

**HEBER CITY CORPORATION
75 North Main Street
Heber City, UT 84032
Heber City Council Meeting**

May 9, 2026

9:00 a.m. Budget Workshop Meeting #3

TIME AND ORDER OF ITEMS ARE APPROXIMATE AND MAY BE CHANGED AS TIME PERMITS

- I. BUDGET WORKSHOP #3 - 9:00 A.M.**
 - 1. Call to Order (Heidi Franco, Mayor)
- II. 2027 FISCAL YEAR BUDGET**
 - 1. Finance Director Statement of Proposed Property Tax Increase and Presentation of the Proposed Property Tax Impact Schedule
 - 2. Fiscal Year 2027 Budget Workshop Number Three (Sara Nagel, Finance Manager, Matt Brower, City Manager)
- III. PUBLIC COMMENTS: (3 min per person/20 min max)**
- IV. ADJOURNMENT:**

Ordinance 2006-05 allows Heber City Council Members to participate in meetings via telecommunications media. In accordance with the Americans with Disabilities Act, those needing special accommodations during this meeting or who are non-English speaking should contact Trina Cooke at the Heber City Offices 435.657.7886 at least eight hours prior to the meeting.

Posted on May 4, 2026, in the Heber City Municipal Building located at 75 North Main, the Heber City Website at www.heberut.gov, and on the Utah Public Notice Website at <http://pmn.utah.gov>.



Heber City Council Staff Report

MEETING DATE: 5/9/2026
SUBJECT: Call to Order
RESPONSIBLE: Heidi Franco
DEPARTMENT: Administrative
STRATEGIC RELEVANCE:

SUMMARY

RECOMMENDATION

BACKGROUND

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

1. Approve as proposed
 2. Approve as amended
 3. Continue
 4. Deny
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POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the **item** as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the **item** as amended, as follows.

Alternative 3 - Continue

I move to **continue** the **item** to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the **item** with the following findings.

ACCOUNTABILITY

Department: Administrative
Staff member:

EXHIBITS

None



Heber City Council Staff Report

MEETING DATE: 5/9/2026
SUBJECT: Finance Director Statement of Proposed Property Tax Increase and Presentation of the Proposed Property Tax Impact Schedule
RESPONSIBLE: Sara Nagel
DEPARTMENT: Finance
STRATEGIC RELEVANCE:

SUMMARY

HB 236 requires the City’s Budget Officer to formally state, prior to adoption of the tentative budget, whether the City intends to consider a property tax rate that exceeds the certified tax rate.

In compliance with this requirement, the Finance Director is presenting:

1. A formal statement of intent indicating that Heber City is considering a property tax increase, and
2. A Proposed Property Tax Impact Schedule outlining the estimated financial effects of the proposed increase on taxpayers and City operations.

The proposed increase would generate approximately \$174,000 in additional property tax revenue, representing an estimated 5.20% increase over current property tax revenues.

Resolutions acknowledging the statement of intent and adopting the proposed property tax impact schedule are found in the action items of the agenda.

RECOMMENDATION

BACKGROUND

During the 2026 General Legislative Session, the Utah Legislature adopted HB 236, which modified certain requirements related to municipal budget adoption and the Truth-in-Taxation process under Utah Code §59-2-919.

HB 236 introduces an additional step earlier in the budget process. Specifically, if a municipality is considering a property tax rate that exceeds the certified tax rate, the Budget Officer must publicly state, at the time the tentative budget is presented, that the tentative budget includes a proposed property tax increase. This statement must include:

- The approximate dollar amount of additional ad valorem tax revenue to be generated;
- The purpose of the additional revenue;
- The approximate percentage increase in property tax revenue; and
- Notice that a formal Truth-in-Taxation hearing will be scheduled if the City proceeds with the proposed increase.

This requirement is intended to improve transparency by informing the public and governing body earlier in the budget process that a property tax increase is being contemplated, rather than waiting until the formal Truth-in-Taxation notice and hearing phase.

DISCUSSION

FISCAL IMPACT

CONCLUSION

ALTERNATIVES

1. Approve as proposed
2. Approve as amended
3. Continue
4. Deny

POTENTIAL MOTIONS

Alternative 1 - Approval - Staff Recommended Option

I move to **approve** the **item** as presented, with the findings and conditions as presented in the conclusion above.

Alternative 2 - Approve as Amended

I move to **approve** the **item** as amended, as follows.

Alternative 3 - Continue

I move to **continue** the **item** to another meeting on [DATE], with direction to the applicant and/or Staff on information and / or changes needed to render a decision, as follows:

Alternative 4 - Denial

I move to **deny** the **item** with the following findings.

ACCOUNTABILITY

Department: Finance
Staff member: Sara Nagel, Finance Manager

EXHIBITS

1. Proposed Property Tax Impact Schedule

Proposed Property Tax Impact Schedule

Finance Director Statement: As part of the Fiscal Year 2027 Tentative Budget, Heber City will consider an increase to its property tax rate from 0.00077 to 0.00081 (estimated) to generate an additional \$174,000. The following information is intended to provide decision makers and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted. The City shall provide notice of and conduct a public hearing as required where members of the public have an opportunity to comment on the proposed increase.

Heber City's Current Property Tax Rate		0.00071
Heber City's Current Property Tax Revenue	\$	3,347,780
Proposed Revenue with Tax Change	\$	3,521,780
New Property Tax Revenue to Heber City	\$	174,000

Estimated Increase to Cameron City's Property Tax Revenue		5.20%
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Estimated annual increase to a primary residence of \$850,000	\$	18.72
Estimated annual increase to a business valued at \$850,000	\$	34.03

Affected Department	Proposed Budget	Budget without Change	Budget Change
Legislative	\$ 275,700	\$ 272,940	\$ 2,760

Affected Department	Proposed Budget	Budget without Change	Budget Change
Judicial	\$ 399,400	\$ 395,400	\$ 4,000

Affected Department	Proposed Budget	Budget without Change	Budget Change
Administrative	\$ 1,462,400	\$ 1,447,750	\$ 14,650

Affected Department	Proposed Budget	Budget without Change	Budget Change
General Gov't Buildings	\$ 353,500	\$ 349,960	\$ 3,540

Affected Department	Proposed Budget	Budget without Change	Budget Change
Attorney	\$ 127,200	\$ 125,930	\$ 1,270

Affected Department	Proposed Budget	Budget without Change	Budget Change
Human Resources	\$ 169,900	\$ 168,200	\$ 1,700

Affected Department	Proposed Budget	Budget without Change	Budget Change
Information Technology	\$ 486,300	\$ 481,430	\$ 4,870

Affected Department	Proposed Budget	Budget without Change	Budget Change
Engineering	\$ 269,500	\$ 266,800	\$ 2,700

Affected Department	Proposed Budget	Budget without Change	Budget Change
Building	\$ 1,564,600	\$ 1,548,920	\$ 15,680

Affected Department	Proposed Budget	Budget without Change	Budget Change
Planning	\$ 904,700	\$ 895,630	\$ 9,070

Affected Department	Proposed Budget	Budget without Change	Budget Change
Police	\$ 7,133,100	\$ 7,061,600	\$ 71,500

Affected Department	Proposed Budget	Budget without Change	Budget Change
Animal Control	\$ 460,700	\$ 456,080	\$ 4,620

Affected Department	Proposed Budget	Budget without Change	Budget Change
Roads	\$ 1,745,800	\$ 1,728,310	\$ 17,490

Affected Department	Proposed Budget	Budget without Change	Budget Change
Parks	\$ 1,127,500	\$ 1,116,200	\$ 11,300

Affected Department	Proposed Budget	Budget without Change	Budget Change
Cemetery	\$ 883,300	\$ 874,450	\$ 8,850

Impact of Tax Increase: Departments across the city are experiencing increased costs in materials, services and labor. This increase will maintain the City's most stable revenue source at a level sufficient to providing essential services.

Total General Fund Change \$ 174,000