Town of Spring Lake, Utah

Notice of Public Hearing on the Adoption of the January – June 2026 Municipal Budget.

Notice is hereby given that the Town of Spring Lake, Utah will hold a public hearing to consider the adoption of the Town's municipal budget for the period of January 1, 2026 through June 30, 2026.

Public Hearing Details
Date: May 6, 2026
Time: 6:00 pm
Location: 3744 West 12240 South, Spring Lake, Utah 84651

Purpose of Hearing:
The purpose of this public hearing is to receive public comments regarding the proposed adoption of the Town of Spring Lake's municipal budget for the period of January 1, 2026 through June 30, 2026. The proposed budget establishes anticipated revenues and expenditures necessary for the operation of Town services, including administrative services, public safety through interlocal agreements, and other essential municipal functions.

Public Comment:
Interested persons are invited to attend the public hearing and provide comments. Written comments may also be submitted prior to the hearing to:
Rebecca Batty, Town Recorder or Wade Menlove, Mayor
Becs.batty@gmail.com or wade.menlove07@gmail.com

Availability of Documents:

A copy of the proposed budget is available for public review at:
Springlakeutah.gov

Posting:
This notice is posted in accordance with Utah Code requirements, including:

- Utah Public Notice Website
- The Town's official website
- As least one public location within the Town

Town of Spring Lake, Utah

Notice of Public Hearing on the Adoption of the Tentative Budget for Fiscal Year 2026-2027.

Notice is hereby given that the Town of Spring Lake, Utah will hold a public hearing to consider the adoption of the Town's tentative budget for Fiscal Year 2026-2027 (July 1, 2026 through June 30, 2027).

Public Hearing Details
Date: May 6, 2026
Time: 6:00 pm
Location: 3744 West 12240 South, Spring Lake, Utah 84651

Purpose of Hearing:
The purpose of this public hearing is to receive public comments regarding the proposed adoption of the Town of Spring Lake's tentative budget for Fiscal Year 2026-2027. The tentative budget outlines anticipated revenues and expenditures necessary for the operation of Town services, including administrative services, public safety through interlocal agreements, and other essential municipal functions.

The tentative budget will serve as the basis for the Town's final budget and may be amended prior to final adoption. If applicable, the Town may also consider property tax revenues as part of the budget process and will comply with Truth in Taxation requirements under Utah law.

Public Comment:
Interested persons are invited to attend the public hearing and provide comments. Written comments may also be submitted prior to the hearing to:
Rebecca Batty, Town Recorder or Wade Menlove, Mayor
Becs.batty@gmail.com or wade.menlove07@gmail.com

Availability of Documents:

A copy of the proposed tentative budget is available for public review at:
Springlakeutah.gov

Posting:
This notice is posted in accordance with Utah Code requirements, including:

- Utah Public Notice Website
- The Town's official website
- As least one public location within the Town

ORDINANCE NO. 26-05

AN ORDINANCE ADOPTING THE TOWN OF SPRING LAKE MUNICIPAL BUDGET FOR THE PERIOD OF JANUARY 1, 2026 THROUGH JUNE 30, 2026

WHEREAS, the Town of Spring Lake has recently incorporated and must establish an initial operating budget; and

WHEREAS, the Town Council is required to adopt a budget prior to the expenditure of funds pursuant to Utah Code 10-6-111; and

WHEREAS, the Town desires to adopt a budget covering the period of January 1, 2026 through June 30, 2026 to align with the municipal fiscal year.

NOW THEREFORE, the Town Council of the Town of Spring Lake, Utah hereby ordains as follows:

1. – Adoption of Budget

The Town Council hereby adopts the municipal budget for the Town of Spring Lake for the period of January 1, 2026 through June 30, 2026, as attached hereto as Exhibit A and incorporated herein by this reference.

2. – Fund Structure

The budget shall consist of the following funds:

- General Fund
- Capital Projects Fund
- Enterprise Funds, if applicable
- Special Revenue Funds, if applicable

3. – Appropriations Control

Expenditures of Town funds shall not exceed appropriations established in the adopted budget. The Town Council authorizes expenditures consistent with the budget, subject the following:

- The Mayor or designated Town Council members and staff may expend within approved line items
- An increase in total fund expenditures requires Town Council approval
- Budget amendments shall be made in accordance with Utah law

4. – Budget Amendments

The Town Council may amend the budget through the proper processes to reflect changes in revenues or expenditures, consistent with Utah Code 10-6-118.

5. – Transfer Between Line Items

The Town Council authorizes the Mayor or designees to transfer appropriations within a fund, provided that:

- No increase in total fund expenditures occurs
- All transfers are reported to the Council

6. – Certification of Funds

The Town Treasurer shall ensure that sufficient funds are available prior to any expenditure being made.

7. – Effective Date

This Ordinance shall take effect upon adoption and publication as required by law.

ADOPTED AND PASSED by the Town Council of the Town of Spring Lake, Utah, this __ of _____, 20__.

Signed: _____

Wade Menlove, Mayor

Attest: _____

Town Recorder

TOWN COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Wade Menlove	_____	_____	_____	_____
Sharon Bascom	_____	_____	_____	_____

David Charles	_____	_____	_____	_____
Robert Judd	_____	_____	_____	_____
Robert Marsh	_____	_____	_____	_____

EXHIBIT A

Budgets	2026 Jan-June	Feasability Study
Revenue		
Start up from county/property	83,320	88,900
State Sales tax (projected)	55,800	125,400
permits		200
B and C road funds (projected)	20,500	72,050
fines		4,800
donations	10000	
total revenue	169,620	291,350
expenditures		
incorporation costs	4,600	4,600
General Government		123,300
office supplies	3,000	
computers	6,000	
easter egg hunt	500	
training	3,000	
recording device	3,000	
accounting software	2,000	
legal services	15,000	
Insurance and bonds	10,500	
engineering??	0	
IT	0	
ULCT/MAG	500	
Enterprise Funds		
water	0	
sewer	0	
power	0	
garbage	0	
road Maintenance/county	15,000	62,400
Fire Protection/EMT	25,000	38,200
Law Enforcement	23,000	24,800
capital projects		
town office	21,000	
roads	37,520	
	169,620	

ORDINANCE NO. 26-06

AN ORDINANCE ADOPTING A TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 AND PROVIDING FOR THE TRUTH IN TAXATION PROCESS

WHEREAS, the Town of Spring Lake is required to adopt an annual budget for each fiscal year; and

WHEREAS, prior to the adoption of a final budget, the Town Council must adopt a tentative budget pursuant to Utah Code 10-6-113; and

WHEREAS, the Town Council has prepared a tentative budget for Fiscal Year 2026-2027 (July 1, 2026 through June 30, 2027); and

WHEREAS, the Town Council desires to consider property tax revenues as part of the budget process and must comply with the Truth in Taxation requirements set forth in Utah Code 59-2-919 if proposing to exceed the certified tax rate.

NOW THEREFORE, the Town Council of the Town of Spring Lake, Utah hereby ordains as follows:

1. – Adoption of Tentative Budget

The Town Council hereby adopts the Tentative Budget for Fiscal Year 2026-2027, attached hereto as Exhibit A and incorporated herein by this reference, as the Town's proposed budget for the upcoming fiscal year.

2. – Intent Regarding Property Tax Revenue

- The Town hereby declares its intent to increase property tax revenues above the certified tax rate and will comply with all applicable requirements of Utah law, including the Truth in Taxation process. Where Spring Lake is a newly incorporated municipality, it has yet to set its first ever certified tax rate.

3. – Truth in Taxation Process Authorization

The Town Council hereby authorizes and directs Town staff to:

- Coordinate with Utah County to comply with Truth in Taxation requirements
- Provide all necessary information for inclusion in the county's property tax notice
- Schedule and properly notice the required public hearing
- Take all other actions necessary to comply with applicable law

4. – Public Hearing for Final Budget and Tax Rate

The Town shall hold a public hearing as required by law prior to the adoption of the final budget and the establishment of the final property tax rate.

5. – Availability of Tentative Budget

The Tentative Budget shall be available for public inspection by request from Town Staff and on the Town's website, if available, during regular business hours.

6. – Budget Amendments

The Tentative Budget may be amended prior to final adoption, and the final budget shall be adopted in accordance with applicable provisions of Utah law.

7. – Effective Date

This Ordinance shall take effect upon adoption and publication as required by law.

ADOPTED AND PASSED by the Town Council of the Town of Spring Lake, Utah, this __ of _____, 20__.

Signed: _____

Wade Menlove, Mayor

Attest: _____

Town Recorder

TOWN COUNCIL VOTE AS RECORDED

Councilmembers:	Yes	No	Abstain	Excused
Wade Menlove	_____	_____	_____	_____
Sharon Bascom	_____	_____	_____	_____

David Charles	_____	_____	_____	_____
Robert Judd	_____	_____	_____	_____
Robert Marsh	_____	_____	_____	_____

EXHIBIT A

Budgets	Tentative 26 27	Feasability Study
Revenue		
Start up from county/property	84,150	88,900
State Sales tax (projected)	111,600	125,400
permits		200
B and C road funds (projected)	41,000	72,050
fines		4,800
donations		
total revenue	236,750	291,350
expenditures		
incorporation costs	4,600	4,600
General Government		123,300
office supplies	3,000	
computers	1,000	
easter egg hunt	500	
training	3,000	
recording device	0	
accounting software	2,000	
legal services	20,000	
Insurance and bonds	10,500	
engineering??	0	
IT	0	
ULCT/MAG	500	
Enterprise Funds		
water	0	
sewer	0	
power	0	
garbage	0	
road Maintenance/county	15,000	62,400
Fire Protection/EMT	25,000	38,200
Law Enforcement	23,000	24,800
capital projects		
town office	50,000	
roads	78,650	
	236,750	

EXHIBIT B

Utah code 59-2-919 provides guidance and regulations for property tax increases through a process called Truth in Taxation. This process requires a statement of the Proposed Property Tax Impact Schedule

Proposed Property Tax Impact Schedule

The town of Spring Lake is proposing a property tax increase for the 26/27 fiscal year. This Tax Impact Schedule Statement contains estimates of the property taxes collected by the county in 2023-2025. These estimates are calculated on the basis of data provided in the feasibility study and the previous year (25/26) county tax rates. The actual tax on your property and proposed tax increase on your property may vary from this estimate.

Upon incorporation, a new municipality's property tax rates are set at 0.0. The first year of incorporation a new municipality must go through the Truth in Taxation process regardless of whether the new tax rate reflects a tax increase or a tax decrease from the previous year. **It is the intent of the Spring Lake town council to maintain property taxes at the same tax rate as the county rate the previous year. In reality there will not be a tax increase from the previous year.**

Utah County collects property taxes as revenue for several different entities such as Nebo School District, Utah Water District, Utah County, Etc, and for several county "service districts" to provide services to unincorporated areas of the county such as fire protection, law enforcement, and community development. (More information and a list of these service districts is provided in a separate document, "About Property Taxes) It is proposed that the Town of Spring collect property taxes equivalent to the combined three county service districts in 2025

Actual and Estimated Prior Year Data

Feasibility Study Estimates

	2023	**2024**	**2025**
Total taxable value	54,067,238	54,150,705	54,234,292
Tax rate	.00162	.00162	.00163
revenue	87,660	87,757	88,353

Actual county data (www.tax.utah.gov/propertytax/rates/area-rates. And www.taxrates.utah.gov/guest)

	2023	2024	2025
Total taxable value	54,067,238	57,057,156	63,270,680
Tax rate	.001387	.001371	.00133
revenue	74,991,259	78,225,360	84,150

2026/2027 Spring Lake property tax proposal

2025 utah county tax rate	.00133
2025 utah county taxes collected for the three service areas	$83,250.00
2026 Projected taxable value*	$63,270,680
2026 Projected tax rate**	.00133
2026 Projected revenue collected from property taxes***	$84,150.00

* Actual taxable value may change
** The tax rate may change based on the actual taxable value.
*** It is the intent of the town council to adjust the tax rate based on the actual taxable value when that value is provided by the tax commission so as to maintain the same amount of taxes paid the previous year. In reality there will be no tax increase from the previous year.

Impact of No Tax Increase

The town of Spring Lake will not have the revenue needed to pay for critical services including Fire, Law Enforcement, and Road maintenance

Utah code 59-2-919 provides guidance and regulations for property tax increases through a process called Truth in Taxation. This process requires a statement of the Proposed Property Tax Impact Schedule

Proposed Property Tax Impact Schedule

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Upon incorporation, a new municipality's property tax rates are set at 0.0. The first year of incorporation a new municipality must go through the Truth in Taxation process regardless of whether the new tax rate reflects a tax increase or a tax decrease from the previous year. **It is the intent of the Spring Lake town council to maintain property taxes at the same tax rate as the county rate the previous year. In reality there will not be a tax increase from the previous year.**

Utah County collects property taxes as revenue for several different entities such as Nebo School District, Utah Water District, Utah County, Etc, and for several county “service districts” to provide services to unincorporated areas of the county such as fire protection, law enforcement, and community development. (More information and a list of these service districts is provided in a separate document, “About Property Taxes) **It is proposed that the Town of Spring collect property taxes equivalent to the combined three county service districts in 2025**

Actual and Estimated Prior Year Data

Feasibility Study Estimates

	2023	2024	2025
Total taxable value	54,067,238	54,150,705	54,234,292
Tax rate	.00162	.00162	.00163
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2026/2027 Spring Lake Property Tax Proposal

2025 utah county tax rate	.00133
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2026 Projected taxable value*	$63,270,680
2026 Projected tax rate**	.00133
2026 Projected revenue collected from property taxes***	$84,150.00

* Actual taxable value may change
** The tax rate may change based on the actual taxable value.
*** It is the intent of the town council to adjust the tax rate based on the actual taxable value when that value is provided by the tax commission so as to maintain the same amount of taxes paid the previous year. In reality there will be no tax increase from the previous year.

Impact of No Tax Increase

The town of Spring Lake will not have the revenue needed to pay for critical services including Fire, Law Enforcement, and Road maintenance

Town of Spring Lake, Utah

Notice of Posting of Proposed Property Tax Impact Schedule Statement for Fiscal Year 2026-2027.

Notice is hereby given that the Town of Spring Lake, Utah has prepared and posted its Proposed Property Tax Impact Schedule Statement for Fiscal Year 2026-2027 in accordance with applicable provisions of Utah law, including Truth in Taxation requirements.

Purpose of Hearing:
The purpose of this notice is to inform the public that the Town has prepared a Proposed Property Tax Impact Schedule Statement as part of its budget and property tax planning process. The statement contains estimates of prior and proposed property tax revenues and explains the Town's intent regarding property tax rates for the upcoming fiscal year.

The Town of Spring Lake is proposing to establish a property tax rate as part of its first full year following incorporation. As outlined in the statement, the Town intends to maintain property taxes at a level equivalent to prior county service district rates; however, the Truth in Taxation process is required under Utah law.

Availability of Document:

A copy of the proposed Property Tax Impact Schedule Statement is available for public review at:
Springlakeutah.gov
Utah.gov/pmn/

Public Participation
Members of the public are encouraged to review the posted statement and may provide comments during the Town's public hearings on the tentative and final budgets, as well as required Truth in Taxation hearing.

Posting:
This notice is posted in accordance with Utah Code requirements, including:

- Utah Public Notice Website
- The Town's official website
- As least one public location within the Town

About Property Taxes

Property taxes in Utah are collected by local governments—including counties, cities, school districts, and service districts—to fund essential services and infrastructure.

Why Property is Taxed

Under Utah State law, local governments have the authority to levy a property tax on any property within their geographical boundaries. This tax is not contingent on whether the property owner directly benefits from the services provided by the local government. These taxes fund essential services such as law enforcement, emergency services, road and utility maintenance, schools, and water/sewer infrastructure. Every property within the county falls under the jurisdiction of several local governments. Based on the overlap of these local governments, the county creates Taxing Districts that combine the tax rates of each local government into a single tax rate.

What Determines Your Property Tax?

There are three elements in determining the amount of property tax assessed. The annual budget of a local government, a property's taxable value, and final adopted Tax Rate.

Budget: Every local government must adopt a balanced budget each year. The portion of the budget funded by property taxes will be proportionally divided among all taxpayers within the government's boundaries, based on the taxable value of their property

Taxable Value: The portion of a property's value that is taxed is referred to as its Taxable Value. For all property, except primary residences, Taxable Value is 100% of the Assessed Market Value. For primary residences, Taxable Value is only 55% of the Assessed Market Value.

Tax Rate: The tax rate charged to a property owner by a local government is determined by a simple formula: Total Estimated Property Tax Revenue divided by the Total Taxable Value within the government's boundaries. This rate is then applied to each property individually to calculate the property tax due. See below for a more detailed explanation.

Where Do My Tax Dollars Go?

Your property taxes help fund essential services that keep our community running smoothly. The accompanying chart shows how these dollars are divided, giving you a clear picture of where your money goes and how it supports the programs and services we rely on every day.

In 2024, Utah County Residents paid a total of $884,213,605 in Property Taxes to local government agencies, as per the 2025 Treasurer 750 Report that can be found at TaxRates.Utah.gov.Those taxes were distributed to the various local governments in the following amounts:

2024 County Distribution Totals

School Districts - 68.14% $602,470,680

Cities/towns - 12.38% $109,422,640

Utah County - 7.13% $63,048,959

Redevelopment Agencies - 5.17% $45,692,666

Utah Water District - 4.15% $36,722,027

Service Districts - 1.53% $13,525,921

Local & State Assessing/Collecting - 1.36% $12,044,581

City Water Districts - 0.15% $1,286,131

As you can see the majority of property taxes go to school districts. Only 12.38% of all property taxes collected by Utah County went back to cities and towns such as Payson and Santaquin. Spring Lake was not included as a city/town at that time. Service districts 6 (law enforcement), 7 (Fire protection), and 8 (community development) are property taxes collected by the county to provide unincorporated areas of the county with these services. At the time Spring Lake was unincorporated and our property taxes contributed to those service districts. As we are now a town, our share of property taxes will come back to us as an entity or municipality and will not be included in the special service districts.

Our goal is to keep our portion of property taxes equivalent to what the county had been collecting in service districts 6, 7, and 8, however, as you can see, your total property taxes are influenced by many other factors such as school districts, county, Utah Water District, etc.

The State of Utah has adopted a "Balanced Budget" approach to property taxes, meaning that a municipality sets a budget and then the tax rate is determined based on the taxable value of all properties within the municipality. Each year the town's budget stays the same. If property values go up then the actual tax rate goes down but the dollar amount of taxes paid stays the same. If property values go down the actual tax rate goes up keeping the dollar amount of taxes paid the same.

This approach keeps the dollar amount paid by property owners consistent even though the taxable value or tax rate may change. It also prevents cities/towns from collecting windfall revenues when property values increase sharply. However, this approach does not take into account the cost of doing business for cities/towns. The cost of services may increase due to inflation but the town's revenue from property taxes remains the same. If the revenue from property taxes does not meet the town's cost to provide services then a town may opt to

increase the budget which would increase the tax rate. In such a case, the town must go through the Truth in Taxation process.

When Spring Lake incorporated our local property tax rate was set at 0.0, however, the county had been collecting property taxes through special service areas (6, 7, and 8) to provide services such as fire and law enforcement. The combined county tax rate for these three areas was .00133. The intent of the town council is to keep our new town tax rate at the same rate as the county rate (.00133). In reality we are NOT proposing a tax rate increase, however, since our tax rate was set at 0.0 when we incorporated, the state tax commission does consider this a tax rate increase from 0.00 to .00133.

How are Property Tax Rates Caluculated?

Changes in assessed value can have varied impacts on property owners, especially as values fluctuate across the county. While it may seem logical to expect property taxes to rise and fall in direct correlation with property values, this is not always the case. There is a relationship between assessed value and taxes due, but general perception and actual practice can differ. Broad changes in assessed value create tax shifts that affect different properties in diverse ways. For instance, if there is an average 10% value increase across the county, a property with only a 5% value increase could see a decrease in taxes. Conversely, if overall county values decrease by 10%, and a property only decreases by 5%, the tax on that property could increase.
Each year assessed values of various geographic regions and property types throughout the county change by different percentages. This results in tax shifts from some areas and property types to others. As illustrated in the examples above, there will inevitably be property owners who, despite receiving a reduction in assessed value, experience an increase in property tax. These examples are illustrative and may not apply to every individual property. The equation to calculate the tax rate is:

$$\frac{\text{Budget}}{\text{Taxable Value}} = \text{Tax Rate}$$

For example, if a local government has a budget of $100,000 and a taxable value within its boundaries of $100 million, then the tax rate for that entity would be 0.1%:

$$\frac{\$100,000}{\$100,000,000} = 0.1\%$$

This rate changes every year. If the budget remains the same but the assessed value changes, the rate will change opposite to the assessed value. Using the same example budget again, if the taxable value for this tax entity increased to $110 million, the rate would decrease to .0909%.

$$\frac{\$100,000}{\$110,000,000} = 0.0909\%$$

To learn more about tax rates and view information specific to each local government in Utah County, visit taxrates.utah.gov and log in as a guest.