this water conservation plan:

- (1) Un-metered use of culinary water by the City. There are 13 un-metered culinary locations within the City.
- (2) Leakage within the water system.
- (3) High use of metered secondary water.
- (4) High use of metered culinary water.

Water Conservation Goals

Goal #1 – Reduce the City’s per capita water use (for both systems) by 15% in 10 years, then 20% by 2040, then 25% by 2065. This amounts to a savings of 20 gpcd and would meet the projected water need for the next five years. Measuring the progress of this goal will be done via water meters for both indoor and outdoor use.

Goal #2 – Install SCADA alarms on the culinary and secondary water PRV’s. This will allow the city to monitor when these systems fail, which results in wasted water and damage downstream.

Goal #3 - Maintain existing physical leak detection program where automated meters alert users and Staff of leaks.

Goal #4 – Install culinary meters on all City owned facilities to better track City conservation efforts and better quantify how much water is lost through leakage and loss.

Goal #5 – Continue waterline replacement program to replace leaking lines.

Goal #6 – Continue annual audit of water usage to analyze differences between water supplied vs water used on both culinary and secondary water systems.

Goal #7 – Develop resident education program to promote water conservation.

CURRENT CONSERVATION PRACTICES

The City has initiated several conservation practices to decrease culinary water usage. These practices were initiated as part of the development of the 2014 and 2019 Water Conservation Plans (WCP). These practices are included in the 2025 WCP and are listed below:

Current List of conservation best management practices (BMP’s) and the effectiveness of them

- (1) Public Notice/Education: Include an outline of the City’s Water Conservation Plan in the April Newline. Provide water conservation tips in the Newline throughout summer

months. The City will continue to encourage participation in the Slow the Flow Program. Additional education material will be provided on the website. Prepare fact sheet for water restriction frequently asked questions. **The City has provided Newsline articles and information on the website. Based on the usage data information shown in Figure 2, it appears it had an effect the first year (2015) then numbers started to slowly creep back up until 2019 (a heavy precipitation year) when usage numbers went to the lowest recorded for Alpine. 2020 was then the driest year on record for Utah and water usage in the City jumped to the highest since 2012. The following year (2021) usage fell again and has crept up since. Utah experience a year of extremes in 2024 with the second half being the 54th driest on record, explaining the jump in 2024. The City also uses an automated calling system that can contact all households of the City in times of need (i.e. – requesting all citizens to not water on a certain day for various reasons). This system is used continually for quick and important messages regarding a variety of things, including water management and usage.**

- (2) Conservation rate structure. The City has adopted a culinary and secondary conservation rate structure to encourage water savings and ensure the system remains financially viable. **This goal has been implemented.**
- (3) Watering schedules. Since June 1, 2014, the City has implemented watering schedules. Watering is alternated with odd number addresses irrigating on Monday, Wednesday, & Friday and even number addresses watering on Tuesday, Thursday & Saturday. No one waters on Sundays. The time allowed to water, when it is their day, is a 12 hour period from 7 PM to 7 AM of the following day. **When this program was enacted, most users followed the specified water schedules. Staff noticed the effects on the operating the system immediately as it was much more manageable. With heavy enforcement up front, this system worked well. Now that a few years have gone by, Staff has noticed an increasing number of users who do not follow the water schedules. Enforcement has been strengthened with this current plan.**
- (4) Agricultural Users: Meet with Alpine Irrigation Company shareholders each spring to come up with a restriction plan. **This has been happening and is successful. This has created contacts amongst the agricultural users and made communications better when system adjustments are required.**
- (5) City parks and other large users (schools, churches, etc.) have been coordinated with to water during the day to help balance the use in the system. Some parks have received limited water on an as-needed basis throughout the weeks of heavy usage. **This goal has been implemented and has greatly relieved system demands during the nighttime hours when citizens are watering.**
- (6) To help reduce water usage further the city has installed weather-based sprinkler timers at several parks throughout the city. The final goal is to have these times installed at the majority of parks within the city. **These timers have helped reduce water use during times when rain has been sufficient to irrigate or seasonal heat has been lower.**

- (7) Leak detection program. The City maintains a leak detection program and has located and fixed many leaks in the system. **Through the use of an automated metering system, City Staff and users are notified when a leak is present. Since the implementation of this system, many leaks have been discovered and fixed.**
- (8) Enforcement of the program will be done by Staff. First offense: Warning. Second offense: System will be locked and a \$50 fine assessed. Payment required to have PI valve unlocked. Third offense: System will be locked and a \$200 fine assessed. Payment required to have PI valve unlocked. **Enforcement has worked when implemented. With an ever-increasing workload for Staff, enforcement has dwindled and usage has gone up. The previous years higher usage can't all be attributed to non-enforcement but Staff will focus more on enforcement with the implementation of this WCP.**
- (9) Charge for secondary water based on individual use. **This goal has been implemented and has seen success in reducing secondary water consumption.**
- (10) Implemented a new Secondary Water Rate Schedule that has higher water rates for higher tiers of consumption. **The city has seen a reduction in water use, however this program could use some adjusting to reduce use further.**

NEW BMP'S TO BE IMPLEMENTED OVER THE NEXT FIVE YEARS

1. Work with the North Utah County Aquifer Council to protect and recharge the aquifer.
2. Educate customers about new water saving technology such as weather based smart timers.
3. Promote rebates offered by the Central Utah Water Conservancy District.
4. Provide high water usage notifications.
5. Perform outdoor high-water use inquiries and resolution techniques.

LIST OF ORDINANCES & STANDARDS CURRENTLY IMPLEMENTED

1. Water waste Prohibition – Municipal Code 14.02.010.Y
2. Water shortage plan/drought plan – Municipal Code 14.06.130

CURRENT WATER RATES

Alpine City has a culinary water rate structure to encourage water conservation, shown in Table 5. With the installation of secondary water meters throughout the summers of 2018 and 2019, the City commenced using a secondary water rate structure similar to the culinary water rate structure, see Table 6 below.

TABLE 6 - CULINARY WATER RATE STRUCTURE

CULINARY ACCOUNTS WITHOUT PRESSURIZED IRRIGATION AVAILABILITY

Year	Rate
0 to 8,000 gallons (base rate) + meter fee	\$17.00
Each 1,000 gallons over 8,000 gallons to 60,000 gallons	\$0.90
Each 1,000 gallons over 60,000 gallons to 175,000 gallons	\$1.40

Each 1,000 gallons over 175,000	\$2.80
---------------------------------	--------

CULINARY ACCOUNTS WITH PRESSURIZED IRRIGATION AVAILABILITY

Year	Rate
0 to 8,000 gallons (base rate) + meter fee	\$17.00
Each 1,000 gallons over 8,000 gallons to 10,000 gallons	\$2.00
Each 1,000 gallons over 10,000 gallons to 12,000 gallons	\$3.00
Each 1,000 gallons over 12,000	\$4.00

TABLE 7 - SECONDARY WATER RATE STRUCTURE

Users	Rate
All Users - meter fee	\$1.00
Residential, Commercial, Church, and School Users	Base Rate + Usage Rate = Total Bill (see Base Rate and Usage Rates below)
Residential shareholders in Alpine Irrigation Co.	\$0.000682 per square foot per month
Agricultural shareholder in Alpine Irrigation Co.	\$1.27 per acre per month
Excess Share Credit	\$5.52 per share per month

2025 Pressurized Irrigation Base Rate Calculation = \$42.44 per acre per month

2025 Pressurized Irrigation Usage Rate Calculation= Cost is calculated through a tiered rate structure based on an allocation of water for the size and type of property, gallons used and which month the water is used. Tiered rates, allocation amounts and allocations by month are all shown below:	
Tiered Rates	
Tier	Cost/1,000 gallons
1	\$0.129
2	\$0.368
3	\$0.459
4	\$0.734
5	\$1.102
6	\$1.396
Allocation Amounts*	
Use	Allocation(Gallons/acre)
Residential	118,175
Commercial	36,930
Churches	64,627
Schools	97,864
*Allocation amounts fluctuate by month to account for seasonal water needs as follows:	
Month	Percentage of Gallons Allowed by Tier
April/October	34%
May/June/September	92%
July/August	129%

ADDITIONAL CONSERVATION MEASURES

The City will continue its current conservation measures and track them to evaluate their effectiveness. As needed, new conservation measures will be implemented.

IMPLEMENTING AND UPDATING THE WATER CONSERVATION PLAN

The City's water conservation plan will be reviewed by City Staff on a yearly basis to track progress toward its goal. This will be done in January of each year in conjunction with its well and water rights reports. City Staff will work together to provide this data to the City Council in the annual water use report. City Staff can be contacted at City Hall either in person or by phone. The address and phone number for City Hall is 20 N Main, Alpine, UT 84004, (801) 756-6347.

This plan will be updated and resubmitted to the Division of Water Resources in December of 2025 as required by State Law. The resolution for the water conservation plan is included in Appendix B.

A copy of this water conservation plan will be publicly noticed for a required public meeting to discuss and adopt the plan by resolution.

APPENDIX A – WATER RIGHTS AND ASSOCIATED SOURCE



Table 1 - Alpine City Groundwater Rights

Water Right No.	Change Application No.	Status	Proof Date	Flow (cfs)	Diversion Limit (acre-feet)	Sources/Notes	System
55-740		Certificated		1.2	868.76	300 East Well	Culinary
55-1094	a10461	Certificated		1.0	321.88	Busch Well	Both
55-1185		WUC		1.0	723.97	Box Elder Canyon Creek	Secondary
55-5597	a15272	Certificated		2.07	1498.61	300 North Well	Secondary
55-6943		Diligence Claim		2.0	241.32	Alpine 1/6th, Lehi 5/6th's; Schoolhouse Springs	Secondary
55-8359	a24440	Certificated		0.273	60.385	Pack, 100 West, 300 East, 300 North, Busch, Carlisle Wells	
55-9633	a26110	Certificated			67.76	Healey Well	Secondary
53-1361	a28468	Approved	Proof Due 6/30/2030		138.15	Carlisle, Ranch, Healey, and Silverleaf wells.	Secondary
55-1143	a28317	Approved	Proof Due 8/31/2030		2.8	100 West, Carlisle, Silverleaf, Ranch, Healey, 300 East, 300 North, and Busch wells.	Secondary
55-4708	a25243	Approved	Proof Due 4/30/2027	2.73	1976.4	100 West, Carlisle, Silverleaf, Ranch, Healey, 300 East, 300 North, and Busch Wells; Grove Spring Lower Diversion; and new POD's for wells.	Both
55-5369	948257	Unproved		4	380	Carlisle, Ranch, Healey, and Silverleaf wells; in addition, to a new well location.	Both
55-5995	a24466	Approved	Proof Due 10/30/2034	2.85	288	100 West, Carlisle, Silverleaf, Ranch, Healey, 300 East, 300 North, and Busch Wells; Grove Spring Lower Diversion; and new POD's for wells.	Both
55-6463	a19531	Approved	Proof Due 12/31/2026, pending extension	0.349	35.63	100 West, 300 East, 300 North, and Busch Wells and new POD's for wells. Silverleaf Well drilled by this change application.	Both
55-6471	a28978	Approved	Proof Due 5/31/2030	1.666	31.69	Includes Carlisle, Ranch, Healey, and Silverleaf wells.	Both
55-6645	a24456	Approved	Proof Due 12/31/2026	0.245	44	Includes 100 West, Carlisle, 300 East, 300 North, Busch, Silverleaf and lower Grove Spring.	Both
55-8938	a28471	Approved	Proof Due 9/30/2030	1.26	118.95	Includes Carlisle, Ranch, Healey, and Silverleaf wells.	Both
55-9064	a28311	Approved	Proof Due 4/30/2031		46.736	Includes Carlisle, Ranch, Healey, and Silverleaf wells.	Both
55-9089 (55-9089 thru 9093)	a23874	Approved	Proof Due 2/28/2035		80	100 West, Carlisle, 300 North, 300 East, Busch, and Silverleaf Wells; and Grove Spring Lower Diversion.	Both
55-9563	a28469	Approved	Proof Due 8/31/2030		148.7	Includes Carlisle, Ranch, Healey, and Silverleaf wells.	Both
				Total	7073.74		

APPENDIX B - WATER CONSERVATION PLAN ORDINANCE

ALPINE
RESOLUTION NO. 2025-32
A RESOLUTION APPROVING THE WATER CONSERVATION PLAN FOR ALPINE CITY

WHEREAS, as a water provider, Alpine City (the "City") is required to adopt a water conservation plan pursuant to Utah Code § 73-10-32; and

WHEREAS, the City previously adopted an update to its water conservation plan on February 9, 2021; and

WHEREAS, the water conservation plan is required to be updated every five (5) years; and

WHEREAS, pursuant to law, a public hearing to receive public comment and consider adoption of the water conservation plan was held by the Planning Commission on December 2, 2025, at 6:00 p.m. in the City Council Chambers located at 20 North Main, Alpine, Utah 84004; and

WHEREAS, pursuant to law, the date, time, and place of the public hearing, and the right of citizens to be heard, was published at least fourteen (14) days prior to the public hearing; and

WHEREAS, all interested persons in attendance at the public hearing were given an opportunity to be heard, for or against, the water conservation plan update;

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

The water conservation plan update attached hereto as *Exhibit A* and made a part of this Resolution is hereby approved effective December 9, 2025.

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

PASSED AND APPROVED this 9th day of December 2025.

ALPINE CITY COUNCIL


By: 
Carla Merrill, Mayor

VOTING:

Jason Thelin	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Jessica Smuin	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input checked="" type="checkbox"/>
Kelli Law	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Chrissy Hannemann	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Brent Rummler	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>



ATTEST:


DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 9th day of December 2025.

RECORDED this 9th day of December 2025.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Review Resolution R2025-33: Water Use and Preservation Element of the General Plan

FOR CONSIDERATION ON: February 10, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review the Water Use and Preservation Element of the General Plan Adopted as Resolution R2025-33.

BACKGROUND INFORMATION:

The water use and preservation element of the General Plan, required by the State, was adopted as Resolution R2025-33 at the December 9, 2025, City Council meeting. As part of the motion to approve the plan, the council requested that it be brought back before the City Council in February for review.

STAFF RECOMMENDATION:

Resolution R2025-33 adopting the water use and preservation element of the General Plan was previously approved. The plan is a living document and can be amended.

ALPINE
RESOLUTION NO. 2025-33
A RESOLUTION APPROVING THE WATER USE AND PRESERVATION ELEMENT OF THE GENERAL
PLAN FOR ALPINE CITY

WHEREAS, Utah Code §§ 10-20-401 through 10-20-408 (formerly §§ 10-9a-401 through 10-9a-408) requires municipalities to prepare and adopt a General Plan to guide long-range land use and development policies; and

WHEREAS, the Utah State Legislature enacted House Bill 121 (2022) and Senate Bill 110 (2022), which require municipalities served by a public water system to include a Water Use and Preservation Element in their General Plan; and

WHEREAS, Alpine City, in coordination with its water providers and planning consultants, has prepared a Water Use and Preservation Element to assess water demand, outline conservation goals, support watershed protection, and align water resources with land use policies; and

WHEREAS, the proposed Water Use and Preservation Element complies with all statutory requirements and has undergone review by the Alpine City Planning Commission and the City Council in duly noticed public meetings; and

WHEREAS, pursuant to law, a public hearing to receive public comment and consider adoption of the Water Use and Preservation Element of the General Plan was held by the Planning Commission on December 2, 2025, at 6:00 p.m. in the City Council Chambers located at 20 North Main, Alpine, Utah 84004; and

WHEREAS, pursuant to law, the date, time, and place of the public hearing, and the right of citizens to be heard, was published at least fourteen (14) days prior to the public hearing; and

WHEREAS, all interested persons in attendance at the public hearing were given an opportunity to be heard, for or against, the Water Use and Preservation Element of the General Plan; and

WHEREAS, the City Council finds that adopting this element is essential to ensuring sustainable development, safeguarding water resources, and responsibly planning for future growth;

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

The Water Use and Preservation Element of the General Plan attached hereto as *Exhibit A* and made a part of this Resolution is hereby approved effective December 9, 2025, and will be fully incorporated into the City's General Plan which was adopted under Resolution R2024-17.

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

PASSED AND APPROVED this 9th day of December 2025.

ALPINE CITY COUNCIL

[SEAL]



By: Carla Merrill
Carla Merrill, Mayor

VOTING:

Jason Thelin	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Jessica Smuin	Yea <input type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input checked="" type="checkbox"/>
Kelli Law	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Chrissy Hannemann	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>
Brent Rummier	Yea <input checked="" type="checkbox"/>	Nay <input type="checkbox"/>	Absent <input type="checkbox"/>

ATTEST:

DeAnn Parry
DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 9th day of December 2025.

RECORDED this 9th day of December 2025.

EXHIBIT A

Water Use and Preservation Element of the General Plan



Mayor Carla Merrill and Members of the Alpine City Council
Alpine City
20 N Main Street
Alpine, Utah 84004

Subject: Transmittal of the Draft Water Use and Preservation Element for General Plan Adoption

Dear Mayor Merrill and City Council Members,

On behalf of Horrocks Engineers, we are pleased to transmit the draft Water Use and Preservation Element of Alpine City's General Plan for your review and consideration for adoption.

This element has been developed in close coordination with Alpine City staff and in accordance with Utah Code §10-9a-401 and §73-10-32. It aligns with the City's 2025 Water Conservation Plan and reflects the goals of recent state legislation, including SB 76 and HB 121, to integrate water supply considerations with land use planning.

Key components of the element include:

- Population growth projections and corresponding water demand trends
- Analysis of existing water resources and system capacity
- Goals, objectives, and policies to reduce per capita water use
- Implementation strategies to ensure compliance, stewardship, and sustainability

We appreciate the efforts of your staff and utility partners, who contributed valuable data and guidance throughout this process. Alpine City office staff have reviewed the document, and it is ready for formal consideration by the Planning Commission and City Council.

We look forward to your feedback and can assist with final revisions, public hearings, or presentation materials as needed.

Sincerely,

Craig Nebeker, PE
Project Engineer
435-790-1323 | craig.nebeker@horrocks.com

Alpine City, Utah

Water Use and Preservation Element

Prepared as part of the Alpine City General Plan

December 2025

Prepared by: Horrocks Engineers

Craig Nebeker, PE

Project Engineer

Drew Geiger, PE

Project Manager

Executive Summary

Water Use and Preservation Element – Alpine City General Plan (2025 Update)

Alpine City's Water Use and Preservation Element establishes a comprehensive framework for managing water resources considering projected population growth, climate variability, and evolving state requirements. As a semi-arid community reliant on groundwater and surface water, Alpine faces challenges and opportunities to ensure the sustainability of its long-term water supply. This element—prepared in accordance with Utah Code §10-9a-403, HB 121 (2022), and SB 110 (2022)—integrates water planning into land use policy, capital improvements, and conservation strategies.

In 2024, the City had a population of 10,679 persons, which as a group, utilized 999 acre-feet of culinary water, including losses (leaks, un-metered connections, etc.) This generated a per capita consumption rate of 83.58 gallons per day. This is slightly higher than the five year average (2020 through 2024) which is 78.56 gallons per capita per day and average use of 921 acre-feet per year.

In 2024 the City also utilized 5,227 acre-feet of secondary water (including losses.) The generated per capita irrigation use rate was 437 gallons per day. This is also slightly higher than the five year average (2020 through 2024) which is 436 gallons per capita per day and average use of 5,111 acre-feet per year.

By 2045, the population is projected to grow to 13,208 people, possibly increasing culinary water demand from an average of 921 acre-feet to 1,163 acre-feet based on current usage patterns. The secondary water demand is expected to increase from an average of 5,111 acre-feet to 6,448 acre feet based on current usage trends. However, with a targeted 15% reduction in per capita consumption through conservation efforts over the next ten years, Alpine can limit the average culinary demand to 986 acre-feet and secondary demand to 5,474 acre-feet — thereby preserving resources while avoiding costly infrastructure expansion.

This element identifies seven key components:

1. Background and Purpose – Outlining the necessity for integrated water-land use planning.
2. Existing Water Sources and Use – Summarizing current sources, infrastructure, and consumption patterns.
3. Projected Growth and Demand – Forecasting future water needs based on population trends.
4. Water Conservation Goals – Establishing a measurable, long-term reduction target.
5. Implementation Policies – Defining specific strategies for development review, zoning, and education.
6. Compliance with State Law – Consistent with HB 121 and SB 110.
7. Plan Integration and Conclusion – Positioning water planning as a critical priority for Alpine's future.

Additionally, the plan outlines goals related to watershed preservation, source water protection, and sustainable land use patterns. It includes a population-water demand chart, detailed data table, and comprehensive planning policies and objectives. Alpine's commitment to conservation and resource protection ensures that its water future remains resilient, equitable, and sustainable.

Introduction

Water is a critical and finite resource for Alpine City, especially given its location in the mountain deserts of Utah where precipitation is low and seasonal demand for water is high. As the city plans for future growth and development, proactive water management must ensure a reliable, high-quality supply for residents, businesses, and essential services. This Water Use and Preservation Element provides a strategic framework for managing current resources, projecting future demand, and implementing effective conservation measures. In alignment with Utah Code § 10-9a-403, HB 121 (2022), and SB 110 (2022), this element integrates water preservation planning into Alpine's General Plan to guide land use decisions, infrastructure investments, and regional coordination.

Understanding Water Conservation vs. Water Preservation

While often used interchangeably, water conservation and preservation reflect different but complementary approaches to managing water resources. Water conservation focuses on the efficient use and reduction of water waste, encouraging practices such as using low-flow fixtures and watering lawns during off-peak hours. On the other hand, water preservation emphasizes the protection and stewardship of water resources over the long term, including maintaining watershed health, safeguarding source water quality, and ensuring sustainable land use patterns. These approaches guide Alpine City's commitment to a reliable, resilient water future.

Background: Water Use and Preservation in Alpine City

Summary of Present Conditions

Alpine City, located in Utah County, experiences a semi-arid climate characterized by hot summers, cold winters, and low annual precipitation. The city's water supply is sourced primarily from springs and is supplemented by deep well systems. The City has historically relied on its Water Conservation Plan to guide responsible water use practices.

Culinary Water System Description

Alpine City's water is primarily sourced from Grove Spring. The water is delivered via the city's pressure zone system to storage tanks strategically placed to provide the necessary capacity to each zone. Key infrastructure includes:

- Grove Tank
- 3MG Tank
- Hog Hollow Tank

- Box Elder Tanks
- Three Falls Tanks
- Willow Canyon Tank
- Major pipelines ranging from 6" to 20" diameter
- 8 Pressure Zones

In 2024, the system delivered approximately 1.4 Million gallons of culinary water during the peak day.

Water Consumption & Growth

- 2024 Water Use: 325.4 million gallons
- Population: ~10,679
- Per Capita Use: 83.58 gallons/day (in 2024) The 5 year per capita average is 78.56 gpcd.
- Growth Projection: 1.1% annual growth rate; population expected to reach 13,208 by 2045

Over the past three years, the city has achieved a 6.48% reduction in system water losses due to proactive leak detection, minimizing unmetered uses, and reducing water theft. These advancements are keeping culinary water use relatively low. When irrigation water is counted in the per capita use, the city is higher than the state conservation goals. This is mainly attributed to the larger lot sizes prevalent throughout the city and to pressurized irrigation water being provided to agricultural users. The city began installing individual pressurized irrigation meters in 2018. In 2023, customers began being billed based on actual usage on a tiered rate structure as a conservation measure. These actions have had a significant impact on water use reduction.

Projections of Change or Transformation

As Alpine City continues to grow, pressures on its water system are expected to increase. Population growth, land development, and climate variability will stress the current water infrastructure. Water-intensive landscaping and limited reuse systems may further contribute to peak-season shortages.

Statewide legislative changes—including HB 121 (2023), SB 76 (2023), and SB 110 (2022)—require municipalities to incorporate water use and preservation strategies directly into their general plans. In addition, the Utah Division of Water Resources has set regional water conservation goals that will necessitate new practices, technologies, and rate structures.

Current or Emerging Issues

Key challenges facing Alpine City's water future include:

- Undersized water storage tanks in some zones
- Aging infrastructure that may compromise leak detection and distribution efficiency;
- Limited public awareness of individual water use and conservation options;
- Adjust the existing modified tiered water rate structure to more strongly encourage efficiency;
- Compliance with new state mandates requiring measurable goals and policies in land use

planning documents.

Addressing these issues will require an integrated and forward-looking approach that links land use, fiscal policy, infrastructure investment, and community engagement.

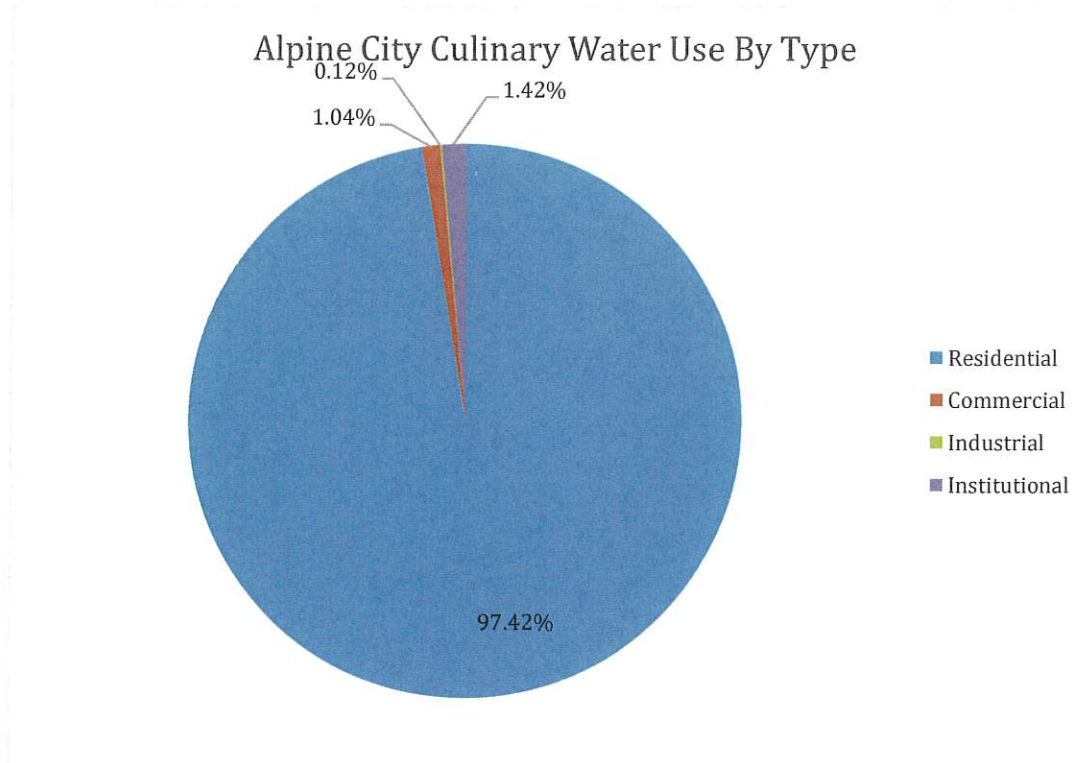
Water Use by Sector

The 2024 Public Water Supply Use Form shows the following breakdown of the culinary water use within Alpine City.

2024 Culinary Use by Type (Based on Usage at the Customer's Meter)

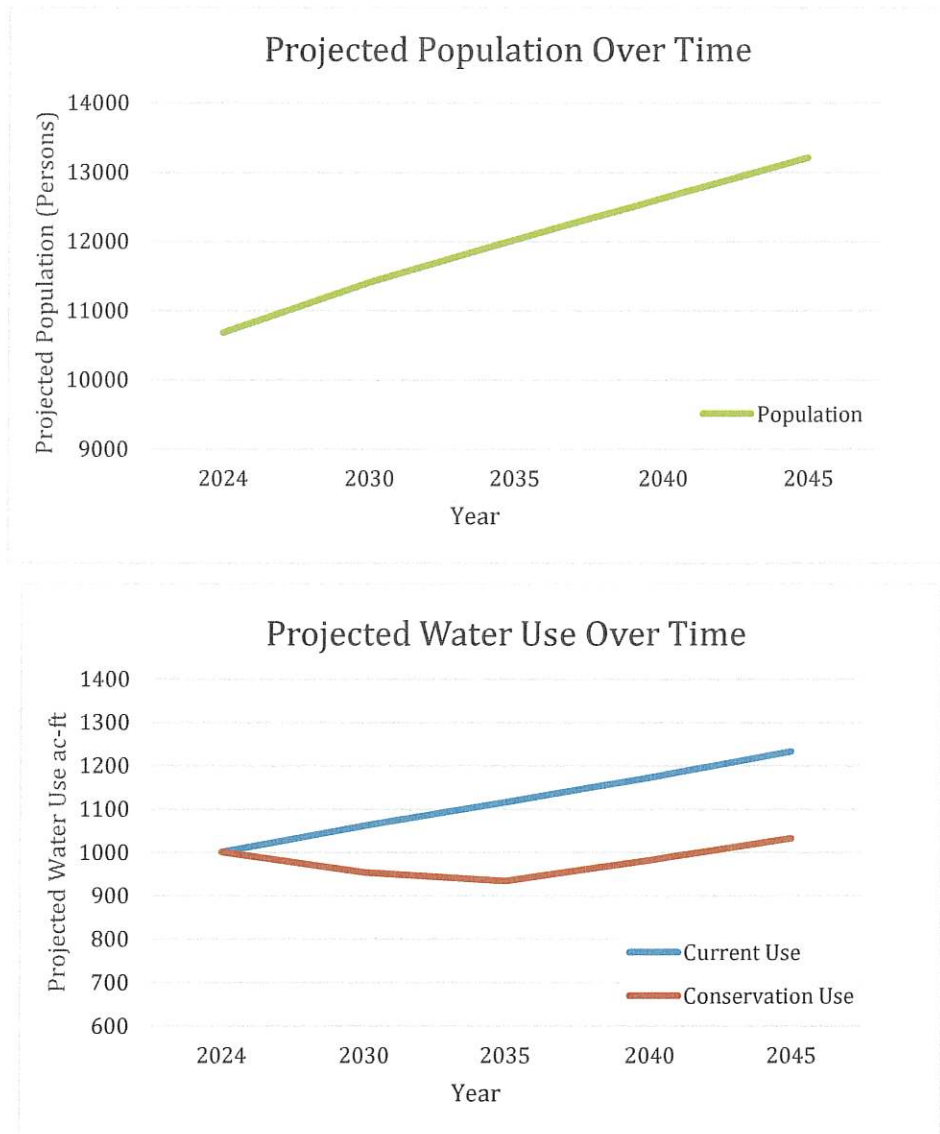
Type	Gallons	Ac-ft	% of Total
Residential	293,438,000	900.53	97.42%
Commercial	3,127,000	9.60	1.04%
Industrial	364,000	1.12	0.12%
Institutional	4,280,000	13.13	1.42%
Total	301,209,000	924.38	

These figures demonstrate the predominance of residential water consumption in Alpine City. Understanding this distribution supports the City's focus on residential conservation programs and targeted policy interventions. The pie chart below provides a visual representation of sectoral water use.



Projected Water Use and Population Growth

Future projections show Alpine City's population continues to grow through 2045, while water usage trends reflect anticipated demand and potential conservation impacts. If no additional conservation measures are implemented, water demand may rise proportionally with growth. However, with sustained efficiency efforts, usage can remain more stable. The chart below illustrates projected trends for total population and water demand, with and without culinary conservation strategies.



In 2024, Alpine City population was 10,679 and culinary water use was approximately 999 acre-feet. The preceding charts illustrate how the culinary water use trend follows population growth projected through 2045. As the population increases from approximately 10,679 to 13,208 residents, total culinary water demand is expected to rise from 999 acre-feet to 1,234 acre-feet under current usage trends. The city has a goal to reduce water consumption by 15%

over the next 10 years. The following table shows expected trends at the 15% per capita reduction as the population grows.

Year	Projected Population	Projected Water Demand (acre-feet)
2025	10784	992
2030	11407	954
2035	12018	933
2040	12618	981
2045	13208	1032

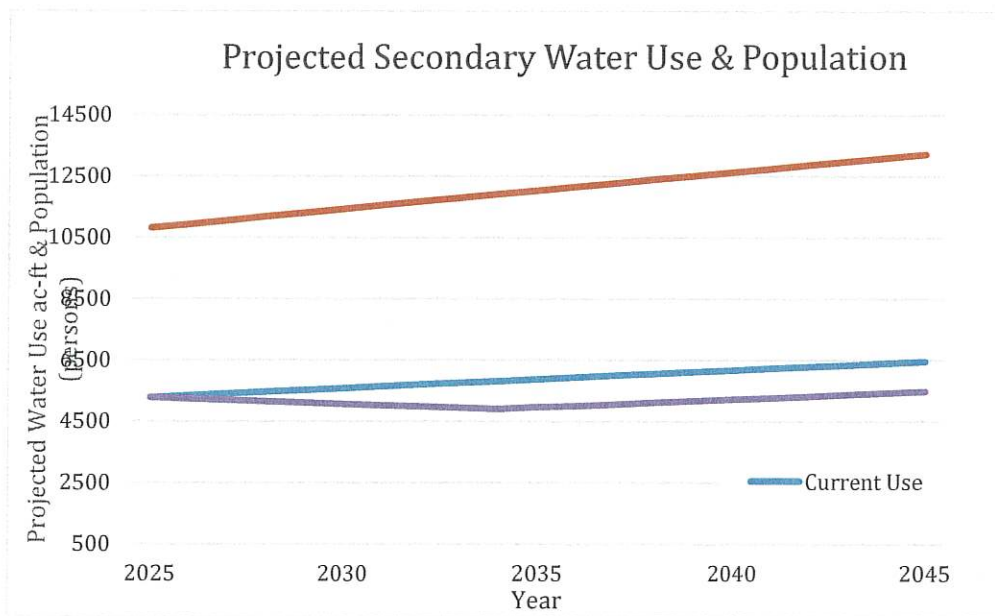
In 2035 when the 15% reduction goal is reached, the city will have a need for 933 ac-ft per year. Then, if no further conservation is done and the water use simply follows the population growth rate trend, the culinary demand will be 1032 acre-feet per year by 2045. An increase of only 40 acre-feet while increasing the population by over 2,529 people reflects good water preservation and conservation practices.

Secondary Water Use

Alpine City has a secondary water system in place that provides outdoor watering for most of the residents. Secondary meters were installed in 2018 with billing starting in 2023. Data is being gathered to project future trends.

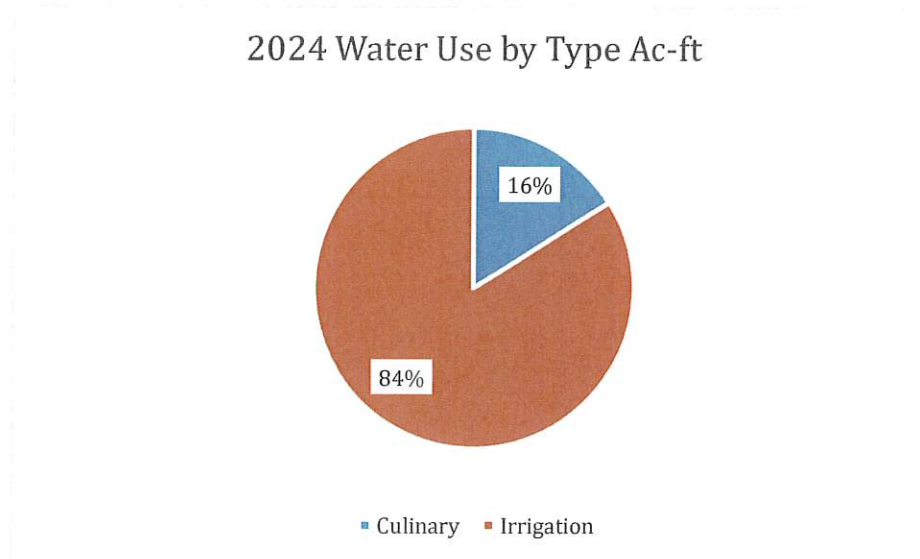
The city uses an average of 5,110 acre-feet of secondary water every year. The sources are deep wells, springs, and surface water. Some secondary water is also delivered to the city through the Central Utah Water Conservancy District (CUWCD).

The following chart shows the irrigation water trends in comparison to the population growth.



Following the current trend, by the year 2045, the city will need 6,448 acre-feet of secondary water. If the city were able to implement a 15% reduction in irrigation water use over the next ten years, and then maintain that quantity moving forward, by the year 2045 the irrigation need would be 5,475 acre-feet. The reduction is 973 acre-feet.

The following chart shows the irrigation water use compared with culinary water use for 2024.



As shown, most of the water used is secondary. Due to the largely residential population using the irrigation system, secondary water reduction is where the city will see its greatest water budget savings.

Vision Statement

Alpine City envisions a resilient, efficient, and sustainable water future where every drop is valued, infrastructure is modern and responsive, and the community works together to ensure that clean, reliable water remains available for future generations. Through proactive planning, technological innovation, and a shared conservation ethic, Alpine will lead by example in preserving its precious water resources amid growth and environmental change.

Alpine City has identified strategic goals focused on measurable outcomes and long-term resilience to achieve this vision. These goals, supported by clear objectives and actionable policies, provide a framework for guiding decisions, allocating resources, and aligning future growth with sustainable water practices.

Water Use and Preservation Goals, Objectives, and Policies

Goal 1: Detect water leaks in the culinary system

Objective 1.1: Identify and repair at least 90% of leaks within 30 days of detection.

1. Policy 1.1.1: Create and execute a leak response protocol with specific response time targets.
2. Policy 1.1.2: Provide field crews with acoustic leak detection devices and training or obtain these services through a vendor.
3. Policy 1.1.3: Develop a tracking system to monitor leak incidents and repair status.

Objective 1.2: Reduce unaccounted-for water to below 10% of total system input

1. Policy 1.2.1: Conduct annual water audits following AWWA M36 methods.
2. Policy 1.2.2: Establish district metered areas (DMAs) to isolate and assess water losses.

Objective 1.3: Conduct an annual survey of the distribution system to identify hidden or underground leaks.

1. Policy 1.3.1: Obtain annual contracts for professional leak detection services.
2. Policy 1.3.2: Utilize GIS-integrated data to identify suspected leak areas.
3. Policy 1.3.3: Focus on older infrastructure for survey prioritization and replacement planning.

Goal 2: Establish a consistent and well-planned meter replacement program

Objective 2.1: Replace all malfunctioning meters identified during monthly readings.

1. Policy 2.1.1: Keep a performance log for each meter to identify recurring issues.
2. Policy 2.1.2: Procure replacement meters beforehand to minimize delays.
3. Policy 2.1.3: Establish meter replacement Key Performance Indicators (KPI) and report to the City Council annually.

Objective 2.2: Develop a 10-year meter lifecycle plan for systematic upgrades.

1. Policy 2.2.1: Catalog all meter types, ages, and conditions in a digital database.
2. Policy 2.2.2: Schedule replacements by neighborhood to enhance installation efficiency.
3. Policy 2.2.3: Forecast annual budget needs to support meter lifecycle upgrades.

Objective 2.3: Ensure that 100% of new meters are compatible with automated data collection.

1. Policy 2.3.1: Only adopt procurement standards for AMI-capable meters.
2. Policy 2.3.2: Test new meters for accuracy and data integration following installation.
3. Policy 2.3.3: Educate utility personnel on the latest meter technologies, software, and diagnostic tools.

Goal 3: Review the current water rate structure and implement necessary changes that encourage conservation

Objective 3.1: Implement a progressive water rate structure by the following fiscal year.

1. Policy 3.1.1: Conduct a rate study that evaluates tiered and seasonal pricing models.
2. Policy 3.1.2: Conduct public workshops to collect feedback on proposed rate changes.
3. Policy 3.1.3: Implement rate ordinance changes informed by usage data and equity analysis.

Objective 3.2: Reduce per capita water consumption by 10% within three years.

1. Policy 3.2.1: Design rate tiers to raise the cost per unit as consumption increases.
2. Policy 3.2.2: Combine pricing with rebate programs for more efficient fixtures.
3. Policy 3.2.3: Monitor usage trends monthly and engage high users with targeted outreach.

Objective 3.3: Improve billing transparency and customer education

1. Policy 3.3.1: Revise billing statements to display usage history and cost impacts.
2. Policy 3.3.2: Launch an online portal featuring real-time usage tracking tools.
3. Policy 3.3.3: Include seasonal conservation tips with each utility bill.

Goal 4: Protect and steward Alpine's water resources over the long term, including maintaining watershed health.

Objective 4.1: Preserve and restore the ecological functions of Alpine's watersheds.

1. Policy 4.1.1 Implement riparian buffer requirements along streams, creeks, and wetlands.
2. Policy 4.1.2 Prohibit development on steep slopes and high-erosion hazard zones within watersheds.
3. Policy 4.1.3 Collaborate with the U.S. Forest Service and state partners on watershed restoration projects.

Objective 4.2: Promote land use practices that support watershed sustainability

1. Policy 4.2.1 Integrate watershed protection priorities into the General Plan's land use map and zoning designations.
2. Policy 4.2.2 Require site designs in watershed areas to use low-impact development techniques (e.g., green infrastructure, pervious surfaces).
3. Policy 4.2.3 Limit impervious surface coverage in sensitive recharge zones and floodplains.

Objective 4.3: Educate and engage the public in watershed stewardship.

1. Policy 4.3.1 Create a city-sponsored watershed education program at schools and public events.
2. Policy 4.3.2 Post interpretive signage at trailheads and public access points near sensitive watershed areas.
3. Policy 4.3.3 Organize annual community watershed cleanup and monitoring days in coordination with local organizations.

Goal 5: Protect the quality of Alpine’s source water to ensure safe and clean drinking water for current and future generations.

Objective 5.1: Maintain regulatory compliance through proactive source water protection planning.

1. Policy 5.1.1 Update and enforce source protection plans for all municipal wells and surface water intakes.
2. Policy 5.1.2 Establish interagency agreements to monitor and manage pollution threats near source areas.
3. Policy 5.1.3: Require proof of source protection plan compliance for development applications near protected zones.

Objective 5.2: Minimize contamination risks from land use and industrial activity. planning.

1. Policy 5.2.1 Prohibit hazardous materials storage or disposal in source water protection zones.
2. Policy 5.2.2 Require stormwater pollution prevention plans (SWPPPs) for all construction sites within 1,000 feet of a source.
3. Policy 5.2.3 Restrict new septic systems in areas overlying groundwater recharge zones.

Objective 5.3: Improve infrastructure to support long-term source water protection.

1. Policy 5.3.1 Prioritize replacement of aging water distribution infrastructure near source water areas.
2. Policy 5.3.2 Develop and maintain spill response protocols for transportation routes near source waters.
3. Policy 5.3.3 Evaluate redundant water source development opportunities to reduce system vulnerability.

Goal 6: Ensure sustainable land use patterns that align with Alpine’s long-term water availability and conservation objectives.

Objective 6.1: Direct growth to areas with existing water infrastructure capacity.

1. Policy 6.1.1 Use the General Plan’s Future Land Use Map to guide growth toward served and serviceable areas.
2. Policy 6.1.2 Require water system capacity analyses for all major subdivisions and rezoning requests.
3. Policy 6.1.3 Encourage infill development and discourage leapfrog sprawl beyond water service boundaries.

Objective 6.2: Coordinate land use approvals with long-range water planning.

1. Policy 6.2.1 Mandate water availability assessments before final approval of large-scale developments.

2. Policy 6.2.2 Require consistency between zoning amendments and the City’s water master plan.
3. Policy 6.2.3 Include water demand projections in all Capital Facilities Plans and Impact Fee Analyses.

Objective 6.3: Promote compact and efficient land development forms that reduce water consumption.

1. Policy 6.3.1 Establish water-efficient development design guidelines for site plan review.
2. Policy 6.3.2 Provide density bonuses for projects incorporating comprehensive water-saving features.
3. Policy 6.3.3 Limit turf installation in new commercial, institutional, and multifamily developments.

Conclusion

Alpine City proactively addresses water sustainability challenges through integrated planning, targeted conservation measures, and infrastructure modernization. This Water Use and Preservation Element reflects a coordinated response to local conditions, regional conservation goals, and state legislative mandates. By prioritizing leak detection, meter efficiency, and conservation-oriented rate structures, the city is laying the foundation for a resilient water system capable of supporting future growth while reducing waste and protecting valuable water resources.

The success of this plan depends not only on municipal action but also on community participation and regional collaboration. As the City continues to grow and climate pressures intensify, the strategies outlined in this document will help ensure long-term water availability and system efficiency. Alpine City remains committed to leading with innovation, transparency, and stewardship, ensuring that future generations inherit a healthy, reliable, well-managed water supply.

Compliance with Utah State Law

This element meets the requirements of Utah Code §10-9a-403, which mandates that general plans include a water use and preservation component. It also complies with HB 121 and SB 110, which require cities to plan for drought response, conservation, and long-term water needs.

Sources

- Alpine City Water Master Plan (2025)
- Alpine City Water Management and Conservation Plan (2025)
- Utah House Bill 121 (2023) – Water Conservation and General Plan Requirements
- Utah Senate Bill 76 (2023) – Water Efficiency Amendments
- Utah Senate Bill 110 (2022) – Secondary Water Metering Requirements

- Utah Division of Water Resources – Regional Conservation Goals
- American Water Works Association (AWWA) M36 and M52 Guidelines
- Alpine City Population Estimates – Utah Governor’s Office of Planning and Budget

If a closed meeting is needed:

Sample Motion

I move to pause the regular meeting and move into a closed meeting

to be held in the Conference Room at City Hall

to discuss _____ (*state the purpose*)

- reasonably imminent litigation
- the purchase, exchange, or sale of real property
- the professional character, conduct, or competence of personnel

and that at the end of the closed meeting

the open City Council meeting will be adjourned.