



WOODS CROSS CITY COUNCIL AMENDED AGENDA

Tuesday, June 2, 2025 • 6:30 pm– Council Chambers Woods Cross City Hall
This meeting will be held in person and via Zoom. You may access at <https://zoom.us/j/9358074960> or go to zoom.us > select JOIN A MEETING > Meeting ID: 935 807 4960

Please mute your microphone except during PUBLIC COMMENT period.

- | | |
|---|--------------|
| Invocation/Pledge | LARRABEE |
| 1. REVIEW of AGENDA | MAYOR PROTEM |
| 2. CONSENT ITEMS | MAYOR PROTEM |
| a. Consideration to Approve Minutes: 5/5/26 and 5/19/26 | |
| b. Ratify Cash Disbursements: 5/14/26-5/28/26 | |
| c. Consideration to Adopt Resolution 2026-993 Receiving and Certifying Annexation Petition | POOLE |
| d. Consideration to Adopt Resolution 2026-994 Approving A2 Drain Maintenance and Awarding Contract to Taig Nelsen Construction | HADERLIE |
| 3. GUESTS/HONORS | |
| a. Council Kudos | CHECKETTS |
| 4. PUBLIC COMMENT | MAYOR PROTEM |
| Brief items that are not on the agenda as part of a scheduled Public Hearing: limited to 3 minutes. Comments which cannot be made within these limits, should be submitted in writing to the City Recorder (ahanson@woodscross.gov) | |
| **Please join us in our commitment to civility: <i>We strive act and speak with dignity, courtesy, and respect at all times</i> | |
| 5. PUBLIC HEARING – PROPOSED FY 2027 TENTATIVE BUDGET for ALL CITY FUNDS | HADERLIE |
| Information Related to Public Hearing on Proposed FY2027 Tentative Budget | |
| a. Presentation By Budget Officer of the FY27 Budget and Proposed New Property Tax Revenue, Including a Narrative Budget Message. | |
| b. Giving Notice that the Budget Officer of Wood Cross City Intends to State In The Public Meeting That The Tentative Budget Includes A Proposed Tax Increase. | |
| c. Presentation by Budget Officer of the FY27 Property Tax Impact Schedule As Defined In UCA 59-22-919(4) and UCA 59-2-924. | |
| 6. ACTION ITEMS | |
| a. Consideration to Adopt Resolution 2026-995 Approving the FY 2027 Tentative Budget for All City Funds | HADERLIE |
| b. Consideration to Adopt Resolution 2026-996 Approving Placement of Yield Sign at 2260 S Mountain View Blvd. | HADERLIE |
| c. Consideration to Adopt Resolution 2026-997 Authorizing Property Sale for Right of Way at Approximately 600 W 1500 S | HADERLIE |
| 7. DISCUSSION ITEMS | |
| a. Interim Budget and Truth in Taxation Process | HADERLIE |
| 8. STAFF REPORTS | |
| a. Community Development Report | POOLE |
| b. City Administrator Report | HADERLIE |
| 9. COUNCIL ITEMS | |
| a. Questions/Comments/Direction to City Administrator or Staff/Council Reports | |
| 10. CLOSED MEETING | MAYOR PROTEM |
| Move to closed meeting to discuss items pursuant to UCA § 52-4-205.
Adjourn immediately following closed session | |

I certify that copies of the agenda for the Woods Cross City Council meeting to be held June 2, 2026, were posted at Woods Cross City Hall, city website www.Woodscross.gov, and the Utah Public Notice website at www.utah.gov/pmn. Date Posted: May 28, 2026 /s/ Annette Hanson, Woods Cross City Recorder.

In compliance with the Americans with Disabilities Act, any individuals needing special accommodations or services during this meeting shall notify the City Recorder at (801) 677-1006 or AP@WoodsCross.com, at least 24 hours prior to the meeting.

Consent Items

**WOODS CROSS CITY COUNCIL MEETING
MAY 5, 2026**

The minutes of the Woods Cross City Council meeting held May 5, 2026, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

COUNCIL MEMBERS PRESENT:

Ryan Westergard, Mayor

Julie Checketts

Jim Grover-*Entered the meeting as noted

Wally Larrabee

Rachel Peterson

COUNCIL MEMBERS EXCUSED:

Eric Jones

STAFF PRESENT:

Bryce Haderlie, City Administrator

Curtis Poole, Community Development Director

Jim Bigelow, Police Chief

LaCee Bartholomew, Community Services Manager

Travis Timothy, Police Department

Sam Christiansen, Public Works Director

Annette Hanson, City Recorder

Brian Passey, Finance Director

Johnny Filler, Public Works Department

Jim Linton, Police Department

PUBLIC ATTENDANCE:

Ryan Parker

Lois Schrader

Ron Smith

Mariah Wall

Tyler Parkin

Michael

LeGrande Blackley

Steven Peterson

Robin Cahoon Goodman

Joseph Rupp

Kevin Palmer

Stephanie Olsen

Don Schrader

Lenore Peterson

Holly Hogan

Ethan Meldrum

Bandon Wood

INVOCATION/PLEDGE:

Rachel Peterson

COUNCIL KUDOS AWARD

The Mayor gave the floor to Council Member Checketts, who said the Community Services Manager, LaCee Bartholomew, had nominated Tara Kinser of the Parks Department for Council Kudos for her outstanding success with the Woods Cross Parks Department's Arbor Day Celebration. Ms. Bartholomew said there was an impressive turnout to the event and the newly planted trees looked fantastic. She said it would be a wonderful lasting addition to the park, and Tara and her team did an exceptional job bringing the event together, which created a positive impact on the community.

Council Member Checketts awarded a gift card to Tara for her nomination for Council Kudos, and the Mayor and Council thanked Tara for the great work she is doing for the city in the parks department.

YOUTH CITY COUNCIL REPORT

The Mayor gave the floor to Youth Council Mayor Holden Manning who reported on the success of several activities the YCC was involved in. He said the Easter Eggstravaganza with the most ever seen. He said the evening egg hunt for the teenage youth also had a fantastic turnout.

Mayor Manning said the YCC is recruiting new members for the council and interviewing for leadership positions.

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The Mayor and Commission thanked Mayor Manning for all his hard work as Mayor for the YCC and for all they continue to do to support the activities within the city.

DAVIS COUNTY PERMANENT/TRANSITIONAL HOUSING

The Mayor gave the floor to Mr. Ryan Parker Housing and Homeless Coordinator for Davis County and who gave a presentation on the Davis County Permanent Supportive/Transitional Housing. He said Davis County had supported emergency shelters with the Code Blue legislation, but Davis County felt there needed to be more options, such as housing. He reported on the state of those experiencing homelessness in Davis County. He noted data indicates ongoing challenges and need for supportive housing solutions. He said they have a proposal for permanent supportive & transitional housing with integrating support, housing, and opportunity for a thriving neighborhood. He also explained how transitional housing acts as a bridge between the homelessness/crisis and permanent housing. He said this would be a limited stay program, typically 6-24 months, providing a stable environment. It would also include comprehensive support services such as case management, life skills training, employment assistance, and counseling. He said with these services it could be a Pathway to Independence.

The Council asked a few questions of Mr. Parker about some of the ideas expressed, and he said they would appreciate any support from the city in these programs. Mr. Parker outlined what the county is looking at doing in the future to provide more programs and housing for people experiencing homelessness.

The Mayor and Council thanked Mr. Parker for his presentation.

CONSENT AGENDA ITEMS

The Council had reviewed the consent agenda items Council Member Larrabee made a motion to approve the consent agenda items as presented with Council Member Peterson seconding the motion and all voted in favor of the motion through a roll call vote.

RATIFY CASH DISBURSEMENTS

The Council ratified the cash disbursements for 4/3/26-4/30/26 through the consent agenda.

CONSIDERATION TO APPROVE MINUTES

The minutes of the City Council meeting held 4/7/26 were approved as written through the consent agenda.

CONSIDERATION TO APPROVE 2026 PROCLAMATION DECLARING MAY 10-16 AS POLICE APPRECIATION WEEK IN WOODS CROSS CITY

The City Administrator noted the city of Woods Cross would like to recognize the Police Department for their tireless efforts in protecting and serving the citizens of our Woods Cross City community by enforcing laws and keeping our streets, schools and families safe, and are aware of the sacrifices that police officers make by risking their lives each and every day in order to safeguard the public.

This Proclamation declaring May 10-16, 2026, as Police Appreciation Week in Woods Cross City was adopted through the consent agenda.

CONSIDERATION TO ADOPT 2026 PROCLAMATION DECLARING JUNE 15-19, 2026, PUBLIC WORKS APPRECIATION WEEK IN WOODS CROSS CITY

The City Administrator noted the city of Woods Cross would like to recognize the Public Works Department for the professional work they do taking care of the city's infrastructure, facilities, and services that are of vital importance to the sustainability and resiliency of the community and the public health, high quality of life, and well-being of the people of Woods Cross City.

The Proclamation declaring June 15-19, 2026, as Public Works Appreciation Week in Woods Cross City was adopted through the consent agenda.

CONSIDERATION TO ADOPT ORDINANCE 639 AMENDING MUNICIPAL CODE 14-15-090 OWNER'S RESPONSIBILITY FOR PARKING VIOLATIONS

Chief Bigelow and Sergeant Jim Linton provided the following information to the City Council for their review.

The police department is requesting the Mayor and Council adopt this ordinance revision, to fix an issue that has arisen with issuing parking citations. The City Prosecutor has raised concerns regarding proper service of parking citations, and he believes this code revision acknowledges that placing the citation on the vehicle satisfies the requirements to the individual being "duly served" as noted on the citation.

For your review see the current city ordinance and the proposed revised ordinance.

(Current city ordinance)

14-15-090. Owner's Responsibility for Parking Violation.

Whenever any vehicle shall have been parked in violation of any ordinance prohibiting or restricting parking, the person in whose name such vehicle is registered shall be prima facie responsible for such violation and subject to the penalty therefore, to include any fees associated with towing and storage of vehicles.

(Ordinance with proposed revision)

14-15-090. Owner's Responsibility for Parking Violation.

Whenever any vehicle shall have been parked in violation of any ordinance prohibiting or restricting parking, the person in whose name such vehicle is registered shall be prima facie responsible for such violation and subject to the penalty therefore, to include any fees associated with towing and storage of vehicles. *In lieu of personal service, placing the citation onto the vehicle, will be accepted as duly served to the registered owner of the vehicle.*

Following the review of this information, ordinance 639 amending municipal code 14-15-090 owner's responsibility for parking violations was adopted through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-980 AUTHORIZING HIRING AN INDEPENDENT CONTRACTOR CRIMINAL INFORMATION TECHNICIAN ASSISTANT TO THE PROSECUTOR

The Risk Management Director noted the following for the City Council:

"Recent audits by the Bureau of Criminal Identification (BCI) alerted the police department and Justice Court to issues regarding providing criminal information to the city prosecutor. BCI and FBI regulations do not allow

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users of the Utah Criminal Justice Information System (UCJIS) to share criminal information with other entities. Since the police, courts, and prosecutors are all separate functions within the city, each must have their own access to UCJIS. The contracted legal secretary will perform this function and other related legal tasks for the city prosecutor.”

Following the information given, Resolution 2026-980 authorizing the hiring of an independent contractor criminal information technical assistant to the prosecutor was adopted through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-981 AUTHORIZING DAVIS COUNTY CDBG INTERLOCAL AGREEMENT FOR FY 2027, 2028, AND 2029

The City Administrator noted this agenda item is to adopt the resolution provided by Davis County. He noted the County is currently requalifying as an Urban County to administer the Community Development Block Grant (CDBG) for fiscal years 2027-2029.

He also said to ensure Woods Cross City remains eligible for these federal funds, HUD requires an updated interlocal agreement and a supporting resolution. The City Attorney has reviewed the resolution and approved it to form.

Following the review of this item, Resolution 2026-981 authorizing Davis County CDBG Interlocal Agreement for FY 2027, 2028, and 2029 was adopted through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-982 AUTHORIZING CLARK STREET (1000 W) RIGHT-OF-WAY PROPERTY DEDICATION TO UDOT

The City Administrator also noted this resolution, and the associated right-of-way documents are presented for the city to dedicate a portion of Clark Street (1000 W) to the Utah Department of Transportation (UDOT) for the I-15 Reconstruction project.

In addition, paragraph 11 of the UDOT Real Estate Purchase Contract obligates UDOT to acquire the necessary property rights (including purchasing land as needed) and to construct a hammerhead turn-around in compliance with applicable fire code requirements, and to dedicate the completed hammer-head turn-around to Woods Cross City.

Following the information given, resolution 2026-982 authorizing Clark Street (1000 W) Right-of-Way property dedication to UDOT was approved through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-983 APPROVING 2026 INTERLOCAL COOPERATION AGREEMENT BETWEEN DAVIS COUNTY CITIES AND DAVIS COUNTY FOR UPDES GENERAL PERMIT

This agreement involves Davis County and all participating cities concerning the UPDES (Utah Pollutant Discharge Elimination System) General Permit. This permit, mandated by the Environmental Protection Agency (EPA), is administered by the State of Utah under the National Pollutant Discharge Elimination System (NPDES), which derives authority from the Federal Clean Water Act of 1972.

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The City Council adopted resolution 2026-983 approving 2026 Interlocal Cooperation Agreement between Davis County cities and Davis County for UPDES General Permit via the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-984 AUTHORIZING AGREEMENT WITH RALPH SMITH CO. FOR MATERIAL STORAGE FOR THE 1500 SOUTH WATER TANK CONSTRUCTION

In preparing for the 1500 S Tank project, 2 sites needed to be identified for the contractor to use for storing backfill material (approximately 5,172 cubic yards) and for disposing of soil not needed for the project (approximately 6,059 cubic yards).

While working with Ralph Smith Co. (RSC) to use the city property at 950 S, RSC staff recommended using another of their properties at 950 W for material storage and provided options for disposing of clay and selling sand from the 1500 S Tank Site.

City Staff and RSC Staff negotiated an agreement allowing the use of the Ralph Smith Property while they negotiate a lease for the city property RSC currently uses. The city's contractor will use part of the RSC property at 950 W (for staging and backfill material storage) and the Farmington dump site, both at no charge, as part of the 1500 S Tank Replacement Project. There may be an opportunity for the city to sell some of the excavated sand to Utah Sand and Clay, a sister company to RSC.

This resolution is part of the approved 1500 S Tank Replacement Project in the Water Fund 51-61-703. This Agreement allows for potentially lowering the hauling dirt costs for the 1500 S Tank Replacement Project when awarded.

The Council adopted resolution 2026-984 approving 2026 Interlocal Cooperation Agreement between Davis County cities and Davis County for UPDES General Permit through the consent agenda.

CONSIDERATION TO ADOPT RESOLUTION 2026-985 AUTHROIZNG APPROVING 1800 W RIGHT-OF-WAY AGREEMENT WITH PACIFICORP AND SEDDIE LLC

The Public Works Director presented the proposed agreement to facilitate the acquisition of approximately 1.02 acres from PacifiCorp for the construction of a public roadway at 1800 W (Redwood Road) north of 500 S and supporting infrastructure, providing the second access point required by the fire code for the Bandon Fields project. The Bandon Fields residential subdivision is currently in unincorporated county and is being annexed into West Bountiful. The current city boundary will not be affected.

This acquisition is necessary to provide public access and utility infrastructure required to support adjacent development and to facilitate future growth on 500 S within the current city boundaries.

There is no fiscal impact on the city. All costs associated with the acquisition, including the \$407,600 purchase price, earnest money, closing costs, and title expenses, and construction costs will be paid by the Developer, Seddie LLC.

The City Council adopted resolution 2026-985 authorizing the approval of the 1800 W Right-of-Way agreement with Pacificorp and Seddie LLC through the consent agenda.

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PUBLIC COMMENT

The Mayor opened the meeting for public comments that would take less than three minutes.

Mr. Stephan Olsen addressed the Council and commented on the housing presentation saying he had worked for a glass company who supplied glass for some of the homeless housing and the glass supplied was very expensive. He said after about a year, they were back in their homes fixing things that were damaged or broken. He said he was a little frustrated with the funds spent on expensive items for homeless people. He said he wondered why it is the tax payors burden to bear. He said he lives near the Trax Station, and he has had issues with theft and thought the station should be moved to Centerville. He said he did feel like it should fall to the tax payors to pay for housing for the homeless.

Mr. Tyler Parkin addressed the Council and said he requested a longer period of time to be on the agenda to address stop signs in the Valentine Estates area and for certain intersections. He said he had driven through multiple neighborhoods of Woods Cross and there are stop signs for all four ways of an intersection. He said he will work on the street addresses where they are applicable. He said he is also concerned about motorized vehicles moving around his neighborhood and he is concerned about the safety of the children in the neighborhood. He said he felt like the police patrols need to be increased. He said he felt like police need to be on public roads to be seen. He said he had concerns about not being able to ask questions on the way taxes are being allocated like with the new city hall and Hogan Park. He asked if it is really needed. He wondered if remodeling would be less expensive than a new building. He said he is concerned about city wages with the population and feels like they are in the high threshold for this size of city. He said he has concerns about how taxes are being spent.

There were no further public comments, and the Mayor closed the public hearing.

CONSIDERATION TO ADOPT RESOLUTION 2026-986 AUTHORIZING CONTRACT TO CONDUCT A PUBLIC SURVEY

The City Administrator noted that given to the Council was a resolution and Professional Services Agreement that would engage Y2 Analytics to conduct a scientific public opinion survey to inform City strategy and gauge community input regarding potential construction of a new City Hall and redesign of Hogan Park. He noted that if this proposal meets the expectations of the City Council, the resolution and Professional Services Agreement with Y2 Analytics will authorize them to conduct the public opinion survey for the City Hall and Hogan Park projects for the city. He said the proposal includes survey design and administration (online with supplemental mailed invitations), data cleaning/weighting, and reporting/presentation for a representative sample of approximately 300-400 Woods Cross residents on an estimated eight-week timeline. Total cost is \$17,000 (or \$15,300 if the City provides resident email addresses), with 50% due to begin data collection and the balance due upon delivery of the final analysis.

Following the information given by the City Administrator, he introduced Mr. Ethan Meldrum from Y2 Analytics and was at the meeting to answer any questions the Council might have regarding this survey.

Council Member Checketts asked how they would get the word out there is a survey available and what is the success rate in responses. She said in the past there has not been much response in the surveys the city has done.

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Mr. Meldrum said they are recommending a postcard-based sample for this, which historically has been the most successful with municipalities. He said if they work together with the city using their logo on the postcards, he says it helps boost success rates and they get a sample size of about 400 people. He said with this type of sample and coordination with the city the response rate is between 3%-5% so he is hopeful they will be able to get that sample size with help with the city.

Council Member Checketts said her concern is getting back enough responses. She said she would like to see more than 400 postcards sent out, to make sure as many residents as possible are able to use this.

The City Administrator said one of his ideas was that those who receive a survey card and fill it out would be able to come to the Memorial Day Celebration and receive a free breakfast. The Council said they liked that idea and felt like that could be a good incentive.

Council Member Larrabee said he was concerned about the 8-week timeline. Mr. Meldrum said the 8-week timeline was a maximum but if this were approved tonight, he would start on the survey questions tomorrow and that timeline might be shortened, but they wanted to have a buffer just in case they needed additional time to complete the survey.

The City Administrator also noted that experiences with other cities doing a similar survey, there was information that became available that had not come up in the discussions by the core group that was handling the plans for a new city hall. He said these surveys can be very valuable.

Mr. Meldrum said the main point is the city hall and park redesign but there are additional questions that could be added to the questionnaire that could help the city.

The City Administrator said he has appreciated Y2 Analytics is very good at asking the questions and getting the best answers. He said they are trying to get true unbiased answers from the surveys. He said he is also planning to involve city staff to help with getting information since it involves them as well.

Following the discussion Council Member Checketts made a motion to adopt resolution 2026-986 authorizing a contract to conduct a public survey. Council Member Larrabee seconded the motion, and all voted in favor of the motion through a roll call vote.

PRESENTATION OF BUDGET OFFICER OF THE FY27 TENTATIVE BUDGET AND PROPOSED NEW PROPERTY TAX REVENUE, INCLUDING A NARRATIVE BUDGET MESSAGE

The City Administrator/Budget Officer stated the following for the City Council:

“In accordance with Utah State Code 59-2-919(4)(a), this memo and associated discussion during this city council meeting is to give notice that as the Budget Officer, I will state in the meeting that the FY27 budget includes a proposed tax increase: Budget includes a proposed rate tax increase.

“In a later agenda item during this meeting, I will state that proposed property tax increase is in the amount of \$994,249.00 additional dollars than the preliminary Auditor’s Certified Rate Revenue of \$2,140,630. This tax rate revenue increase would be appropriated to the bond payments for the City Hall/Community Room/Hogan Park project.”

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(FY27) budget for the City of Woods Cross. This tentative budget includes the funding necessary to carry out the same work conducted in FY26. There is also a series of agenda items that must be completed during this meeting to comply with the Truth In Taxation process.

We have attached the list of FY27 proposed capital projects (one-time and ongoing) that have been ranked in order of priority by the senior staff. The items on the capital projects list have not been included in the tentative budget.

As directed, we have coordinated with Davis County and the state to proceed with Truth-in-Taxation (TNT) this year.

The second to the last column of the tentative budget identifies the % increase or decrease over last year's budget, and the final column indicates the dollar amount of the increase or decrease.

Some points of interest in the tentative budget include:

- Pg. 1 General Fund Revenue: The preliminary data from the Tax Commission states that the Auditor's Certified Rate Revenue for 2026 is \$2,140,630. That amount is \$41,663 higher than the \$2,098,967 Auditor's Certified Tax Revenue that we received in 2025, and is due to New Growth - Sales tax is not as strong as FY25 but is anticipated to grow slowly. We do expect some revenue reductions when the city properties are sold, and court fine revenue is down. The Transfer From Other Funds 10-39-300 is the transfers from other funds (water, garbage, RDA, etc.) for the services that staff perform for those funds (HR, utility billing, management, etc. This is calculated annually by Brian and will go down by \$68,906 this year.

- As Brian has removed all of the one-time removed all of the one-time FY26 capital project funds from the budget. This ensures Y26 capital project funds from the budget. This ensures that excess revenue is not left in the budget./ Brian, Cass, and Bryce are responsible for ensuring that the wages and benefit lines xx-xx-110, 111, 112, 130, 131, 132, 133, 134 meet the anticipated wage increases and any benefit adjustments.

- Brian reviews past year and current year expenditures and adjusts some budget lines if it appears that the actual expenditures are considerably less than the budget. This is the case in 10-47-250 Street Light Maintenance., 10-47-310 City Engineer, 10-49-210 General Legal, 10-51-260 Buildings & Grounds – Supplies and Maintenance, etc.

- Line 10-90-990 has \$314,420 of unspent revenue based on the current budget. This leaves some room for a few capital projects without a tax increase.

- The general fund is increasing 2.31% over last year's budget, which is less than the 2.6 to 2.7 CPI (Consumer Price Index) for the Western States.

- Fund 21 Class C Special Revenue Fund (Class C Roads) revenue is down because the bulk of the road bond money has been spent. The road utility fee is a CIP request and with it a study would allow the city to consider a monthly utility rate for street maintenance based on demand that a business or other property creates for road maintenance. This would help the city better fund a long list of road maintenance projects.

- Fund 23 RAP (Recreation, Arts, and Parks) Tax Fund has had all of the one-time FY26 projects removed. The FY27 CIP projects are on the General Fund list with the words (Rec, Park, RAP? In the GL column. This will enable the council to decide which fund you want to assign the project. With the city hall and Hogan Park project, the council should consider holding some revenue in reserve to go towards future bond payments.

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- Fund 46 Capital Improvement Development Fund has the \$1,000,000 increase for the city hall & Hogan Park construction project.

- Any fund that has "Fund Balance Increase" with a black (positive) number indicates that the revenue are more than expenses. To balance the budget as required by law, any revenue over expenses must be put into "fund balance" (savings) or if the expenses are more than revenue, "fund balance" is used to make up the difference.

- While this topic will receive additional attention in remaining agenda items at the May 5th meeting, It should be noted that the budget includes a proposed tax increase for \$994,249.00 additional dollars in property taxes for the City Hall/Community Room/Hogan Park project to make up a portion of the annual bond payments.

- The General Fund as presented has \$276,363 Budget Increase To Fund Balance 10-90-990. This means that there is \$276,363 that has not been allocated for expenses and would transfer to savings (Fund Balance) if the budget goes according to plan or can be appropriated toward capital projects.

The Budget Officer did say there was nothing in the RAP Tax right now because he wanted the Council to decide what they wanted to put into the RAP Tax. He said there is \$276,363 which is revenue over expenditures in this tentative budget that would be for the Council to appropriate to any projects. He said if you appropriate more than the \$276,363 the Council would have to use fund balance to balance the budget.

The Budget Officer said there may need to be some work sessions to see where the Council would like to use funds appropriated. He said any new projects would need to be approved by the City Council.

GIVING NOTICE THAT THE BUDGET OFFICER OF WOODS CROSS INTENDS TO STATE IN THE PUBLIC MEETING THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX INCREASE

The City Administrator/Budget Officer stated the following for the City Council:

"In accordance with Utah State Code 59-2-919 (4)(a), this memo and associated discussion during this city council meeting is to give notice that as the Budget Officer, I will state in the meeting that the FY27 Budget includes a proposed rate tax increase.

"In a later agenda item during this meeting, I will state that proposed property tax increase is in the amount of \$994,249.00 additional dollars than the preliminary Auditor's Certified Rate Revenue of \$2,140,630. This tax rate revenue increase would be appropriated to the bond payments for the City Hall/Community Room/Hogan Park project."

PRESENTATION BY BUDGET OFFICER OF THE FY27 PROPERTY TAX IMPACT SCHEDULE AS DEFINED IN UCA 59-2-919(4) AND UCA 59-2-924.

The City Administrator/Budget Officer also stated the following:

"In accordance with Utah State Code 59-2-919 (4)(a), this memo and associated discussion during this City Council meeting is to give notice that as the Budget Officer, I will state in the meeting that the FY27 Budget includes a proposed rate tax increase.

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“In a later agenda item during this meeting, I will state that proposed property tax increase is in the amount of \$994,249.00 additional dollars than the preliminary Auditor’s Certified Rate Revenue of \$2,140,630. This tax rate revenue increase would be appropriated to the bond payments for the City Hall/Community Room/Hogan Park project.”

Woods Cross City Fiscal Year 2026-2027 Proposed Property Tax Impact Schedule		May 1, 2026	
Woods Cross City will consider an increase to its property tax rate from .001392 to .002079 (estimated) to generate an additional \$994,249 in revenue. If the property tax rate is increased, this revenue would be used to pay a portion of the bond payments towards the City Hall/Hogan Park project. 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 property tax increase is adopted.			
Woods Cross City’s Current Property Tax Rate (based on 2025 Tax Year, will be updated as soon as available)		0.001392	
Woods Cross City’s Current Property Tax Revenue (based on Utah State Tax Commission information dated 4/30/2026)		\$2,140,630	
Proposed Total Property Tax Revenue with Tax Change		\$3,134,879	
New Property Tax Revenue to Woods Cross City		\$994,249	
Estimated Approximate Percentage Increase in Tax Revenue		46.45%	
		Monthly	Annual
Estimated Increase to a Primary Residence of \$513,000 (based on 2025 Tax Year Average Value)		\$15.20	\$182.42
Estimated Increase to a Business Valued at \$969,000 (based on 2025 Tax Year Average Value)		\$26.91	\$626.49
Departments Affected by Tax Increase:			
The City did not receive a property tax increase in FY 2026. The proposed FY 2027 budget does not include a targeted revenue increase to address prior-year funding needs and support ongoing operations.			
TRANSFERS AND DEBT SERVICES	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
DEBT SERVICE- PW FACILITIES 2017 BOND	\$203,538	\$203,538	\$0
TRANSFERS- INTERFUND, OTHER	\$655,228	\$655,228	\$0
TRANSFERS TO DEBT SERVICES- NEW CITY HALL (PROPOSED 2027 BOND)	\$0	\$994,249	\$994,249
TOTAL TRANSFER TO DEBT SERVICES	\$858,766	\$1,883,015	\$994,249
Impact of Tax Increase - Absent the proposed revenue increase, General Fund transfers supporting proposed debt service obligations for the Woods Cross City Hall and adjacent Hogan Park would not be funded. City Hall is 50-plus years old, undersized, and subject to seismic and subsidence hazards.			
	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
Total Budget Impact	\$9,065,043	\$10,059,292	\$994,249

GIVING NOTICE THAT THE BUDGET OFFICER OF WOODS CROSS INTENDS TO STATE THE FOLLOWING DURING THE PUBLIC MEETING

The City Administrator/Budget Officer stated the following:

It was noted that in accordance with Utah State Code 59-2-919 (4) and Utah Code 52-4, this attached resolution is to affirm that during the meeting, Bryce K Haderlie, the Woods Cross Budget Officer made the following statements.

1. That Woods Cross City is considering a tax rate that exceeds the certified tax rate.
2. The approximate dollar amount and purpose of the ad valorem tax revenue increase.
3. The approximate percentage increase in ad valorem tax revenue that is based on the tax rate increase.
4. That the entity 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.

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The Budget Officer stated the approximated Certified Tax Rated Revenue

Council Member Checketts wanted to point out that the percentage of the budget that is covered by property tax versus sales tax is much lower. She said the sales tax is what mainly supports the city's budget. She said she wanted to make sure the public was aware that sales tax is volatile, but property tax is not. She said right now the sales tax is strong but that could change and it is important to be fiscally responsible and with property tax there is a guaranteed tax amount in case there were to be a sharp decline in sales tax that would negatively affect the city's budget.

The Budget Officer said the anticipated sales tax is about \$4.6 million dollars, which is about a 4% increase. He said the economy is affecting this increase which is affecting the need for an increase. He said there is no other way to increase revenue except through property tax.

He said there is a possibility of assessing a fee for streets, to help pay for the maintenance of our city streets, He said if it were adopted by the Council, it could be a possible resource of revenue which could be used to help pay the bonds which about half are currently being paid for by the general property tax fund money. He said our sales tax is three times the amount of our property tax.

Council Member Checketts also pointed out that cities that do not have strong sales tax have much higher property taxes to cover the differences. She said the Council are residents as well and have to help pay for services. She said the city has done a good job by building up a strong sales tax base as well to alleviate the pressure put on residence. She said only a small percentage of property taxes come back to the city.

The Budget Officer said that the majority of the customers of the larger businesses collecting sales tax have buyers coming from outside our communities when they purchase from someplace like a dealership. He said that it does help with the sales tax so that it is not solely left up to our citizens of the community generating all sales tax.

The Budget Officer also noted the increased funds of the taxes would not be available to spend until after the Truth In Taxation meeting in August was held and the funds would be set aside until after that meeting. The Budget Officer noted that the city went through Truth and Taxation last year and approved a higher tax rate, but due to the county not giving the city a document acknowledging that, the city was not approved for that tax increase. He said that property taxes were not actually increased last year because of this issue. He said with the target of the \$994,249 it amounts to about 46.45% property tax increase.

The Budget Officer said the approximate dollar amount of \$994,249 which is an increase of above the \$2,146,030 and that amount of money would go to the bond payments.

The Budget Officer said the approximate percentage increase in ad valorem tax revenue that is based on 46.45% the certified tax rate this year with the information from the state to date would be a \$392.75 tax bill for Woods Cross only, and if the tax increase were approved that would be \$586.59 or \$193.84 which is the difference between the two dollar amounts. He noted the increase for a commercial business would be \$665.70 for a year. He said these numbers will continue to adjust, but the anchor amount is always \$994,249.

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The Budget Office stated this for the Council:

“Resolution 2026-969 was adopted on February 17, 2026, and established with the Davis County Auditor that the Woods Cross City Council will meet on Tuesday, August 4, 2026, at 7:30 p.m. to hold a public hearing on the proposed tax increase in accordance with Utah Code Annotated 59-2-919.

- A public hearing on the tentative budget will be held June 2, 2026.
- The Interim Budget will need to be adopted prior to June 30, 2026.
- If the city holds other budget meetings prior to the August 4th, 2026, TNT Public Hearing, the City will give notice to the public in accordance with Utah.”

The Budget Officer said there would be a Truth In Taxation public hearing held on August 4, 2026, at 7:30 p.m. and the Council can adopt the adjusted tax rate at the meeting if they wish to do so.

He also said there would be another public hearing held on the tentative budget on June 2, 2026, at 6:30 that would not include the property tax which would be discussed at the Truth In Taxation public hearing in August.

It was noted at the August 4, 2026, meeting the City Council would not be able to be held according to state law. It was made clear that the Truth In Taxation meeting would be the only meeting allowed to take place on that date.

CONSIDERATION TO ADOPT RESOLUTION 2026-987 ACKNOWLEDGING THAT PURSUANT TO 59-2-929(4)(a)(i), THE BUDGET OFFICER PRESENTED THE FY27 TENTATIVE BUDGET; THAT THE BUDGET OFFICER STATED THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX INCREASE; AND THAT THE BUDGET OFFICER PRESENTED A PROPERTY TAX IMPACT SCHEDULE AS DEFINED BY UCA 59-2-924

Utah Code Sections 59-2-919 and 59-2-924 to acknowledge that the Budget Officer fulfilled the requirements that include the following:

1. Acknowledging that, pursuant to Utah Code Section 59-2-919(4)(a)(i), the Budget Officer presented the Fiscal Year 2026–27 (FY27) tentative budget to the City Council and public in the May 5, 2026 public meeting.
2. Acknowledging that the Budget Officer made a statement to the City Council and public in the May 5, 2026, public meeting that the FY27 tentative budget includes a proposed tax rate increase.
3. Acknowledging that the Budget Officer presented to the City Council and public, as a separate item on the agenda in the same public meeting, a property tax impact schedule separate from other budget documents, as defined in Utah Code Section 59-2-924.
4. Directing that the property tax impact schedule shall be available for public inspection at City Hall and online and will be included as a separate agenda item at each public hearing held prior to June 30, 2026 at which the City Council discusses the proposed general fund budget for FY27.

Council Member Larrabee made a motion to adopt resolution 2026-987 acknowledging that pursuant to the 59-2-929(4)(A)(I) that the Budget Officer presented the FY27 Tentative Budget; that the Budget Officer stated that the Tentative Budget includes a proposed tax increase and that the Budget Officer presented a

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property tax impact schedule as defined in UCA 59-2-294. Council Member Checketts seconded the motion, and all voted in favor of the motion through a roll call vote.

CONSIDERATION TO ADOPT RESOLUTION 2026-988 ADOPTING THE FY27 TENTATIVE BUDGET, PROPERTY TAX IMPACT SCHEDULE, AND SETTING JUNE 2, 2026, FOR A PUBLIC HEARING DATE FOR THE FY27 TENTATIVE BUDGET, AND TUESDAY, AUGUST 4, 2026, AT 7:30 P.M. TO HOLD A PUBLIC HEARING ON THE PROPOSED TAX INCREASE IN ACCORDANCE WITH UTAH CODE ANNOTATED 59-2-919

There was a question from the public asking about making public comments regarding the tax proposals.

The Mayor said the tax increases are only being proposed at this time and the public will have the opportunity to speak during the public hearings that have been outlined for June and August. The Mayor explained the process and said the Council is required by law to state the maximum amount that is being considered for a tax increase. He said it may not remain that amount, but it must be stated. He also noted that even if the taxes were to stay the same with no increase, by law it must be stated in a Truth In Taxation meeting. He said it can be a complicated process for taxing.

There was also comment by Mr. Kevin Palmer on the frustration of building a new city hall and the cost and that he felt it was coming unexpectedly. Council Member Checketts said a new city hall has been being discussed for the past five years. The Mayor said it had been a topic of discussion since he has been in office.

Council Member Peterson asked Mr. Palmer if he would be willing to help get the word out to people in the community about taking the survey that had been discussed previously in the meeting to help get public input on some of these topics of discussion.

Mr. Parkin said he would like to be able to have the residents express what they would really like to have happen in the community.

The City Administrator said the survey is one way to reach the public and receive input. The other way to reach the public is to announce these public hearings so the public is aware they are available to come and share their thoughts. He also said staff sent out a brochure to the residents of the city the past few years to educate the public on how the tax increases are structured.

Council Member Checketts said she would be happy to take Mr. Palmer or any other city resident on a tour of the city hall building and show them the problems and issues that building is facing.

Mr. Tyler Parkin asked when there would be a more detailed outline of the new city hall would be available. He asked if just building a separate building for the police department would be an option. He also wanted to know when a copy of a detailed trimmed budget showing what has been planned and where things are being trimmed would be available. He said they are starting at the top of the proposed tax increase but there has been nothing shown as to why there is this increase.

The Mayor said there had been a committee that had been meeting for several months working on the plans for the new city hall and redesign of Hogan Park which included the contractor, architects, city staff, and council members. He also said city residents had been part of the discussions to work on the building design

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and the park redesign. He said there has been nothing sent out to bid yet, but they are continuing to look at costs and what is appropriate so they can get a closer bid. He said they continue to refine the scope.

Mr. Parkin asked if there had been other options explored and the Mayor and Council said yes, they had explored other options. Mr. Parkin asked why the public had not been involved in those discussions. The Mayor said the committee meetings are not a public meeting. He said there would be public hearings where the public would be able to give their input.

The City Administrator said there had been consideration to build separate buildings, but the city hall is not earthquake safe and would need to be retrofitted. He said they had investigated the cost of doing that and it would be much more expensive than building a new building. He also said there are several services that coordinate together such as court and police and it was determined that it would be more convenient to locate them all in one place. He said the costs will continue to be refined as the process moves forward.

Mr. Parkin asked if there would be public input before the June public hearing on the tentative budget. The City Administrator said there will be opportunities to have citizens give public input. He said the city is also going to have a booth at the Memorial Day Celebration that will give information on the city hall and the park.

The Mayor said there would not be a public meeting to discuss this city hall design and park redesign before the June 2, public hearing on the tentative budget. He said they would not be through the entire process with the designing before the fall. He said the June 2 meeting does not lock the city into a tax increase before the Truth In Taxation meeting in August.

Link to Budget Items is at WoodsCross.gov
<https://www.woodscross.gov/m/newsflash/home/detail/18>

In accordance with Utah Code Sections 10-6-111, 59-2-919 and 59-2-924, this attached resolution will adopt the following by resolution:

1. That the Fiscal Year 2026-27 Tentative Budget is accepted and adopted, subject to further review and consideration by the Council.
2. That the City has given notice that it intends to raise property taxes as stated in the tentative budget, following the requirements of Utah Code Sections 10-6-11, 59-2, and 52-4.
3. That the City is ordered to post necessary publications of notices as required by law.
4. That a copy of the FY27 Tentative Budget, with the proposed tax increase, and all other documents related to the Tentative Budget and proposed tax increase be available for public inspection in the Office of the City Recorder and on the City Website for at least 10 days prior to the adoption of the Final Budget.
5. That the Budget Officer will make a copy of the Property Tax Impact Schedule available for public inspection in the Office of the City Recorder and on the City Website as a separate document from the Budget documents for at least 10 days prior to the adoption of the Final Budget and public hearing in June.
6. That a public hearing will be held on Tuesday, June 2, 2026, at 7:30 p.m. in the City Council Meeting at the Woods Cross City Hall, located at 1555 South 800 West in Woods Cross, UT 84087.
7. That the Budget Officer is ordered to file all public notices as required by law.

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8. That the Mayor is authorized to sign this resolution and that it becomes effective immediately upon adoption.

Council Member Checketts made a motion to adopt resolution 2026-988 adopting the FY27 Tentative Budget, the Property Tax Impact Schedule that was presented as a separate item on the agenda, setting June 2, 2026, for a public hearing date for the FY27 tentative budget, and Tuesday, August 4, 2026 at 7:30 p.m. to hold a public hearing on the proposed tax increase in accordance with the Utah Code annotated 59-2-919. Council Member Peterson seconded the motion, and all voted in favor of the motion through a roll call vote.

**CONSIDERATION TO ADOPT RESOLUTION 2026-989 REAFFIRMING RESOLUTION 2026-969,
STATING THAT WOODS CROSS CITY INTENDS TO INCREASE PROERTY TAX REVENUE AND WILL
HOLD A TRUTH IN TAXATION PUBLIC HEARING TUESDAY, AUGUST 4, 2026, AT 7:30 PM**

In accordance with Utah Code Sections 10-6-111, 59-2-919, this attached resolution will adopt the following by resolution:

1. That the Fiscal Year 2026–2027 Tentative Budget has been adopted for purposes of public review, subject to further consideration and final adoption.
2. The City Council hereby acknowledges that the City intends to consider levying a property tax rate that exceeds the certified tax rate, as described in the statement made pursuant to Utah Code §59-2-919(4)(b).
3. The City Council acknowledges that:
 - a. A separate agenda item was included during this Meeting on May 5, 2026, providing notice that the Budget Officer would make the statement required by Utah Code §59-2-919(4)(b); and
 - b. The Budget Officer made the required statement, including:
 - i. the intent to consider a tax rate above the certified tax rate.
 - ii. the approximate dollar amount and purpose of the additional ad valorem tax revenue.
 - iii. the approximate percentage increase in ad valorem tax revenue; and
 - iv. notice that a public hearing will be held to receive public comment if the City proceeds.
4. As approved by the Davis County Auditor, the City Council hereby sets the Truth-In-Taxation (“TNT”) public hearing required by Utah Code §59-2-919 as follows:

Date: August 4, 2026

Time: 7:30 p.m.

Place: Woods Cross City Hall, 1555 South 800 West, Woods Cross, Utah

At this hearing, members of the public will have the opportunity to provide comments on the proposed property tax increase.

5. The Budget Officer or designee is hereby directed to:
 - a. Coordinate all required public notices in accordance with Utah law; and
 - b. Submit notice prior to June 1, 2026, to the Utah State Tax Commission and the Davis County Auditor stating that the City is considering a property tax increase and specifying the date, time, and place of the TNT public hearing.
6. The Tentative Budget, Property Tax Impact Schedule, and all related materials shall be made available for public inspection at City Hall and on the City’s website.

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Council Member Peterson made a motion to adopt resolution 2026-989 acknowledging that a separate item is included on the agenda notifying the public that the city intends to make a statement as required by section 59-2-919(4)(B); further acknowledging that the Budget Officer or Executive Officer made the statement during this meeting, as required by section 59-2-919(4)(B) setting August 4, 2026, at 7:30 p.m. at the Woods Cross City Hall, located 1555 South 800 West in Woods Cross, Utah, as the date, time, and place of the public hearing on the proposed property tax increase as required by section 59-2-919; and directing the appropriate city official to send a notice before June 1, 2026 to the Utah State Tax Commission (The "Tax Commission") and the Davis County Auditor (The "County Auditor") stating that the city is considering a property tax increase and the date, time and place of the public hearing required by Utah Code Section 59-2-919. Council Member Checketts seconded the motion, and all voted in favor of the motion through a roll call vote.

Council Member Grover joined the meeting at this time.

REJECTION OF TIMBER CROSSING ANNEXATION PETITION-PER LEGAL COUNSEL. DC & FOCUS HAVE MINOR ISSUES TO CORRECT TO MAKE THE PETITION COMPLETELY COMPLIANT WITH STATE LAW 10-2-8

On April 7, 2026, City Council voted to receive Timber Crossing Petition for Annexation (parcels 060790100, 060790088, 060790027, and 060790028 [32.41 acres]) for further review.

Once approved by City Council for further review, the City Recorder has 30 days to review the petition and to issue a formal certification or rejection of the petition. I identified two deficiencies in the petition, reached out to Davis County and Focus Consulting, and consulted with the City Attorney. The items requiring correction are minor; however, because the process is precisely defined in Utah Code, addressing them is important to avoid any potential legal complications or challenges.

Pursuant to Utah Code § 10-2-806, and under advisement of the Woods Cross City Attorney, the Woods Cross City Recorder's Office has completed its review of the annexation petition filed by Focus Consulting to annex parcels 060790100, 060790088, 060790027, and 060790028 (32.41 acres) into Woods Cross City.

Notice is hereby given that referenced Annexation Petition filed by Focus Consulting cannot be certified and is hereby rejected per Utah Code § 10-2-807(2)(c)(ii)

The petition fails to comply with the following requirements:

1. Petitioner failed to verify that mailing of a copy of the "Notice of Intent to File a Petition" to each effected entity and provide proof of required mailing per Utah Code § 10-806(2)(a)(i)(B)

2. Incorrect citation in certification referenced on the Davis County "Notice of Intent to File a Petition to Annex an Unincorporated Area of Davis County to Woods Cross City" mailed to each owner of real property located within 300 feet of the area proposed to be annexed per Utah Code 10-2-806(2)(b)(ii)(A). The Davis County issued notice cited Utah Code 10-2-403 instead of Utah Code 10-2-806.

Right to Correct/Modify:

Under Utah Code § 10-2-807, the petition may be modified to correct the deficiencies mentioned above and refiled with this office.

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The City Recorder said the County had already made their corrections and she is working on the other corrections and would notify the Council when corrections are complete.

COMMUNITY SERVICES REPORT

The Community Services Director reported on city activities.

Communication—Please continue to send any changes to the website as soon as possible Memorial Day—Plans are moving forward for this activity, and more details are included for the Council to review.

Senior Lunch—We continue to look for entertainment for Senior Lunch. Using Just Serve has been a great success. There have been lots of volunteers coming to help, which has been wonderful.

Upcoming—Summer Recreation registration is ongoing

City Recorder Day—City Hall 2:30 p.m., May 7th—Snacks

Memorial Day—May 25-Hogan Park

COMMUNITY DEVELOPMENT REPORT

Below is the report for the month of April.

Building Permits and Land Use Applications

- 10 Residential Building Permits (1 New Single-Family)
 - o \$641,907 total valuation
 - o \$18,771 total permit fees
- 2 Commercial Building Permits
 - o \$140,000 total valuation
 - o \$2,544 total permit fees
- 15 Miscellaneous Building Permits
 - o \$ 197,245 total valuation
 - o \$1,761 total permit fees
- 1 Site Plan Application
- 6 Miscellaneous Land Use Applications

Business Licenses

- 16 new Business Licenses
- 5 new Home Occupation Licenses
- 726 total Business Licenses

Code Enforcement

- 67 new Cases
- 140 total Active Cases

• Top Cases

- o Parking violations – parking on lawn, illegal driveways, inoperable vehicles, etc.
- o Debris and junk
- o Tall weeds and grass

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- If residents come to Council Members regarding potential code violations, please refer them to Leah or me without promising actions that will be taken to resolve the potential code violations.

Updates

- We have seen an alarming increase in parking violations as Leah has been proactively enforcing the code. Residents most common response after being informed of how they are in violation is, “I have been doing this for decades and nobody has said anything about it.” Leah has been compiling a pretty extensive list of parking violations as she drives through the city. Some of the most common violations are:
 - o Parking on the grass or dirt
 - o Jumping the curb to park on grass or a gravel “patch” by the side of the home
 - o Parking non-recreational vehicles on a gravel “RV pad”
 - o Installing an illegal second driveway. This is usually a driveway on the opposite side of the home from the existing driveway, with gravel used most often. The property owner may install steel risers or lay wood beams in the gutter to allow them to jump the curb. Some of these have existed for many years, a few are newer.

With this proactive enforcement approach, members of the Council will most likely be contacted by residents with concerns or frustrations. Please refer them to Leah or me. The city has received negative but also positive comments on social media regarding this proactive approach.

- Sam continues to work with our building permit and business license software provider to add all land use applications to the portal. This will allow applicants to upload, pay for, and track their applications from the portal. This will also allow all reviews to occur electronically.
- New construction projects underway
 - o DC Customs and the Boat Shack – next to Pace’s Dairy Ann
 - o The Crossing townhomes – northeast of Woods Cross High and across 500 West from The Hills apartments
 - o Salmon Electric office warehouse – 1379 S Redwood Road
 - o Auto Savvy – north of Woods Cross High (The dealership is expanding their lot to the east to accommodate more space for staging vehicles and more employee parking. There are no buildings being constructed; however, it has generated a lot of interest and inquiries by residents.)
- New businesses coming to the city
 - o GFT Infrastructure – Engineering Office – 585 W 500 S
 - o Interstate Services – Semi Tractor Service – 1901 W 2425 S
 - o Raymond James - Financial Services – 563 W 500 S
 - o Twisted Fades – Hair Salon – 1290 S 500 W
 - o The Tool Hall – Equipment Rental – 1210 W 2600 S
 - o Sage Mechanical – Contractor – 2391 S 1560 W
 - o Jordan Davis DDS – Dental Office – 2453 S Wildcat Way
 - o Tech Connect – Critical Power Service Provider – 2272 S 1560 W

Council Member Checketts asked what “general time” means on some of the timecards for public works employees. The Public Works Director said those are things that do not fit under other headings on the

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timecard and some of the employees are marking general time instead of the department they are working in. Council Member Checketts asked if it could be made clearer how the time is being spent for budget considerations. The Public Works Director said he would get that changed.

POLICE REPORT

Council Member Checketts asked the Chief to thank the Detectives for their work on the sensitive cases that had come through their department. She complimented the police department on their good work.

Dispatched/On View Calls

2026		2025	
January-	441	January-	475
February-	448	February-	420
March-	449	March-	474
April-	539	April-	530
May-		May-	595
June-		June-	503
July-		July-	568
August-		August-	578
September-		September-	639
October-		October-	520
November-		November-	385
December-		December-	426

Patrol Overview

April 2026		March 2026	
Calls for service-	539	Calls for service-	449
Reports-	233	Reports-	172
Citations-	111	Citations-	146
Physical Arrests-	10	Physical Arrests-	08
Use of Force-	02	Use of Force-	03

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DETECTIVE DIVISION

30-New Persons Crimes / Sexual Assault / Death Investigations /C.A.N.R. cases (child abuse neglect report)
13-New Theft / Property / Fraud Cases
25-Cases closed with and without arrests.
04-Death Investigations.
USE OF FORCE REVIEWS

The patrol sergeants and administration reviewed two use of force incidents for the month of April. The incidents were found to be within department policy and state law.

DEPARTMENT ACTIVITY

- Woods Cross Elementary came to City Hall for lunch with the chief.
- Woods Cross P.D. provided cups and gift cards to our Bountiful dispatchers for Dispatch Appreciation Week.
- The police department held their quarterly in-service training. We were able to use our new SIM equipment to make the training more realistic.
- Chief Bigelow attended the Utah FBI National Academy re-trainer in Moab. AI was the topic for the week.

INVESTIGATIONS/ICAC

The detectives have been busy investigating and receiving charges on sex offenses. This month they had three separate cases where they received charges on various crimes.

Detectives investigated four more deaths in our city for the month of April. None of the deaths are considered suspicious at this time.

The sex offenses and death investigations are very time intensive and sensitive cases. You should know our detectives are doing a great job.

PUBLIC WORKS REPORT

Parks Task Summary

- Job Fair – 4 Hours
- Banner Expansion Prep
- Seasonal Hiring
- Trash Clean-up – 30+ Hours
- Gopher Work/Extermination
- Repair Holes/Tunnels – (Lots and Lots)
- Bathroom Repairs – 20 Hours
- Weather Trak Class (Tara/Jake)
- Ball Field Prep/Maintenance
- Arbor Day Planning – 10 Hours
- Mills Courts RFP
- Equipment Servicing – 20+ Hours
- Pesticide Study
- Weeding/Spraying 30 Hours

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Streets/Storm Water – Task Summary

- 6 SWPPP Site Inspections/Follow-ups
- 18 Detention Basins Inspected
- 2nd Saturday Clean-up – March 14
- 16 Outfall Inspections
- Cross Training With Water and Streets
- Scheduled and Organized Spring Street Sweeping
- Post Construction Inspection (Excavation Permits)
- Obtained CDL Learners Permit
- SW Interlocal Agreement Updates
- Planned and Conducted PW Training for IDDE
- GIS Mapping Updates
- Began Organizing Drain Line Cleaning – Twin

- Cleaned inlets/outlets in all City Owned

Water – Task Summary

- 184 Bluestakes/Locate Requests
- Well #3 Drilling
- 2 Meter Setter Replacements
- 68 Final Notice Door Hangers For Non-Payment
- Started PRV Maintenance
- Check Valve Replacement @ Well #4
- GIS Mapping Updates

Projects In The Works

- Development Review Committee
- Transportation Master Plan Update In Progress
- Reviewed with Planning Commission
- Planning Commission to recommend to Council on May 12
- The Reuse Plan Application...
- Working With UDOT I-15 and Double Tracking Projects
- Well #3 Well Drilling
- The crew has drilled 110+ feet

Detention Basins

- Replaced Street Signs – Sorrento Subdivision
- 800 W – 1500 S to 2600 S
- Asphalt Patching
- Helped with Water Leak
- Storm Drain Cleaning
- Garbage Can Work Orders
- Concrete Work Orders/Updating Elements
- Street Light Survey
- Equipment Maintenance
- Weed Spraying
- Filling Potholes
- Service Swamp Coolers @ PW Facility
- Concrete Replacement Requests - 4

- 13 Water Meter Endpoints Warrantied
- 12 Shut-offs Due To Non-Payment
- Finished Repairs on Well #4
- Bacteriological Samples Passed
- Rural Water Apprenticeship Program – Marcus
- Monthly Bac – T Samples
- BSI Online Start-Up Documents

- 1500 S Reservoir/Tank Project Is Out To Bid
- Bid Closes April 28, 2026
- 11 Bid Holders
- Well #4 Pump and Motor Project is Complete
- Weber Basin Secondary Project
- All Asphalt Patching Is Complete
- Final Landscape Restoration Taking Place
- 1100 W 2100 S to 2600 S Widening
- Lumen to Remove Poles by the end of April

FINANCIAL REPORT

The City Council reviewed the financial report provided to them by the Finance Director for the city.

CITY ADMINISTRATOR'S REPORT

1. Tentative Budget preparations with staff. This includes the Truth In Taxation process, public hearings, and associated notices to the public.
2. Weekly meetings with City Hall Hogan Park committee.
3. As the Chair of the South Davis Metro Fire District Administration Committee, I have had regular meetings with SDMFD staff on their budget preparation.
4. I attended the Utah City/County Managers Association & Utah League of Cities and Towns conferences in St. George during the week of April 19-24, 2026.
5. Work is ongoing on the new Employee Policy and Procedure manual.
6. The two subsidence foundation repair projects are now underway.
7. Davis County has informed the City that we have been recommended for CDBG projects for a waterline replacement and income qualified home repair for next year. The Davis County Council will review and approve the projects, The public hearing for these projects will be May 26th at 10 a.m. at the Commission Council Chambers, 61 South Main St. Farmington, UT, Rm 303.

QUESTIONS/DIRECTIONS TO STAFF

Council Member Checketts said she would like to attend the committee meeting for the city hall discussion on May 21.

Council Member Checketts also said she thought it would be a good idea to do a sales tax audit to make sure sale tax is being collected from all of the businesses in the city. She suggested hiring a company that could do an audit. She also suggested when a new business license is opened that the state tax commission is checked.

The City Administrator said he would look into that and see how that would be done. He said the state law does not require that home occupations have a business license so there might need to be a threshold of how much in taxes are collected because for some businesses it could be minimal.

COUNCIL REPORTS

Council Member Larrabee said they had held a board meeting. He said there was one person leaving from the Wasatch Integrated Waste District so they will be looking for someone new to fill that spot.

The Mayor said he and Mayor Bradshaw have been talking with many of the staff, and current and former leadership in the fire district about the recent tragedy with the fire chief. He said they had presented their findings to the board in a closed meeting and had a few recommendations. He said one of those recommendations was to hire a second deputy chief so there are two deputy chiefs to manage the workload. He said with the former Chief Stewart, there was not a second deputy chief and that position is really needed. He said a motion was made to have two deputy chiefs. He said it will take some pressure off of the chief. He said it will also help if there was someone who was unable to work, there would be someone to replace that person.

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The Mayor said another motion was made at the fire district meeting and it was to negotiate a contract for some interim consulting services to help with the hiring process to help the chief to help take some of the load without being an officer or employee.

The Mayor said the third motion that was made was to start negotiations and identify an individual to become fire chief. They are continuing to work on that. He said the staff are anxious to know what the permanent structure and direction will be. He said structure is important and they rely on this line of command.

The Mayor also mentioned the City Administrator has become the budget officer for the fire district and he is working hard in helping to move forward.

The Mayor said mental health concerns are being utilized in the fire department, and they are continuing to look at those needs.

The Mayor said things are going great at the recreation district and revenues are ahead and they are excited they will be a little ahead at the end of the fiscal year.

The Mayor said everything is going well at the sewer district as well.

Council Member Grover said the Mosquito Abatement District did meet and Woods Cross has the most callouts, which is good for requesting service. He said it also means there will probably be a spike in mosquitoes this year. He said Dr. Greg White is in charge now, and the district is gearing up with advanced mosquito techniques, and those are working well. He said they are moving forward with the new facility.

MOVE TO CLOSED MEETING

At 8:57 p.m. Council Member Checketts made a motion to go into closed session to discuss items pursuant to UCA § 52-4-205. Council Member Peterson seconded the motion and Council Members Grover, Peterson, Checketts, and Larrabee all voted in favor of the motion through a roll call vote.

RETURN TO CITY COUNCIL MEETING

At 10:01 p.m. Council Member Grover made a motion to return to City Council meeting with Council Member Peterson seconding the motion and all voted in favor of the motion through a roll call vote.

ADDITIONAL ACTION CONSIDERATION TO ADOPT RESOLUTION 2026-890 AUTHORIZING SALE OF 1490 SOUTH REDWOOD ROAD (OLD PUBLIC WORKS SHOP)

Prior to the Closed Meeting the City Administrator shared the following with the City Council.

“During the December 16th and January 9th City Council meetings, the Council discussed the possible sale of the old post office and old public works property. The City Council also held the required public hearing on December 16th to receive comment on selling the property.

On February 17th, the City Council entered into a contract to have The Northwood Group represent

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the City in marketing the former Public Works property located at 1490 S Redwood Road. An appraisal of the property was completed by Integra Realty Resources in November of 2025.

On April 20th, The Northwood Group received eight qualified offers to purchase the property, and a ninth offer was submitted on April 21st (a day late). After considering the offers, the City Council will hold a closed session to review these offers, talk with Northwood Group representative, Brandon Wood about the offers and determine if it will accept one of the offers.

If a consensus is reached, the City Council will adjourn the closed session, return to an open session, and make final deliberations and a decision to sell the property; or give Mr. Wood direction on the next steps to take with the property.”

Following the deliberation in the closed session, the Council returned to open City Council meeting.

Council Member Grover made a motion to adopt resolution 2026-890 authorizing the sale of the property at 1490 South Redwood Road to Brighton Homes, LLC, for the amount of \$2.7 million. Council Member Checketts seconded the motion, and all voted for the motion through a roll call vote.

ADJOURNMENT

There being no further business before the City Council, Council Member Larrabee made a motion to adjourn the meeting at 10:04 p.m. with Council Member Checketts seconding the motion and all voted for the motion through a roll call vote.

Presented to City Council for Approval 6/2/26



**WOODS CROSS CITY COUNCIL MEETING
MAY 19, 2026**

The minutes of the Woods Cross City Council meeting held May 19, 2026, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

COUNCIL MEMBERS PRESENT:

Ryan Westergard, Mayor
Julie Checketts
Jim Grover-online

Eric Jones-entered as noted
Wally Larrabee
Rachel Peterson

STAFF PRESENT:

Bryce Haderlie, City Administrator
Curtis Poole Community Development Director
Sam Christiansen, Public Works Director
LaCee Bartholomew, Community Services Manager

Annette Hanson, City Recorder
Johnny Filler, Public Works
James Bigelow, Police Chief

PUBLIC ATTENDANCE:

Rylie Evans
Kyrene Gibb
Don Shcrader
Marly Ferrin
James Larsen

Brandie Evans
Tyler Parkin
Lois Schrader
Ross Andrew
Michael

Brett Evans
LeGrande Blackley
Dixie Weeks
Michael Vadersteen
Lindsey Vowles

INVOCATION/PLEDGE:

Wally Larrabee

PROCLAMATION: NEUROFIBROMATOSIS MONTH OF MAY

The Mayor gave the floor to Council Member Checketts. She said this was the ninth year of recognizing May as Neurofibromatosis month. She invited Rylie Evans to speak to the Council.

Rylie said she was 14 years old and was addressing the Council to help bring awareness to the community about families in our community who suffer from neurofibromatosis. She thanked the Mayor and Council for recognizing May as Neurofibromatosis Awareness month in Woods Cross City. She said NF has been hard to live with and is painful and sometimes makes school hard for her. She said she feels “seen” because of this recognition spotlighting this disease. She said it is a reminder that she is not fighting this disease alone and she has the help and support from the community. She said she has met some incredible people during this journey, and it gives her hope and courage to continue to fight the battle of NF. She said she has felt love and empowerment through her community’s support, and it has made a difference in her life she will never forget. This disease is not well known but does affect about 1 in 2,000 people, Neurofibromatosis affects 2 million people around the world and affects all populations equally regardless of race, ethnicity, or gender and causes tumors to grow on nerves throughout the body and can affect development of the brain, cardiovascular system, bones, and skin. NF can lead to blindness, deafness, bone abnormalities, disfigurement, learning disabilities, disabling pain, and cancer. The Children’s Tumor Foundation leads efforts to promote and financially sponsor world-class medical research aimed at finding effective treatments and, ultimately, a cure for NF. Much remains to be done to raise public awareness about this disease to promote early diagnosis, proper management and treatment, prevention of complications, and support for research.

The Mayor and Council said they were glad to be able to help bring awareness to this disease each year and thanked Rylie and the Evans family for helping to bring awareness to NF and for their continued involvement

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and efforts. The Mayor and Council thanked Rylie for her bravery and courage to help raise awareness with her struggles with NF.

Following the information given above, the Mayor made a Proclamation declaring May Neurofibromatosis Awareness Month for 2026.

CONSENT AGENDA ITEMS

The Council reviewed the consent agenda items and Council Member Larrabee made a motion to approve the consent agenda items as presented with Council Member Checketts seconding the motion and all voted in favor of the motion through a roll call vote.

RATIFY CASH DISBURSEMENTS

The Council ratified the cash disbursements for the time period 5/1/26-5/13/26 via the consent agenda.

ADOPT RESOLUTION 2026-991 APPROVING COMMENCEMENT OF THE WATER IMPACT FEE IFFP STUDY

The following information was given to the Council for their review.

“Although we have included this in our FY 27 budget request, staff requests to proceed with the current FY 26 budget. Brain has requested an update to the Water IFFP to reflect the latest cost estimates for the tank replacement project, as well as the current bond obligations, including the three existing bonds and the new 2025 series bond. Looking ahead to FY 27, the 2016 series bond will be fully paid off, and we anticipate an increase in payments for the 2014 A+B series bonds starting in FY 28. The current IFFP and IFA were adopted in January 2024 Updating the IFFP and IFA with revised growth projections and construction costs—including the critical 1500 S Reservoir replacement project—along with adopting updated fee structures, will ensure our financial planning remains accurate and responsive to ongoing needs. These steps are essential to maintaining reliable water services and securing our financial stability for the future.

”After confirmation from JUB engineering and LRB Financial advisors, the anticipated costs are:

- LRB \$2,500
- JUB Engineering \$8,000

“Brian Passey’s response for this resolution. “Looking at our CY25-6 Budget, we show an amount of \$12,000 available in GL 53-40-310 which could be used for Water IFFP/IFA update services. This could tell us how much of our 2025 water bond projects might be useable towards our annual debt service going forward. This will help offset the \$136,000 that we have been able to use annually for the 2016 water bond payments that are expiring soon.”

Resolution 2026-991 approving commencement of the water impact fee IFFP study was adopted through the consent agenda.

ADOPT RESOLUTION 2026-992 AUTHORIZING CHANGE ORDER TO MILLS PARK RESURFACING PROJECT

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During the bidding process, the request for proposal asked for the cost of additional basketball hoops and the installation of tennis court net posts. The additional hoops are rated for park play and are adjustable. The tennis court net posts are also rated for public park play. The 2 additional basketball hoops have been requested by Community Services for Summer Rec and other recreation functions. The replacement of the tennis court net posts is due to further inspection of the existing posts. The costs Renner has supplied include installation. This was inadvertently left off the original resolution passed on April 7, 2026.

Staff recommends approving the Change Order 1 to the Mills Resurfacing Project, adding 2 additional basketball hoops and 1 Tennis court net post set for \$14,300.00, bringing the total for this project up to \$52,969.00. Cost is covered in the approved FY 25-26 Budget as a project in the RAP Tax, 23-40-731. This budget line was approved for \$55,000.

Resolution 2026-992 authorizing Mills Park project change order was adopted via the consent agenda.

PUBLIC COMMENT

The Mayor opened the meeting for public comments that would take three to five minutes.

Mr. Brian Bean addressed the Council and said he is a resident of the city and said he had comments regarding the item addressing the stop sign request at 2260 Mountainview Blvd. He said he was in favor of putting in a stop sign at this location. He said he has almost gotten in several accidents at this location. He said he felt like it was a matter of showing the right-of-way. He said that east/west has more traffic movement. He said a stop sign may not be warranted but a yield sign would show which way traffic has the right-of-way to help slow the traffic going the opposite direction.

Mr. Tyler Parkin addressed the Council, and he said he was speaking about the budget increase that is being proposed to increase taxes. He said he was concerned that taxes are increasing amid the bad economy and the residents cannot afford the increase for the new city hall and Hogan Park redesign. He said he felt this matter should be put on the ballot for residents to vote on. He said he did not feel the need to be pushed through by the Council, especially on the re-election year. He said he feels like wages for employees are also high compared to other cities that are similar size. He said he has asked for comparisons on what wages are for cities that are similar sizes, but he has not seen any. He said he feels like a new city hall should be put on a ballot to vote on. He also said he is proposing there be more budget meetings held by the Council so they can show where they are trying to scale back on things pertaining to the budget so the citizens can be involved.

Ms. Dixie Weeks addressed the Council and asked if there had been any progress in removing lithium from the water in Woods Cross. She said she felt like drinking water was a very important subject.

The Mayor said the Public Works Director would get in contact with her and address any questions she might have regarding the drinking water.

Mr. Stephan Olsen addressed the Council and said he had some questions and said he felt similar to Mr. Parkin about the need to put a hold on building the new city hall. He said he wondered why the city needed so many people on the Council for a small city. He also said he felt like the voting ballot should not show unaffiliated when voting. He said he felt like the recordings of the City Council meetings should also be public and be available to listen to on the city website if anyone wanted to see what had been discussed.

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There were no further comments, and the Mayor closed the public comment period.

The Mayor thanked everyone for their comments and said they would follow up with those comments.

STOP SIGN REQUEST AT 2260 MOUNTAINVIEW BLVD.

The Mayor noted this was an item that had been requested to be on the agenda by Mr. Tyler Parkin.

Mr. Parkin addressed the Council and said he lives in Valentine Estates and wanted to address this stop sign request. He said he had read over the memorandum that the Public Works Department had given out regarding the regulations from the MUTCD and said he was not suggesting the city go against the MUTCD regulations but asked that it be applied to current intersection data at the 2260 Mountainview Blvd. He said it was stated there was no traffic study ever done at this intersection. He said without that data being collected it is difficult to say that a stop sign is not warranted. He said since the 2020 review that had been referenced, there have been many changes including additional residency growth, increased park use, increased Legacy Trail traffic, and regular pedestrian bicycle and child activity. He said in addition to regular vehicle traffic, this intersection also receives regular delivery trucks in the area traveling at high speed. He said there are many trucks and the rate of speed is very concerning. He said there are also problems with high-speed E-Bikes and off-road vehicles, side-by-sides traveling in the area, and underage kids operating these vehicles. He said there are pedestrians and children crossing or approaching this intersection often. He said there were almost accidents with E-bikes two different times during the day with kids on these E-bikes. He said these are the types of incidents or situations where the MUTCD calls for engineering judgement not just traffic volume numbers. He said traffic control is also meant to be preventative when there is an elevated risk.

Council Member Jones entered the meeting at this time.

Mr. Parkin said he had some of the near misses that are shown on his security camera if there was a need to look at them. He said he had gone around the city and looked at different areas, excluding 1500 South and some of the major roadways. He said he did take pictures where there were stop signs and yield signs within the city. Mr. Parkin went over the various intersections, and which signs were located there. He said these locations had used engineering judgement and have been used in residential settings where conditions support additional traffic controls even where strict volume thresholds may not have been required. He said he was asking for the same consideration here as some of these other streets. He asked the Council to authorize temporary traffic counter measures to gather current ADT and intersection data at this specific location and to consider installing signs, whether it be yield signs or stop signs if warranted, based on those updates and findings because he is very concerned about the safety of the children in this area. He said he believes a child is going to be hit in this intersection and he does not want to have this happen in his neighborhood.

The following was information was provided by the Public Works Department regarding traffic information in this area.

- The City has received speeding concerns and stop-sign requests almost every year since Shamrock Village began construction.
- In 2020, Vijay Kornala, a certified Professional Traffic Operations Engineer with JUB Engineering, conducted a traffic study at 2260 S Mountain View Blvd. The study found that stop signs were not warranted at that time.

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- In April of 2021, the City's insurer recommended, in a letter dated April 30, 2021, that the City follows the most current MUTCD to support the legal defensibility of traffic signs and roadway markings.
- In May of 2023, it was estimated that a traffic study on Mountain View Blvd would cost \$25,000.
- The idea of a Traffic Safety Committee has been discussed in the past to administer stop and yield sign requests. This would require a change to the city code and purchasing traffic counters. Bountiful City uses a similar process for stop and yield sign requests.

Current Policy

The City Council reaffirmed the current policy of following City Code 14-06-010 on September 19, 2023, during discussion of traffic concerns raised by residents in and around the Shamrock Subdivision.

Current Conditions at 2260 S Mountain View Blvd and the surrounding area

- Speed data for southbound traffic on Mountain View Blvd. was collected by the radar sign at 2006 Mountain View Blvd. from April 12, 2026, through May 13, 2026. See documents attached to this Memo
- Current Crash history, provided in the Transportation Master Plan (TMP) update from October 2020 to October 2025, for 2260 S Mountain View Blvd shows 0 crashes.
- Based on information gathered as part of the TMP update. This intersection had a traffic camera counter as part of the TMP update. A full Average Daily Traffic ADT count analysis was not performed with the TMP; only Morning and evening rush-hour traffic counts were based on these peak numbers. JUB still recommends no stop signs and suggests that, if a traffic study were performed and yielded numbers similar to the TMP count, it still would not meet the warrant.
- Stop Signs placed around Odyssey Elementary are required as per the Safe Route to School regulations. All Davis School District elementary and some secondary schools have a safe route-to-school study performed and implemented.
- Other than the Stop and Yield signs on roads connecting with State roads and collector city roads (1500 S, 800 W, 1100 W), existing stop/yield signs placed throughout the city prior to 2020, not part of a Safe Route to School, may have had studies conducted.

State and City Code References

- The Manual on Uniform Traffic Control Devices (MUTCD) is the national standard for traffic control devices and roadway signage in the United States. It is recognized by the Federal Highway Administration and incorporated into Title 23 of the Code of Federal Regulations. The State of Utah mandates that UDOT adopt a MUTCD under Utah Code § 41-6a-301, and Utah Administrative Code R920-1 is a rule that specifically incorporates the Utah MUTCD by reference, establishing it as the official standard for all highways open to public travel in the state.
- 14-01-040. Police Chief to Administer. The Woods Cross City Chief of Police is vested with the authority necessary to administer the Woods Cross City Traffic Code and all laws related to vehicle operation on city highways.
- 14-06-010. Traffic Signs and Signals. The City shall place and maintain official traffic signs, signals, and markings on highways under its jurisdiction as needed to regulate and guide traffic and parking within Woods Cross City and to carry out this title. All signs and signals installed under this section must conform to, and be maintained in accordance with the Department of Transportation manual and specifications for a uniform system of traffic-control devices under Utah Code Ann. 41-6-20, as amended.

MUTCD Guidelines

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Options

1. Continue following the national/state-adopted MUTCD and its supplements as stated in our city code.
2. Have Code Enforcement conduct a clear-view inspection of this intersection under City Code 12-28-107, Clear View of Intersecting Streets, and work with the property owners to achieve compliance.
3. Install Yield Signs following the August 16, 2023, memo from Vijay Kornala, with JUB Engineering. Each sign installation costs \$150, as of May 14, 2026, including the pole and rivets, plus staff time.
4. While this may not change the outcome of the intersections in question, the City could create a Traffic Safety Committee, with City Code giving authorization to the committee, to review these requests on a case-by-case basis. The committee could include the Police Chief, Traffic Engineer, PW Director, and possibly a Council member.

The Mayor asked the Public Works Director if there had been a traffic study done in this area.

The Public Works Director said there was a traffic study done in 2020 about the time the Shamrock subdivision was approved in anticipation of Mountainview being completed. He said the traffic master plan did not do daily counts last year, they just did morning and evening counts and did not include pedestrians. He said the counts showed there were 96 cars in the morning and from 4:00-5:45 p.m. it showed 72 cars. It was also noted there is a school pick-up near this location.

Mr. Parkin said he felt like those times and car counts needed to be looked at because he felt traffic has picked up with activities at the park and people coming home from work.

The Mayor asked what the costs would be for a full daily traffic count. The Public Works Director said a four-way approach without pedestrians would be \$800.

Council Member felt there would not be a valid count right now with school just getting out this week.

Mr. Parkin asked that temporary yield signs be put in at that intersection right now and then a proper traffic study be completed when school resumes.

Council Member Peterson asked whether yield signs would address the concerns Mr. Parkin had raised.

The Public Works Director said there is no requirement to stop with the yield signs so it might not help and that there are some options through the MUTCD, and he could look at those options and see what would be most effective.

Mr. Parkin said he works for Murray city and they put in temporary speed bumps in the summer. The Public Works Director said the problem with speed bumps is that it just moves the problem down the road. He said he felt like it comes down to three things, education, engineering, and enforcement.

Mr. Parkin said there were several roundabouts, located in other neighborhoods so why was there not one put in on this longer stretch of road which is a concern.

The Public Works Director said that subdivision was designed before he came to the city, so he was not sure why that was not considered.

The Public Works Director said there are smaller roundabouts but there is a cost to put those in and they are not ideal.

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Mr. Parkin said he is not looking to waste the taxpayers' dollars, but he felt like there should be some sort of solution.

There was discussion on yield signs by the Council and how those work in various intersections. Council Member Checketts asked if the Public Works Director had yield signs available to put in and the Public Works Director said he did have two yield signs he could install. He said he would have to do some research on which direction would be the most effective to place the yield signs. The Mayor said he had some reservations about putting up temporary yield signs because once they are up, it is hard to take them away. The Public Works Director said guidelines on allowing yield signs are more flexible in the MUTCD.

The Mayor asked the Council what they thought about doing this and Council Member Larrabee said he felt like if the yield signs were put in and the residents get used to having them there, it would be hard to remove them again.

Council Member Checketts said if allowing yield signs are more flexible, they could be left up indefinitely. She said another idea would be to allow them to be installed and left up for six months and see if that helps with traffic calming and if it does, the traffic study would not need to be done.

The Public Works Director said it would be allowed under MUTCD guidelines to do what is being suggested by putting up the yield signs.

Council Member Jones said public safety is important, but decisions should be made using data as well. He said if the traffic data at this intersection is so much less than is even recommended for a yield sign, and there have been no accidents recorded at this intersection, there might not be a reason to put the signs in. He said he wanted data to inform this decision. He said he did not feel like data shows it is warranted.

Mr. Parkin said if there was a full traffic study done it could show more data and more need for the signs.

The Council discussed the possibility of waiting to do a traffic study until after summer is over and when school is back in session to get a more accurate account.

Council Member Peterson said she felt like putting in a yield sign with no data was not a wise choice. She said she felt education would be the best way to go.

There was discussion on having the traffic engineer do an evaluation on additional traffic in the area that travels to the park for sporting events and the Legacy Trail without doing a full traffic study. It was noted the city's traffic engineer could give his recommendation after looking at the additional traffic and see if he would recommend putting in a yield sign and which way it would need to be installed. The Council said they felt like this is a way that could help with that decision and get it done in a timely matter. It was reiterated that signs do not make it so accidents do not happen and drivers cannot always be controlled.

The Mayor said it does come down to personal responsibility to make neighborhoods safe and by obeying the laws. He said it would be good to have the city engineer do the evaluation and see what his recommendation would be for putting in yield signs and which direction to install them.

The Council said they would like the Public Works Director to bring back the city engineer's recommendation so the Council can see how they would like to proceed.

SECOND DRIVEWAYS AND HARD SURFACE FOR SINGLE-FAMILY RESIDENTIAL ZONES

The Mayor gave the floor to the Community Development Director, Mr. Curtis Poole, and he went over information regarding second driveways and hard surfaces in single-family residential zones.

Mr. Poole said that during a City Council meeting in May 2025, a resident raised concerns regarding the city's standards for installing second driveways in single-family residential zones. Specifically, the concern centered around the fact that existing city code only addresses second driveways on arterial and collector streets. Over the years, second driveways have been installed and permitted throughout the city on local residential streets; however, the current code does not provide clear standards or guidance for how those situations should be reviewed or regulated. Additionally, the city currently does not have code provisions regulating the amount of hard surface coverage permitted within a front yard area.

Following the discussion and direction by the Council, staff spent the next several months researching practices from surrounding communities, evaluating existing city code, and holding discussions with both the Planning Commission and City Council. During those discussions, the topic expanded beyond second driveways and included concerns related to circular driveways, front yard parking and increasing amounts of paved surfaces within residential neighborhoods. Ultimately, the Council referred the issue back to the Planning Commission for additional review and future code amendment considerations.

Mr. Poole said over the last six months staff have conducted additional research and collected data throughout the city regarding residential parking habits, driveway configurations, and front yard hard surface coverage in single-family neighborhoods. Through this effort, staff identified dozens of situations involving residents parking on lawns, installing second driveways without permits, driving across landscaped areas to access rear parking areas, and other similar circumstances. One of the primary challenges staff has identified is that portions of the current code are vague, inconsistent, or silent on several of these issues. While some regulations exist related to parking and driveway access, there are currently limited standards addressing the extent of paving or hard surface coverage allowed within front yards or the design and placement of second driveways on local streets. This has created inconsistent expectations and difficulties with enforcement.

Mr. Poole said the code enforcement officer has many open cases regarding parking issues and the number could be doubled with other parking infractions she is not enforcing at this time.

Policy Considerations

The purpose of zoning regulations is to promote orderly development and protect the health, safety, and welfare of residents. While driveway and parking regulations may seem minor in nature, these issues can have long-term impacts on neighborhood character, drainage, streetscape appearance, traffic safety, and overall community aesthetics. Some questions to consider:

- What level of front yard paving and vehicle parking is appropriate within single-family residential neighborhoods?
- Should front yards primarily function as landscaped open space, or should additional flexibility for vehicle and trailer parking be accommodated?
- Should parking in front of the home (between the street and home or in front of the home on a second driveway) be permitted?
- Should second driveways be permitted, and if so, under what circumstances?

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- Should the city establish a maximum percentage of hard surface coverage permitted within front yards?
- Are gravel, road base, or similar products appropriate for parking vehicles and trailers in single-family residential neighborhoods?
- What long-term neighborhood character and appearance does the Council envision for single-family residential areas?

Mr. Poole noted that at its core, this discussion is also a policy question regarding the future appearance and character of single-family neighborhoods. As redevelopment and reinvestment continue to occur throughout the city, the Council may wish to consider what level of front yard paving, driveway access, and vehicle and trailer parking is appropriate and consistent with the community's vision for residential areas.

The Community Development Director explained the process of how a property that is not in compliance would be handled after a new ordinance was passed. He said the code enforcement officer would work with people who are out of compliance to help them with education and help them implement things to become compliant.

The Council also asked how things would be handled if the code changes and there is still gravel in parking areas and how that would be handled. Mr. Poole said they would be considered as a grandfathered property. Mr. Poole said if there is a gravel driveway already in place next to the current driveway, that if a new ordinance was approved, it would be grandfathered, but it is people putting in gravel driveways on the opposite side of the driveway that would not be allowed. Mr. Poole said there have been 6 new driveways put in since November that have not gone through the process.

Council Member Checketts expressed concern about having gravel driveways allowed because leakage from cars could seep through the ground and contaminate water sources.

The Council asked what would happen if a home was purchased with a non-compliant driveway already in place. Mr. Poole said those people would have to come into compliance.

The Council was asked how they felt about gravel and road base. Council Member Jones agreed with Council Member Checketts about contamination from leaks from vehicles going into the ground through the gravel.

The Mayor said he understands why people do gravel because concrete can be expensive but said he felt there should be standards for curb appeal. He said there is the "broken window" effect which can also affect neighborhoods; noting there has been a lot of chatter on social media with opinions both for/against allowing it.

Council Member Peterson said she didn't have anything against gravel if it is maintained. She said she wants people to feel welcome in the community and if gravel is allowed, it would just need to be kept up with weeding to keep things looking nice.

Council Member Checketts said she felt like maintaining nice gravel would be hard. She felt like there would be more weed growth with gravel, which would be hard to enforce across the city. She said she thought the city needs to maintain a certain level attractiveness so we can invite people willing to keep up their property to live in our city and sometimes that depends on how things are kept up and look. Council Member Larrabee said he agreed it would be hard keeping property maintained and clean and weed free with gravel.

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Council Member Jones said he preferred driveways on one side of the home. The Mayor agreed he preferred driveways on one side of the home. He did not like having a driveway on the opposite side of the home.

Council Member Grover said in his neighborhood they have gravel on opposite sides of the driveway and he felt it was fine if the gravel is well maintained. He said he is not in support of having gravel for a second driveway. He said a second driveways should lead to a second garage. The Mayor said there might be some exceptions with larger lots that would allow out buildings behind a home. He said he was opposed to putting a second driveway on a small lot that did not lead to a garage behind the home.

Council Member Jones said a lot size could be given a percentage of how much hard surface would be allowed on a residential property to help control the amount of concrete there is on a particular sized lot.

There was also discussion on what the definition of "well maintained" would be with gravel being allowed. The Mayor said the definition would need to be clear.

The Mayor asked how the Council felt about a second second driveway on the opposite side of the home. Council Member Jones said the RV's could be specified to be parked behind a fence and behind a home. He also said large RV's can be a visibility issue if parked in the front of a home when someone is trying to back out of a driveway.

Council Member Checketts said she thought front yards should be classified as open space. She wondered if you allow gravel on a second driveway where would that stop.

It was noted that gravel can be a challenge, but it can look nice and is more affordable. It was also noted that there are questions about gravel size and the possibility of gravel getting into the storm drain.

The Mayor said he might be open to allowing gravel next to a driveway for parking. If allowed, the code would need a clear definition of "well maintained," including borders to keep the gravel contained. It was also noted that a well-maintained gravel area should be free of weeds.

It was noted that the Planning Commission could get into the specifics of a definition of what could be considered well maintained.

It was noted they should consider no second driveway on the opposite side of the driveway. There was discussion about not parking on the opposite side of the driveway, but the question was asked if it would be allowed if it is an access to the back of someone's property. It was also noted that some people park their recreational vehicles behind their home for winter parking.. Some people park RV's behind their home for winter parking.

Council Member Jones said he would still prefer a single driveway.

It was suggested that staff do some investigation of codes from other cities to see how other cities are enforcing this kind of code.

Mr. Poole asked if the Council would like to review this again before the Planning Commission reviews it and the Council said they would like to look at it again before it goes to the Planning Commission for their review.

UDOT LANDSCAPE PLAN FOR THE I-15 RECONSTRUCTION PROJECT

The Mayor gave the floor to the City Administrator who gave information on the UDOT landscape plan for the I-15 reconstruction project.

He noted that UDOT has updated the landscape drawings for the 2600 South, Woods Cross/North Salt Lake interchange and would like Council input. He said while other South Davis cities have elected to reduce or eliminate materials and plants that require extensive maintenance, North Salt Lake and Woods Cross have asked UDOT to restore vegetation to equal standards to enhance the intersection. UDOT has confirmed that the proposed plans will not cost the cities any out-of-pocket costs. The communities will continue to maintain the interchange landscape as we have done in the past. In keeping with state mandates to reduce landscape water consumption, "ornamental turf" is being reduced. We also need to recognize that plants in these types of locations can be severely impacted by salt and other materials that run off the road surfaces. While it is not in Woods Cross, we have included the new I-15, I-215, and US-89 interchange at the south end of North Salt Lake City for your benefit. The entire I-15 project scope can be found at: I-15 Farmington to Salt Lake City - Reconstruction.

The Council reviewed the landscape plan and gave their thoughts on what is being considered for landscape. It was noted that it was more decorative rock than vegetation. The Council said they were comfortable with the plan as long as it was easy to maintain.

The Public Works Director said if it is more rock, there is more chemical maintenance. He said it was a tradeoff. He said when water is introduced there is more weed control. He said it could be a wash between chemical maintenance and vegetation maintenance.

The Public Works Director said weed barrier will be put down, but there are always weeds that come from the top of the weed barrier. It was noted it would be good to keep the Public Works Director involved to add comments about what is happening during the process.

PUBLIC SURVEY TO BE CONDUCTED BY Y2 ANALYTICS—KYRENE GIBB

The Mayor gave the floor to the City Administrator and noted that Ms. Kyrene Gibb who is on the staff of the Y2 Analytics staff was at the meeting to update the Council on the survey preparation and review the questions that they have prepared to ensure it meets the objectives of the city. It was noted that staff met with Y2 and provided background information relating to the City Hall/Hogan Park project, the services that the city provides, and other relevant information to establish the foundation of the survey.

Ms. Gibb went over the survey question draft with the Council and got feedback from the Council Members on what other questions or ideas they would like to see communicated on this survey so they could get the best response from the city residents who would be receiving this questionnaire. It was noted the questionnaire would go out to randomly selected residents so they could get the best cross section of answers as possible. Ms. Gibb noted this survey would mainly be online through email or text message depending on what the utility information. QR code? No random sampling gives representative as a whole. She said everyone has an equal chance to take the survey. She also said they could open the access to everyone later but not at first. She said they want a good number of responses. She said they could sent out invitations and reminders to make sure there is follow-up. She also said they would encourage participation for the random sampling. The City Administrator asked if they can you get the survey out before Memorial

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Day. He said they could offer participants that fill out the survey to get a free breakfast if it can be sent out that quickly. Ms. Gibb said it is possible but depends on when the questions are finalized. She said they would see what they could do to get it completed as soon as possible.

PUBLIC WORKS REPORT

APRIL WATER TASKS

- 170 Bluestakes/Utility Locates
- 5 After hour callouts
- 3 Water leak (Setter Replacements
- 81 Shut-off notices delivered
- Ongoing Valve/Hydrant Exercising
- PRV Maintenance
- Monitoring Well Level Checks
- 20 Shut-offs due to non-payment

- Monthly Bac-T Samples
- Quarterly Samples to State
- Additional Well 4 work (new level sensor)
- BSI Online Final Start-up Docs
- Saline Intrusion Samples
- 219 Work Orders Completed

APRIL STREETS/STORM TASKS

- 6 SWPPP Inspection Sites
- 3 Follow-up Inspections
- Non-compliance
- Detention Basin Cleaning/Inspections
- Training
- Post Construction Inspections
- Working on CDL Driving Test
- GIS Mapping Updates
- Twin D Scheduling, SD Cleaning
- SW Coalition Duties
- SW Coalition Water Fair

- Inlet Cleaning
- Servicing/Swapping Salter beds
- Street sign replacements
- Concrete replacement
- Storm Inlet cleaning
- Elements updates/concrete list
- Weed spraying/mowing
- 40 garbage can work orders
- 3 Asphalt patches – 7 tons
- Yard/building maintenance
- Potholes
- Spring cleanup – 36 mattresses
- Dog Park help

APRIL PARKS TASKS

- Seasonal training – 100 hours
- Drinking fountain installs
- Ball field prep
- Installed new benches
- Senior lunch help
- Spring banners – 4 hours
- Arbor Day, Event + Prep -50 hours
- Park inspections – 30 hours

- Bathroom cleaning
- Weed spraying
- Fertilization – 20 hours
- Dog Park prep – 20 hours
- Memorial Day Planning – 5 hours
- Radiator repair on Toro
- Equipment maintenance
- 2nd mowing – 25 hours

2026 ARBOR DAY AT MILLS PARK

- Had about 25-30 Kids and parents
- Wood Cross High School Communication class students participated
- Advertised in the Newsletter, Social Media, and local pre-schools

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- JUB sponsored this event.
- Will plan an event next year so that Elected Officials can attend



IN THE WORKS

- 500 S – Enbridge Gas has begun the remaining portions of their project. New gas line bore under the Spur Line Track/Concrete in the islands. 2-3 months.
- Legacy Highway Project – Construction has started. UDOT will close the Woods Cross Section of Legacy Trail to Install the sound wall. Trail closure starts May 18 –July.
- City Management Program is updated and approved by the ULCT
- Well 3 – Well Driller is approximately 220' in depth as of May 8th. Need to reach 450'
- 1500 S Reservoir Bid has been opened. Working with the Apparent bid winner to bring to the Council.
- Well 4 to have new HVAC installed in May
- Irrigation Season to begin 5/15
- 1200 S Storm Drain (Farm Meadows) – Contractor to return to finish landscape repairs once secondary water is available.
- Front Runner Double Tracking is nearing the end of the design phase
- I-15 Widening – Currently out to bid • Bid Award in October
- The Water, Storm Water, and Road Depreciation plans are done and are available upon request.

CITY ADMINISTRATOR REPORT

The City Administrator reported the following to the City Council:

1. Worked with Y2 Analytics for community survey.
2. Weekly meetings with City Hall Hogan Park committee.
3. Working with the South Davis Metro Fire District Administration Committee and staff on the FY27 budget.
4. Working with the Northwood Group and staff on the property sales agreements for the old post office and old public works property.

FINANCE REPORT

The City Council reviewed the Financial Report for the month of April.

QUESTIONS/DIRECTION TO CITY ADMINISTRATOR OR STAFF

Council Member Checketts said the electrical box across from UTA has been tagged and needs to be cleaned up. The Public Works Director said he would check into getting that taken care of.

The Council asked what time they should be at the park for the Memorial Day Celebration. It was noted 7:00 a.m. or earlier if you want to be there for a race. Council Member Grover said he would be at the park at 6:30 a.m. to help with the race. It was also noted that the YCC was moving and cleaning tables.

The Mayor said that staff would be manning a tent with Method Architects providing display boards with information layout and information so people can see different views and provide feedback.

The Mayor thanked the City Administrator for his work as budget work for South Davis Metro Fire Agency and noted that while he is head of the board, the City Administrator will help with the budget for the Fire District.

Council Member Checketts said she had seen up to eight tankers on 5th South waiting to turn into the Sinclair Oil loading rack. She said it needs to be communicated it is clearly a problem and needs to be addressed. She said it will be an issue getting off 5th South and she wondered how that will work when they start construction on that intersection. She said there is not enough room getting off 500 South to 700 West. The City Administrator said they will continue to remind them it won't work as well as they think it will.

Council Member Peterson thanked the Public Works Department for helping with field day at Hogan Park. She said they did a great job getting the park ready for that activity.

Mr. Poole said he was reporting back on the question of collecting taxes for business licensing. He said that is already being taken care of those will continue but they did not find anything out of order after those audits.

The Council asked the Code Enforcement Officer to reach out to UTA about weeds. Mr. Poole said the Code Enforcement Officer is reaching out to them.

COUNCIL REPORTS

Council Member Larrabee reported on the activities of the Wasatch Integrated Waste District. He said Syracuse City is working an addendum for high density housing to provide a dumpster and a recycle dumpster for high density housing. He said Wasatch Integrated can arrange for those to be picked up for recycling. He said we might want to address that at a later date. The Mayor asked if they were making money from recyclables again. Council member Larrabee said yes, they are and cardboard is the hot item right now, but metal is also a recyclable that is sought after.

The Mayor reported on the activities of the Fire District. He said the Interim Fire Chief Jeff Larsen has been appointed to be the new Fire Chief. The Mayor said he was a great Deputy Chief and he will do a great job as the new Fire Chief. The Mayor said he has done a great job stepping in with the passing of Chief Stewart, and the board was excited to have him. The Mayor said they interviewed about 30 people. The Mayor said they had reported to the board on their findings and what they recommended as some different options for recruiting and hiring a new chief. After the review the hiring of Chief Larsen was a unanimous decision. He said they have worked on a consultant agreement to help in getting things set up with the new Chief. He said there will also be 2 deputy chiefs to help with the workload. He said the Chief will be hiring those two deputy chiefs. He said one position is already in the budget and one position is in the proposed

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budget. He said they will be going through Truth in Taxation to get that second deputy chief position and they are hoping to get that revenue, but it would come out of the fund balance if it did not come through Truth in Taxation. He said Chief Larsen will do a great job and the Mayor said he will report on those new hires as soon as they come about.

The Mayor said the Sewer District's long term account manager had retired. The Mayor said they had a get together to wish him well. He noted that position will be filled internally possibly by the assistant that has been working for the district for the past several years learning the ropes.

ADJOURNMENT

There being no further business before the City Council, Council Member Checketts made a motion to adjourn the meeting at 9:22 p.m. with Council Member Peterson seconding the motion and all voted in favor of the motion through a roll call vote.

Presented to City Council for Approval on 6/2/2026



DRAFT

CASH DISBURSEMENTS

<u>Funds: 1st & 2nd digit of Account #</u>	<u>Departments: 3rd & 4th digit of Account #</u>
10 General	1X Assets
51 Water	2X Liabilities
52 Garbage	3X Revenues
21 Class C Roads	41 Legislative
22 Subsurface Storm Drain	42 Judicial
23 Storm Sewer	43 Administration
24 Park Development	46 Data Processing
25 Redevelopment agency	47 Non Departmental
46 Capital Improvement	49 City Attorney
53 Water Impact	51 City Hall
54 Water Revenue Bond	55 Elections
56 Storm Drain Enterprise	57 Community Development
	60 Police
	61 Liquor Law Enforcement
	62 Fire Department
	63 Building Inspection
	66 Animal Control
	67 Volunteer Services
	71 Street Department
	74 Sidewalks, Curb Gutter
	77 Storm Sewer
	79 City Shops
	83 Parks
	86 Recreation
	90 Transfers

Report Criteria:
 Report type: GL detail

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
31644	05/21/2026	DAVIS PRINTING & GRAPHICS	BANNERS FOR DOGPARK	23-40-732	93.39-	136656
Total 31644:					93.39-	
31684	05/21/2026	ASSOCIATION OF PUBLIC TREASURERS	2026 REGISTRATION ANNUAL CONFERENCE-ONLINE- C COLBY	10-43-230	599.00	31619
Total 31684:					599.00	
31685	05/21/2026	BIG BRAND TIRE & SERVICE	PD VN06793 MAINTENANCE	10-60-251	139.91	3441-917847
Total 31685:					139.91	
31686	05/21/2026	BRADY INDUSTRIES	PW RESTROOM PAPER TOWELS	10-79-260	381.30	11700746
Total 31686:					381.30	
31687	05/21/2026	CANON FINANCIAL SERVICES, INC	PD Copier C3930I Contract and Copies	10-60-251	190.24	42992623
31687	05/21/2026	CANON FINANCIAL SERVICES, INC	CH Copier C5850 Contract and Copies	10-51-250	259.90	42992623
Total 31687:					450.14	
31688	05/21/2026	CHEMTECH-FORD, LLC	VOC SAMPLES WELL 4 & 5	51-40-310	442.00	26D2452
31688	05/21/2026	CHEMTECH-FORD, LLC	STATE DDW SAMPLES	51-40-310	750.00	26D2453
Total 31688:					1,192.00	
31689	05/21/2026	CHRISTINA GUE	REFUND OVERPAYMENT ACCT 9133001	01-11750	60.00	269410850
Total 31689:					60.00	
31690	05/21/2026	CINDEE COLBY - PETTY CASH	MILEAGE 620 @ .205 UT PUBLIC TREASURER CONF-COLBY	10-43-230	127.10	050526
31690	05/21/2026	CINDEE COLBY - PETTY CASH	PERDIEM UT PUBLIC TREASURER CONF-COLBY	10-43-230	103.00	050526
31690	05/21/2026	CINDEE COLBY - PETTY CASH	LODGING (3 DAYS) UT PUBLIC TREASURER CONF-COLBY	10-43-230	386.70	050526
31690	05/21/2026	CINDEE COLBY - PETTY CASH	MILEAGE 620 @ .205 UT PUBLIC TREASURER CONF-COLBY	10-43-230	127.10-	050526
31690	05/21/2026	CINDEE COLBY - PETTY CASH	PERDIEM UT PUBLIC TREASURER CONF-COLBY	10-43-230	103.00-	050526
31690	05/21/2026	CINDEE COLBY - PETTY CASH	LODGING (3 DAYS) UT PUBLIC TREASURER CONF-COLBY	10-43-230	386.70-	050526

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 31690:					.00	
31691	05/21/2026	Colonial Flag & Specialty Co.	NEW FLAGS AT CITY HALL	10-51-260	229.70	0361381-IN
Total 31691:					229.70	
31692	05/21/2026	CORE & MAIN	VALVE BOLTS-WATER LEAK 2425 S	51-40-250	57.96	Y947186
Total 31692:					57.96	
31693	05/21/2026	COTTONWOOD TITLE	GHOST PARCEL TITLE REPORT 1100 W WIDENING PROJECT	21-40-737	3,650.00	199046-JGP-
Total 31693:					3,650.00	
31694	05/21/2026	DARRYL ROUSKA	REFUND OVERPAYMENT-FINAL BILL	01-11750	7.88	22.0219.0.1
Total 31694:					7.88	
31695	05/21/2026	DICK'S MARKET INC- BOUNTIFUL	ARBOR DAY DRINKS	10-83-310	48.16	02-175276
Total 31695:					48.16	
31696	05/21/2026	DSI WOODS CROSS VENTURE, LLC	REFUND OVERPAYMENT-FINAL BILL	01-11750	44.44	2.1440.0.7
Total 31696:					44.44	
31697	05/21/2026	ED KENLEY FORD	EXTRA KEYS FOR NEW PD VEHICLES	10-60-455	188.60	568725
Total 31697:					188.60	
31698	05/21/2026	EMINENT TECHNICAL SOLUTIONS	ACCT 11390 MONTHLY PHONE SERVICE BILL	10-51-280	811.12	PH-12118-1
Total 31698:					811.12	
31699	05/21/2026	INGRID OSEGUERA	COURT INTERPRETER	10-42-310	114.00	5.12.26
Total 31699:					114.00	
31700	05/21/2026	INTERNAL REVENUE SERVICE	ADJUSTED 941 9/24 87-0261296	10-22210	17.26	CP220

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 31700:					17.26	
31701	05/21/2026	JORDAN BROWN	REFUND OVERPAYMENT-FINAL BILLING	01-11750	97.06	11.3306.0.4
Total 31701:					97.06	
31702	05/21/2026	JUB ENGINEERS, INC	RF-26-00402 2026 GIS SERVICES	56-40-310	294.50	195538
31702	05/21/2026	JUB ENGINEERS, INC	55-20-13300 1100 W-2150 S TO 2600 S STP ROADWAY PROJECT	21-40-737	1,215.52	195866
31702	05/21/2026	JUB ENGINEERS, INC	WELL 3 DESIGN & CONSTRUCTION	51-61-702	3,653.20	195869
31702	05/21/2026	JUB ENGINEERS, INC	TREATMENT PLANT PERMIT APP REVIEW	51-40-310	1,255.00	195874
31702	05/21/2026	JUB ENGINEERS, INC	55-25-03300 UTA DOUBLE TRACK REVIEW	21-13220	1,830.00	195875
31702	05/21/2026	JUB ENGINEERS, INC	RP-25-00364 2026 SUBSIDENCE MITIGATION	25-40-311	699.50	195878
31702	05/21/2026	JUB ENGINEERS, INC	RP-26-00068 1400 S WATERLINE CDBG PROJECT	51-40-310	122.00	195882
31702	05/21/2026	JUB ENGINEERS, INC	RP-26-00287 NATURE CONSERVANCY STORM DRAIN UPGRADE	56-40-310	165.00	195889
31702	05/21/2026	JUB ENGINEERS, INC	RP-26-00455 CH & HOGAN UTILITY EASEMENT DRAWINGS	46-40-720	2,846.30	195891
31702	05/21/2026	JUB ENGINEERS, INC	55-25-04900 1500 S TANK #2	51-61-703	1,229.25	195915
31702	05/21/2026	JUB ENGINEERS, INC	RF-25-00269 1500 S RAILROAD WATERLINE CROSSING	51-40-310	4,162.03	195916
Total 31702:					17,472.30	
31703	05/21/2026	JULIE ALLEN JENSEN	REFUND OVERPAYMENT-FINAL BILL	01-11750	20.37	6.1340.0.1
Total 31703:					20.37	
31704	05/21/2026	JULIE CHECKETTS	SR LUNCH BINGO PRIZES FOR MAY	27-40-611	54.35	51426
Total 31704:					54.35	
31705	05/21/2026	LACEE BARTHOLOMEW	ADMINISTRATIVE PROFESSIONAL LUNCH DRINKS & COOKIES	10-38-900	33.19	040926
31705	05/21/2026	LACEE BARTHOLOMEW	SR LUNCH SALAD MAY 2026 (100 PEOPLE)	27-40-611	27.95	051426
Total 31705:					61.14	
31706	05/21/2026	LEE'S ACE HARDWARE	CUTTING WHEEL	51-40-250	45.43	013337/2
31706	05/21/2026	LEE'S ACE HARDWARE	PAINT FOR DOG PARK DOG POTS	23-40-732	47.55	013347/2
31706	05/21/2026	LEE'S ACE HARDWARE	PAINT FOR DOG WASTE RECEPTACLES @ DOG PARK	23-40-732	32.36	013348/2
31706	05/21/2026	LEE'S ACE HARDWARE	PARKS COUPLINGS AND ZIP TIES	10-83-261	116.46	013381/2
31706	05/21/2026	LEE'S ACE HARDWARE	MARKING PAINT AND FASTENERS	10-71-610	24.82	013386/2
31706	05/21/2026	LEE'S ACE HARDWARE	RETURN OF FASTENERS	23-40-732	9.00-	E27033/2

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 31706:					257.62	
31707	05/21/2026	LIGHTLINK COMMUNICATIONS INC.	EXCAVATION PERMIT 2024-227 - REFUND CASH BOND	10-21400	2,000.00	2024-227
31707	05/21/2026	LIGHTLINK COMMUNICATIONS INC.	EXCAVATION PERMIT 2024-254 - REFUND CASH BOND	10-21400	2,000.00	2024-254
Total 31707:					4,000.00	
31708	05/21/2026	LYNETTE RIX	REFUND OVERPAYMENT-FINAL BILL	01-11750	114.64	9.1765.0.1
Total 31708:					114.64	
31709	05/21/2026	MARK ADAMSON	REFUND OVERPAYMENT-FINAL BILL	01-11750	69.06	8.1350.0.2
Total 31709:					69.06	
31710	05/21/2026	MARK RUSSON	REFUND OVERPAYMENT-FINAL BILL	01-11750	37.79	5.1680.0.3
Total 31710:					37.79	
31711	05/21/2026	MICHAEL GIBBS	MEMORIAL DAY MUSIC 2026 - BAGPIPER	27-40-617	250.00	WCMEM202
Total 31711:					250.00	
31712	05/21/2026	MIDWEST COMMERCIAL INTERIORS	OFFICE DESK - D SCHULTS APPROVED BY CA	10-60-240	2,515.17	11258
Total 31712:					2,515.17	
31713	05/21/2026	NICK WIRSCHING & HALEY VANDERHILL	REFUND OVERPAYMENT-FINAL BILL	01-11750	18.88	11.3375.0.4
Total 31713:					18.88	
31714	05/21/2026	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES	10-43-240	199.32	4632551290
31714	05/21/2026	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES- ENVELOPES	10-43-240	128.58	4660297900
31714	05/21/2026	ODP BUSINESS SOLUTIONS, LLC	OFFICE SUPPLIES - TONER	10-43-240	125.77	4660345750
Total 31714:					453.67	
31715	05/21/2026	PRECISION POWER INC	GENERATOR REPAIR	10-51-260	500.23	58919

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 31715:					500.23	
31716	05/21/2026	PROFORCE LAW ENFORCEMENT	PEPPER BALLS	10-60-456	889.80	601279
Total 31716:					889.80	
31717	05/21/2026	ROCKIN E COUNTRY STORE LLC	SOIL FOR FILLING GOPHER HOLES	10-83-261	179.96	234970
Total 31717:					179.96	
31718	05/21/2026	RUBEN CORREA	BAILIFF FEE 5/12/26	10-42-310	200.00	051226
Total 31718:					200.00	
31719	05/21/2026	SKAGGS COMPANY INC	SCHULTZ UNIFORM	10-60-450	16.99	450_A_3360
31719	05/21/2026	SKAGGS COMPANY INC	KNAPP UNIFORM	10-60-450	173.00	450_A_3422
31719	05/21/2026	SKAGGS COMPANY INC	TERZO UNIFORM	10-60-450	159.25	450_A_3446
31719	05/21/2026	SKAGGS COMPANY INC	TERZO UNIFORM	10-60-450	77.39	450_A_3446
31719	05/21/2026	SKAGGS COMPANY INC	HANSELMAN UNIFORM	10-60-450	276.05	450_A_3457
31719	05/21/2026	SKAGGS COMPANY INC	ROWLEY UNIFORM	10-60-450	191.31	450_A_3464
31719	05/21/2026	SKAGGS COMPANY INC	TIMOTHY UNIFORM	10-60-450	568.02	450_A_3464
31719	05/21/2026	SKAGGS COMPANY INC	LINTON UNIFORM	10-60-450	135.00	450_A_3464
Total 31719:					1,597.01	
31720	05/21/2026	STAKER PARSON COMPANIES	BASEBALL DIAMOND SAND	10-83-262	257.98	6852661
Total 31720:					257.98	
31721	05/21/2026	TRACTOR SUPPLY CREDIT PLAN	CHAIN BINDERS FOR TRAILER	10-71-250	129.98	P919400FLO
Total 31721:					129.98	
31722	05/21/2026	TREEHOUSE INVESTMENTS LLC	REFUND OVERPAYMENT-FINAL BILL	01-11750	76.42	11.0003.0.2
Total 31722:					76.42	
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV79746 Clean Up Waste	52-40-622	48.90	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV79756 Clean Up Waste	52-40-622	129.90	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV79983 Clean Up Waste	52-40-622	98.70	2026 4.30

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV79995 Clean Up Waste	52-40-622	106.20	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81393 Garbage Tip Fees	52-40-621	30,028.40	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81393 Green Waste	52-40-625	3,370.00	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81708 Clean Up Waste	52-40-622	21.00	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81708 Clean Up Waste	52-40-622	207.30	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82114 Clean Up Waste	52-40-622	19.50	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81458 Clean Up Waste	52-40-622	120.00	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82444 Clean Up Waste	52-40-622	112.80	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82457 Clean Up Waste	52-40-622	111.60	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82481 Clean Up Waste	52-40-622	47.70	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82512Clean Up Waste	52-40-622	41.70	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82631 Clean Up Waste	52-40-622	27.60	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82650 Clean Up Waste	52-40-622	110.10	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82667 Clean Up Waste	52-40-622	112.80	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82704 Clean Up Waste	52-40-622	12.90	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82794 Clean Up Waste	52-40-622	86.10	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82842 Clean Up Waste	52-40-622	112.80	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82865 Clean Up Waste	52-40-622	92.70	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82893 Clean Up Waste	52-40-622	103.20	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82909 Clean Up Waste	52-40-622	118.20	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82924 Clean Up Waste	52-40-622	66.90	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82924 Clean Up Waste	52-40-622	10.00	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81473 Clean Up Waste	52-40-622	180.00	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81475 Clean Up Waste	52-40-622	180.00	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV83410 Clean Up Waste	52-40-622	10.00	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV79746 Clean Up Waste	52-40-622	14.10	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV84032 Garbage Tip Fees	52-40-621	30,118.60	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV84032 Green Waste	52-40-625	3,370.00	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	DIVERSION INCENTIVE	52-37-150	5,978.88	ARPKT0354
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV79746 Clean Up Waste	52-40-622	48.90-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV79756 Clean Up Waste	52-40-622	129.90-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV79983 Clean Up Waste	52-40-622	98.70-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV79995 Clean Up Waste	52-40-622	106.20-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81393 Garbage Tip Fees	52-40-621	30,028.40-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81393 Green Waste	52-40-625	3,370.00-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81708 Clean Up Waste	52-40-622	21.00-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81708 Clean Up Waste	52-40-622	207.30-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82114 Clean Up Waste	52-40-622	19.50-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81458 Clean Up Waste	52-40-622	120.00-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82444 Clean Up Waste	52-40-622	112.80-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82457 Clean Up Waste	52-40-622	111.60-	2026 4.30

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82481 Clean Up Waste	52-40-622	47.70-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82512 Clean Up Waste	52-40-622	41.70-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82631 Clean Up Waste	52-40-622	27.60-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82650 Clean Up Waste	52-40-622	110.10-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82667 Clean Up Waste	52-40-622	112.80-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82704 Clean Up Waste	52-40-622	12.90-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82794 Clean Up Waste	52-40-622	86.10-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82842 Clean Up Waste	52-40-622	112.80-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82865 Clean Up Waste	52-40-622	92.70-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82893 Clean Up Waste	52-40-622	103.20-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82909 Clean Up Waste	52-40-622	118.20-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82924 Clean Up Waste	52-40-622	66.90-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV82924 Clean Up Waste	52-40-622	10.00-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81473 Clean Up Waste	52-40-622	180.00-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV81475 Clean Up Waste	52-40-622	180.00-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV83410 Clean Up Waste	52-40-622	10.00-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV79746 Clean Up Waste	52-40-622	14.10-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV84032 Garbage Tip Fees	52-40-621	30,118.60-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	INV84032 Green Waste	52-40-625	3,370.00-	2026 4.30
31723	05/21/2026	WASATCH INTEGRATED WASTE	DIVERSION INCENTIVE	52-37-150	5,978.88-	ARPKT0354
Total 31723:					.00	
31724	05/21/2026	WILLIAMSEN-GODWIN TRUCK BODY CO LLC	S4 SALT SPINNER MOTOR ON SPREADER BODY	10-71-250	534.66	0013388-IN
Total 31724:					534.66	
31729	05/21/2026	WASATCH INTEGRATED WASTE	DIVERSION INCENTIVE	52-37-150	5,978.88-	ARPKT0354
31729	05/21/2026	WASATCH INTEGRATED WASTE	DIVERSION INCENTIVE	52-37-150	5,982.72-	ARPKT034
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV79746 Clean Up Waste	52-40-622	48.90	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV79756 Clean Up Waste	52-40-622	129.90	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV79983 Clean Up Waste	52-40-622	98.70	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV79995 Clean Up Waste	52-40-622	106.20	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV81393 Garbage Tip Fees	52-40-621	30,028.40	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV81393 Green Waste	52-40-625	3,370.00	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV81708 Clean Up Waste	52-40-622	21.00	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV81708 Clean Up Waste	52-40-622	207.30	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82114 Clean Up Waste	52-40-622	19.50	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV81458 Clean Up Waste	52-40-622	120.00	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82444 Clean Up Waste	52-40-622	112.80	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82457 Clean Up Waste	52-40-622	111.60	2026 4.30

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82481 Clean Up Waste	52-40-622	47.70	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82512 Clean Up Waste	52-40-622	41.70	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82631 Clean Up Waste	52-40-622	27.60	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82650 Clean Up Waste	52-40-622	110.10	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82667 Clean Up Waste	52-40-622	112.80	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82704 Clean Up Waste	52-40-622	12.90	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82794 Clean Up Waste	52-40-622	86.10	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82842 Clean Up Waste	52-40-622	112.80	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82865 Clean Up Waste	52-40-622	92.70	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82893 Clean Up Waste	52-40-622	103.20	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82909 Clean Up Waste	52-40-622	118.20	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82924 Clean Up Waste	52-40-622	66.90	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV82924 Clean Up Waste	52-40-622	10.00	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV81473 Clean Up Waste	52-40-622	180.00	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV81475 Clean Up Waste	52-40-622	180.00	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV83410 Clean Up Waste	52-40-622	10.00	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV79746 Clean Up Waste	52-40-622	14.10	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV84032 Garbage Tip Fees	52-40-621	30,118.60	2026 4.30
31729	05/21/2026	WASATCH INTEGRATED WASTE	INV84032 Green Waste	52-40-625	3,370.00	2026 4.30
Total 31729:					57,228.10	
31730	05/28/2026	BELL JANITORIAL SUPPLY	TP, PAPER TOWELS, AND ENZYME DIGESTER	10-51-260	255.96	1083519
31730	05/28/2026	BELL JANITORIAL SUPPLY	TP, PAPER TOWELS, AND ENZYME DIGESTER	10-83-260	347.72	1083519
Total 31730:					603.68	
31731	05/28/2026	BOUNTIFUL CITY CORP	339 W 2600 S Electric Power	51-40-270	29.82	2571929
31731	05/28/2026	BOUNTIFUL CITY CORP	330 W 1500 S Electric Power	51-40-270	37.58	2579236
31731	05/28/2026	BOUNTIFUL CITY CORP	180 E 1500 S Electric Power	51-40-270	29.97	2579976
Total 31731:					97.37	
31732	05/28/2026	CINDEE COLBY	MILEAGE UT PUBLIC TREASURER CONF (620 @.205)-COLBY	10-43-230	127.10	050526
31732	05/28/2026	CINDEE COLBY	PERDIEMUT PUBLIC TREASURER CONF-COLBY	10-43-230	103.00	050526
31732	05/28/2026	CINDEE COLBY	LODGING (3 DAYS) UT PUBLIC TREASURER CONF-COLBY	10-43-230	386.70	050526
Total 31732:					616.80	
31733	05/28/2026	CROFT POWER EQUIPMENT	CHAINSAW FUEL, BAR OIL AND SAFETY PPE	10-71-250	70.93	210096
31733	05/28/2026	CROFT POWER EQUIPMENT	CHAINSAW FUEL, BAR OIL AND SAFETY PPE	10-71-610	187.99	210096

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 31733:					258.92	
31734	05/28/2026	DARRYL ROUSKA	REFUND OVERPAYMENT MADE AFTER FINAL BILL	01-11750	50.00	0552626
Total 31734:					50.00	
31735	05/28/2026	DYLAN & KEISHA WEBB	REFUND OVERPAYMENT-FINAL BILL	01-11750	53.33	12.7729.0.4
Total 31735:					53.33	
31736	05/28/2026	HIGH PLAINS DRILLING INC	WELL 3 REPLACEMENT PAY APP 2	51-61-702	85,120.00	602795-PAY
Total 31736:					85,120.00	
31737	05/28/2026	JARED SCHETSELAAR	REFUND OVERPAYMENT-FINAL BILL	01-11750	36.20	8.1980.0.2
Total 31737:					36.20	
31738	05/28/2026	JMR CONSTRUCTION INC	SIDEWALK REPLACEMENTS	21-40-410	22,982.00	051526
Total 31738:					22,982.00	
31739	05/28/2026	KRISTEN CARLING	CN 241300094 REFUND OVERPAYMENT FOR SHELLY YOUNG BREWER	10-35-100	690.00	0552026
Total 31739:					690.00	
31740	05/28/2026	LINDE GAS & EQUIPMENT INC.	ACETYLENE	10-79-260	224.90	56801931
Total 31740:					224.90	
31741	05/28/2026	METHOD STUDIO, INC	25.0585 PROGRAMMING DESIGN NEW CITY HALL	46-40-720	42,144.40	36907
Total 31741:					42,144.40	
31742	05/28/2026	NICHOLAS CHRISTENSEN	P#25-091 CONSTRUCTION BOND RELEASE	10-21350	1,000.00	P# 25-091
Total 31742:					1,000.00	
31743	05/28/2026	RUBEN CORREA	BAILIFF FEE 5/27/26	10-42-310	200.00	052726

Check Number	Check Date	Payee	Description	GL No	Amount	Invoice No
Total 31743:					200.00	
31744	05/28/2026	SEAGULL DIESEL REPAIR, INC.	VN 51622 S8 FORD SAFETY INSPECTION	10-71-250	75.00	144324
31744	05/28/2026	SEAGULL DIESEL REPAIR, INC.	VN 64972 S4 INTERNATIONAL SAFETY INSPECTION	10-71-250	75.00	144325
31744	05/28/2026	SEAGULL DIESEL REPAIR, INC.	VN 28769 W10 INTERNATIONAL SAFETY INSPECTION	51-40-250	75.00	144339
Total 31744:					225.00	
31745	05/28/2026	STAKER PARSON COMPANIES	CITY HALL BEAUTIFICATION BARK	10-83-410	283.00	6858159
Total 31745:					283.00	
31746	05/28/2026	STANDARD PLUMBING SUPPLY CO.	SPRINKLER REPAIR PARTS	10-83-261	68.96	ANF\$87
Total 31746:					68.96	
31747	05/28/2026	STEP SAVER INC	CHLORINATION SALT	51-40-610	136.41	547049
31747	05/28/2026	STEP SAVER INC	LESS SALES TAX	51-40-610	8.16-	547049
31747	05/28/2026	STEP SAVER INC	CHLORINATION SALT	51-40-610	174.60	547493
31747	05/28/2026	STEP SAVER INC	LESS SALES TAX	51-40-610	10.44-	547493
31747	05/28/2026	STEP SAVER INC	CHLORINATION SALT	51-40-610	205.52	547926
31747	05/28/2026	STEP SAVER INC	LESS SALES TAX	51-40-610	12.29-	547926
Total 31747:					485.64	
31748	05/28/2026	TWIN D INC	STORM DRAIN INSPECTIONS - 500 S & REDWOOD	56-40-620	2,421.60	829098 RI
Total 31748:					2,421.60	
31749	05/28/2026	VERIZON WIRELESS	PW TABLETS	10-51-280	280.25	6143415326
Total 31749:					280.25	
Grand Totals:					252,756.32	

STAFF REPORT

To: Mayor Westergard, Council Members

From: Curtis Poole, Community Development Director

Date: June 2, 2026

Re: Consideration to Annex Property – Timber Crossing



Background

Since the original consideration of the annexation petition by the City Council meeting on April 7, city staff has identified several issues and deficiencies related to the submitted application materials and coordination between Davis County and the applicant's development team. These issues included incomplete application materials and procedural items that required clarification and correction prior to the city proceeding further with the annexation review process.

In addition, staff requested revisions from the applicant to ensure the petition complies with Utah State Code requirements and municipal review standards. The applicant and county representatives have since worked with city staff to address the identified concerns and provide updated materials for reconsideration by the City Council.

As a result, the annexation petition is being brought back before the City Council to reaffirm consideration of the application and authorize staff to continue the annexation review process based on the revised and corrected submittal materials.

No changes to the previous development proposal have been made.

Should the Council accept the City Recorder's certification of the annexation petition, staff will continue reviewing the proposed development for compliance with Utah State Code, City ordinances, and consistency with the General Plan. The petition will then move into the required 30-day protest period, during which affected entities, including neighboring municipalities and applicable service districts within the required noticing area, may submit written protests to the City Recorder. Notices are also required to be mailed to property owners within a half mile of the subject property.

Because the request also includes proposed zoning designations, the annexation will require public hearings before both the Planning Commission and City Council. Following completion of the review process, the City Council will ultimately consider whether to approve or deny the annexation and associated rezoning by ordinance. A development agreement addressing project-specific obligations and infrastructure requirements will also be required as part of the annexation process and must be approved by the City Council.

Recommendation

Staff recommends that the City Council accept the City Recorder's certification of the annexation petition and authorize staff to proceed with the annexation process in accordance with Utah State Code by adopting Resolution 2026-993.

RESOLUTION 2026-993

A RESOLUTION TO CONSIDER THE PETITION FOR ANNEXATION OF PROPERTY KNOWN AS TIMBER CROSSING.

WHEREAS, the City Council is authorized by City Code to use legislative powers to establish guidelines for future growth, development, and expansion of the city; and

WHEREAS, the City has received a petition for annexation from FOCUS Consulting of approximately 34.7 acres of property, generally located at approximately 1100 South Redwood Road, currently located within unincorporated Davis County and zoned A-10 (Agricultural); and

WHEREAS, the City Recorder has found the submitted annexation petition meets the provisions found in Utah Code Annotated (UCA) § 800 of Title 10, and has certified the annexation petition.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF WOODS CROSS CITY, DAVIS COUNTY, UTAH, AS FOLLOWS:

1. That the City Council will consider the annexation petition from FOCUS Consulting, and authorizes City Staff to proceed with the annexation review process as outlined by Utah State Code.
2. That the Mayor be authorized to sign this resolution that becomes effective immediately upon adoption.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WOODS CROSS, DAVIS COUNTY, UTAH, THIS 2nd DAY OF JUNE 2026.

WOODS CROSS CITY
A MUNICIPAL CORPORTATION

ATTEST:

Wallace Larrabee, Mayor Protem

Annette Hanson, City Recorder

VOTING:

Julie Checketts	Yea ___	Nay ___	
Eric Jones	Yea ___	Nay ___	
Wallace Larrabee	Yea ___	Nay ___	
Jim Grover	Yea ___	Nay ___	
Rachel Peterson	Yea ___	Nay ___	
Ryan Westergard	Yea ___	Nay ___	[tie vote only]



1555 S 800 W
Woods Cross City, 84087
June 3, 2026

Board of Davis County Commissioners
PO Box 618
Farmington, UT 84025

Woods Cross City Council
1555 S 800 W
Woods Cross, UT 84087

Timber Crossing (Focus Consulting)
6949 High Tech Dr Suite 200
Midvale, UT 84047

This letter is in regard to the “Timber Crossing” Annexation Petition (“Petition”) that was submitted to Woods Cross City on March 24, 2026. At the regularly scheduled meeting on April 7, 2026. The Woods Cross City Council accepted the Petition for further consideration. With that acceptance, as the City Recorder, I was statutorily tasked with evaluating the Petition to determine if the requirements outlined in UCA § 10-2-806 have been met and either certify or reject the Petition based on such determination.

On May 1, pursuant to Utah Code § 10-2-806, and under advisement of the Woods Cross City Attorney, the Woods Cross City Recorder’s Office had completed its review of the Annexation Petition filed by Focus Consulting to annex parcels 060790100, 060790088, 060790027, and 060790028 (32.41 acres) into Woods Cross City; the petition was rejected due failure to mail copy of “Notice of Intent to File a Petition” to each effected entity and provide proof of mailing per UCA § 10-806(2)(a)(i)(B) and Incorrect citation in certification referenced on the Davis County “Notice of Intent to File a Petition to Annex an Unincorporated Area of Davis County to Woods Cross City” mailed to each owner of real property located within 300 feet of the area proposed to be annexed per Utah Code 10-2-806(2)(b)(ii)(A).

Both issues were corrected on May 18, 2026. The Petition was resubmitted to the Woods Cross City Council at the regularly scheduled meeting on June 2, 2027. The City Council accepted the petition for further consideration and recognized the Petition as certified by the City Recorder.

In accordance with UCA § 10-2-807, this letter serves as written notice of the certification of the Petition as I have determined that the Petition has met the statutory requirements. Specifically, according to Davis County property records, the total value of the private real estate whose owner’s signatures were submitted with the petition was equal in value to 100%, there by exceeding the 1/3 value threshold required by UCA § 10-2-806(3)(b)(iii), as well as equaling 100% of the total acreage of the proposed area, thereby representing a majoring of the area proposed for annexation as required by UCA § 10-2-806(3)(b)(ii).

Upon receipt of this notice by the Woods Cross City Council, the process of providing notice of the certification for the area proposed for annexation and the unincorporated area within ½ mile of the area proposed for annexation will proceed in accordance with UCA § 10-2-808.

Please feel free to contact Community Development Director, Curtis Pool or me if you have any questions.

Respectfully,

Annette Hanson, CMC
City Recorder
T 801-677-1006
ahanson@WoodsCross.gov

Curtis Poole
Community Development Director
T 801-292-4421 ex 2003
cpoole@WoodsCross.gov

WOODS CROSS CITY NOTICE OF ANNEXATION PETITION

THIS NOTICE REGARDS AN ANNEXATION PETITION THAT HAS BEEN FILED WITH WOODS CROSS CITY. YOU ARE RECEIVING THIS NOTICE AS THE RECORDED OWNER OF ONE OR MORE PARCELS WITHIN ½ MILE RADIUS OF THE AREA PROPOSED FOR ANNEXATION

The Woods Cross City Council received notice of certification of the **Timber Crossing Annexation Petition** ("Petition") defined as parcels 060790100, 060790088, 060790027, and 060790028 (32.41 acres) on June 2, 2026 and may grant the Petition and annex the area described in the Petition unless in accordance with UCA § 10-2-808(2)(a)(i), a **valid, timely** written protest is filed with the Davis County Boundary Commission and a copy of the protest delivered to the Woods Cross City Recorder. **See below for information on filing a protest.**

The area proposed for annexation into Woods Cross City will also automatically be annexed to have the South Davis Fire District and Woods Cross City Law Enforcement to have fire and police services provided.

PROPOSED ANNEXATION AREA:

THE AREA PROPOSED FOR ANNEXATION IN THE PETITION IS ATTACHED TO THIS NOTICE.

PROTESTS: PROTESTS SHALL BE FILED IN ACCORDANCE WITH UCA § 10-2-808 and UCA § 10-2-810

• **WHO MAY PROTEST**

- A protest to this petition may only be filed by:
 - The legislative body or governing board of an affected entity; or
 - An owner of "rural real property" as defined in UCA § 10-2-801(14)(a)(ii). Rural real property is an area consisting of no less than 1,000 acres zoned primarily for manufacturing or agricultural purposes and does not include residential units with a density greater than one unit per acre.

• **DEADLINE TO FILE A PROTEST**

JULY 2, 2026

• **FILING A PROTEST**

- **Protests must be filed with the Davis County Board of Commissioners at:**

Physical Location:
Davis County Admin Building
61 South Main Street, Suite 304
Farmington, UT 84025

Mailing Address:
Davis County Boundary Commission
P.O. Box 618
Farmington, UT 84025

- **On the same date, a copy must also be delivered/mailed to the Woods Cross City Recorder at:**

Woods Cross City Hall
1555 S 800 W
Woods Cross, UT 84087

PUBLIC HEARING

If a valid, timely protest **is not filed**, the Woods Cross City Council will provide notice and hold a public hearing to gather public input on the Petition, after which they will consider approval or denial of the Petition. If a valid/timely protest is filed, no public hearing will be held until after receipt of the Davis County Boundary Commission's decision on the protest.

The complete Petition is available for inspection/copying at Woods Cross City Hall, or online at www.WoodsCross.gov



Annette Hanson, Woods Cross City Recorder

Mailed and Posted this 3rd day of June, 2026

Annexation to Woods Cross City

Parcels: 06-079-0100, 06-079-0088, 06-079-0027, 06-079-0028
Acreage: 32.41





Ryan Westergard
Mayor

Bryce K Haderlie
City Administrator

Public Works Department

Sam Christiansen
Public Works Director

1555 South 800 West, Woods Cross, Utah 84087
Phone: 801-292-4421 Fax: 801-292-2225

Memorandum

DATE: May 26, 2026
TO: Mayor, City Council
FROM: Sam Christiansen, Public Works Director
SUBJECT: A Resolution Approving the A2 Drain Maintenance Project

Recommendation

City council approve a Resolution approving the A2 Drain Maintenance and award the bid to Taig Neilsen Construction for \$28,134.00

Budget

It is part of the adopted FY26 budget, paid out of the Storm Water Funds, 56-40-620, with a one-time cost of \$50,000

Background

The A2 Drain is one of the 2 drains installed by the Bureau of Reclamation (BOR) to drain the land to allow farming in the 50 and 60s. As per the 1982 Agreement between the City and the BOR, the City is responsible for all maintenance of these drains within the City's boundaries in exchange for the City's use of the drains for stormwater.

Over the years, the city has removed the volunteer trees that grow in the drains. The drain has filled in with trees that have grown into the landowner's cattle fencing in some areas. This project will remove the tree and replace some of the damaged fencing. The new fencing will be placed farther from the drain to prevent future replacement.

In this project, the contractor will access the drain via an easement, to clear the trees, and replace any damaged fencing. Staff has worked with the landowner to coordinate this project when the cattle are not on the property.

Budget	\$50,000
Taig Neilsen Construction	\$28,134.00
Ormond Construction	\$95,175.00
Allied Underground Technology	\$91,125.00
Diamond Tree Experts	\$136,566.00



Ryan Westergard
Mayor

Bryce K Haderlie
City Administrator

Public Works Department

Sam Christiansen
Public Works Director

1555 South 800 West, Woods Cross, Utah 84087
Phone: 801-292-4421 Fax: 801-292-2225



May 22, 2026

Mr. Sam Christiansen
Woods Cross City Corporation

RE: A-2 DRAIN MAINTENANCE PROJECT – BID REVIEW AND SUMMARY

Dear Sam:

On May 22, 2026, the City of Woods Cross received four bids for the A-2 Drain Maintenance Project. The apparent low and responsive bid was submitted by Taig Nielsen Construction with a total price of \$28,134.00. A summary of the bids is included on the page following this memo.

We have reviewed the bids to determine general compliance with the administrative requirements for bidding (i.e. whether each bid received was responsive) based on the following:

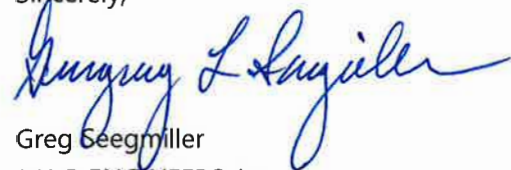
- Bid received on time in a properly sealed envelope.
- Addenda, if any, properly acknowledged.
- Bid signed. **We were unable to verify the seals as we were only provided electronic copies of the bids.*

The Bid documents for all Bidders appear to be complete. J-U-B verified the status of the Utah Division of Professional Licensing for Taig Nielsen Construction. We reviewed the license status on the Utah Division of Professional Licensing website on September 30, 2025 for all listed contractors and subcontractors. Our review did not include verification of the Bidder's business legal status, the signatory's authority to sign, or other possible reasons for considering the bids unresponsive.

We recommend that you work with your legal counsel to review the Bids and conduct any further review that is warranted to determine the final award status. A copy of the bid from Taig Nielsen Construction is **enclosed** for reference. Based on preliminary discussions with you, we understand you do intend to award the Base Bid. The Contract for Construction of a Small Project document has been prepared accordingly and is **enclosed** for your use. If the City chooses to award the project to Taig Nielsen Construction, a complete set of award documents will be prepared.

If you would like to discuss our review or have additional questions, please do not hesitate to contact me.

Sincerely,



Greg Seegmiller
J-U-B ENGINEERS, Inc.

Bid Tabulation

Project A-2 Drain Maintenance Project
 Client Woods Cross City
 Project No. RP-25-00270
 Bid Date May 20, 2026



Item #	Description	Unit	Quantity	Taig Nielsen Construction		Ormond Construction, Inc		Allied Underground Technology		Diamond Tree Experts	
				Bid Unit Price 1	Bid Total Price 1	Bid Unit Price 2	Bid Total Price 2	Bid Unit Price 3	Bid Total Price 3	Bid Unit Price 4	Bid Total Price 4
1	Canal Clearing	LF	1350	\$ 10.16	\$ 13,716.00	\$ 55.30	\$ 74,655.00	\$ 65.75	\$ 88,762.50	\$ 27.69	\$ 37,381.50
2	Remove and Replace Fence	LF	1350	\$ 10.68	\$ 14,418.00	\$ 15.20	\$ 20,520.00	\$ 1.75	\$ 2,362.50	\$ 73.47	\$ 99,184.50
				Total	\$ 28,134.00	Total	\$ 95,175.00	Total	\$ 91,125.00	Total	\$ 136,566.00

RESOLUTION 2026- 994

A RESOLUTION APPROVING THE A2 DRAIN MAINTENANCE PROJECT

WHEREAS, Woods Cross City seeks to remove the trees within the A2 Drain to reestablish water flow; and

WHEREAS, Woods Cross City is contractually obligated to maintain the A1 and A2 Drains as per the agreements with the Bureau of Reclamation dated April 13, 1982; and

WHEREAS, Woods Cross City has solicited proposals for the A2 Drain Maintenance Project in compliance with Chapter 3-15 of the Woods Cross City Code and applicable provisions of State law, including, but not limited to, the Uniform Fiscal Procedures Act set forth at Utah Code Ann. 10-6-101, et seq., as amended; and

WHEREAS, Woods Cross City Code staff has evaluated the proposals for qualifications related to experience, equipment, methodology, operations, called references, and price using the information provided in the proposals; and

WHEREAS, Taig Nielsen Construction was found to be the low bid and has favorable references; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Woods Cross City, Utah:

1. The Mayor is authorized to sign this Resolution approving the A2 Drain Maintenance Project contract to Taig Nielsen Construction for \$23,134.00
2. This Resolution shall become effective immediately upon its adoption

PASSED AND ADOPTED BY THE CITY COUNCIL OF WOODS CROSS CITY, STATE OF UTAH, ON THIS 2ND DAY OF JUNE, 2026.

**WOODS CROSS CITY
A MUNICIPAL CORPORATION**

ATTEST:

WALLACE LARRABEE, MAYOR PROTEM

ANNETTE HANSON, CITY RECORDER

Voting:

Julie Checketts	Yea ___	Nay ___
Eric Jones	Yea ___	Nay ___
Wallace Larrabee	Yea ___	Nay ___
Jim Grover	Yea ___	Nay ___
Rachel Peterson	Yea ___	Nay ___
Ryan Westergard	Yea ___	Nay ___

[tie vote only]



NOTICE OF AWARD

Date of Issuance: _____
Owner: Woods Cross City Corporation Owner’s Project No.: _____
Engineer: J-U-B Engineers, Inc. Engineer’s Project No.: RP-26-00270
Project: A-2 Drain Maintenance
Contract Name: A-2 Darin Maintenance
Bidder: Taig Neilsen Construction
Bidder’s Address: 3761 W Stanmore Drive, Ogden UT

You are notified that Owner has accepted your Bid dated **5/20/2026** for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

A-2 Drain Maintenance

The Contract Price of the awarded Contract is **\$28,134**. Contract Price is subject to adjustment based on the provisions of the Contract, including but not limited to those governing changes, Unit Price Work, and Work performed on a cost-plus-fee basis, as applicable.

Unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

- 1. Deliver to Owner **ONE (1)** counterparts of the Agreement, signed by Bidder (as Contractor).
- 2. Deliver with the signed Agreement(s) the Contract security (such as required performance and payment bonds) and insurance documentation, as specified in the Instructions to Bidders and in the General Conditions, Articles 2 and 6.
- 3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within 10 days after you comply with the above conditions, Owner will return to you one fully signed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: **Woods Cross City Corporation**
By (signature): _____
Name (printed): Wallace Larrabee
Title: Mayor Protem
Copy: Engineer

CONTRACT FOR CONSTRUCTION OF A SMALL PROJECT

This Contract is by and between Woods Cross City Corporation (Owner) and Taig Nielsen Construction (Contractor).

Owner and Contractor hereby agree as follows:

ARTICLE 1 - THE WORK

1.01 Work

- A. Work includes all labor, materials, equipment, services, and documentation necessary to construct the Project defined herein. The Work may include related services such as testing, start-up, and commissioning, all as required by the Contract Documents.
- B. The Contractor shall complete all Work as specified or indicated in the Contract Documents. The Project is generally described as follows:
 - 1. **A-2 Drain Maintenance** which includes the removal and disposal of trees, shrubs, and vegetation along the sides of the existing storm drain canal, for approximately 1,350 linear feet.
 - 2. The Site of the Work includes property, easements, and designated work areas described in greater detail in the Contract Documents and shown in the Construction Drawings, but generally located along the existing canal easement.

ARTICLE 2 - CONTRACT DOCUMENTS

2.01 Intent of Contract Documents

- A. It is the intent of the Contract Documents to describe a functionally complete project. The Contract Documents do not indicate or describe all of the Work required to complete the Project. Additional details required for the correct installation of selected products are to be provided by the Contractor and coordinated with the Owner and Engineer. This Contract supersedes prior negotiations, representations, and agreements, whether written or oral. The Contract Documents are complementary; what is required by one part of the Contract Documents is as binding as if required by other parts of the Contract Documents.
- B. During the performance of the Work and until final payment, Contractor and Owner shall submit all matters in question concerning the requirements of the Contract Documents, or relating to the acceptability of the Work under the Contract Documents to the Engineer. Engineer will be the initial interpreter of the requirements of the Contract Documents, and judge of the acceptability of the Work thereunder.
- C. Engineer will render a written clarification, interpretation, or decision on the issue submitted, or initiate a modification to the Contract Documents.
- D. Contractor, and its subcontractors and suppliers, shall not have or acquire any title to or ownership rights to any of the Drawings, Specifications, or other documents (including copies or electronic media editions) prepared by Engineer or its consultants.

2.02 Contract Documents Defined

- A. The Contract Documents consist of the following documents:
 - 1. This Contract.
 - 2. Performance bond.
 - 3. Payment bond.
 - 4. Specifications listed in the Table of Contents.
 - 5. Drawings as listed on the Drawing Sheet Index.
 - 6. Addenda.
 - 7. Exhibits to this Contract (enumerated as follows):
 - a. Bid Form
 - 8. The following which may be delivered or issued on or after the Effective Date of the Contract:
 - a. Work Change Directives (EJCDC C-940).
 - b. Change Orders (EJCDC C-941).
 - c. Field Orders.

ARTICLE 3 - ENGINEER

3.01 Engineer

- A. The Engineer for this Project is **J-U-B Engineers, Inc.**

ARTICLE 4 - CONTRACT TIMES

4.01 Contract Times

- A. The Work will be substantially completed August 15, 2026 and completed and ready for final payment by September 1, 2026.**

4.02 Liquidated Damages

- A. Contractor and Owner recognize that time is of the essence in the performance of the Contract, and that Owner will incur damages if Contractor does not complete the Work according to the requirements of Paragraph 4.01. Because such damages for delay would be difficult and costly to determine, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner **\$1000** for each day that expires after the Contract Time for substantial completion.

4.03 Delays in Contractor's Progress

- A. If Owner, Engineer, or anyone for whom Owner is responsible, delays, disrupts, or interferes with the performance or progress of the Work, then Contractor shall be entitled to an equitable adjustment in the Contract Times and Contract Price. Contractor's entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Contractor's ability to complete the Work within the Contract Times.

- B. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for delay, disruption, or interference caused by or within the control of Contractor or their subcontractors or suppliers.
- C. If Contractor's performance or progress is delayed, disrupted, or interfered with by unanticipated causes not the fault of and beyond the control of Owner, Contractor, and those for which they are responsible, then Contractor shall be entitled to an equitable adjustment in Contract Times.
- D. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for any delay, disruption, or interference if such delay is concurrent with a delay, disruption, or interference caused by or within the control of Contractor or Contractor's subcontractors or suppliers.

4.04 Progress Schedules

- A. Contractor shall develop a progress schedule and submit to the Engineer for review and comment before starting Work on the Site. The Contractor shall modify the schedule in accordance with the comments provided by the Engineer.
- B. The Contractor shall update and submit the progress schedule to the Engineer each month. The Owner may withhold payment if the Contractor fails to submit the schedule.

ARTICLE 5 - CONTRACT PRICE

5.01 Payment

- A. Owner shall pay Contractor in accordance with the Contract Documents at the following unit prices for each unit of Work completed:

Item No.	Description	Unit	Estimated Quantity	Unit Price	Extended Price
1	Canal Clearing	LF	1,350	\$ 10.16	\$ 13,716.00
2	Remove and Replace Fence	LF	1,350	\$ 10.68	\$ 14,418.00
Total of all extended prices for Estimated Quantities of Work					\$ 28,134.00

Payment will be made in an amount equal to the total of all extended prices for actual Work completed. The extended price is determined by multiplying the unit price times the actual quantity of that Work item completed. Actual quantities installed will be determined by the Engineer.

ARTICLE 6 - BONDS AND INSURANCE

6.01 Bonds – NOT REQUIRED

- A. Before starting Work, Contractor shall furnish a performance bond and a payment bond from surety companies that are duly licensed or authorized to issue bonds in the required amounts in the jurisdiction in which the Project is located. Each bond shall be in an amount equal to the Contract Price, as security for the faithful performance and payment of all of Contractor's obligations under the Contract. These bonds shall remain in effect until the completion of the correction period specified in Paragraph 7.12 but, in any case, not less than one year after the date when final payment becomes due.

6.02 Insurance

A. Before starting Work, Contractor shall furnish evidence of insurance from companies that are duly licensed or authorized in the jurisdiction in which the Project is located with a minimum AM Best rating of A-VII or better. Contractor shall provide insurance in accordance with the following:

1. Contractor shall provide coverage for not less than the following amounts, or greater where required by Laws and Regulations:

a. Workers' Compensation:

State:	<u>Statutory</u>
Employer's Liability:	
Bodily Injury, each Accident	\$ <u>1,000,000</u>
Bodily Injury By Disease, each Employee	\$ <u>1,000,000</u>
Bodily Injury/Disease Aggregate	\$ <u>2,000,000</u>

b. Commercial General Liability:

General Aggregate	\$ <u>2,000,000</u>
Products - Completed Operations Aggregate	\$ <u>2,000,000</u>
Personal and Advertising Injury	\$ <u>1,000,000</u>
Each Occurrence (Bodily Injury and Property Damage)	\$ <u>1,000,000</u>

c. Automobile Liability herein:

Bodily Injury:	
Each Person	\$ <u>1,000,000</u>
Each Accident	\$ <u>2,000,000</u>
Property Damage:	
Each Accident	\$ <u>2,000,000</u>

d. Excess or Umbrella Liability:

Per Occurrence	\$ <u>2,000,000</u>
General Aggregate	\$ <u>2,000,000</u>

e. Contractor's Pollution Liability:

Each Occurrence	\$ <u>1,000,000</u>
General Aggregate	\$ <u>1,000,000</u>

B. All insurance policies required to be purchased and maintained will contain a provision or endorsement that the coverage afforded will not be canceled or materially changed or renewal refused until at least 10 days prior written notice has been given to the insured and additional insured.

- C. Automobile liability insurance provided by Contractor shall provide coverage against claims for damages because of bodily injury or death of any person or property damage arising out of the ownership, maintenance, or use of any motor vehicle. The automobile liability policy shall be written on an occurrence basis.
- D. Contractor's commercial general liability policy shall be written on a 1996 or later ISO commercial general liability occurrence form and include the following coverages and endorsements:
 - 1. Products and completed operations coverage maintained for three years after final payment;
 - 2. Blanket contractual liability coverage to the extent permitted by law;
 - 3. Broad form property damage coverage; and
 - 4. Severability of interest; underground, explosion, and collapse coverage; personal injury coverage.
- E. The Contractor's commercial general liability and automobile liability, umbrella or excess, and pollution liability policies shall include and list Owner and Engineer and the respective officers, directors, members, partners, employees, agents, consultants, and subcontractors of each as additional insureds; and the insurance afforded to these additional insureds shall provide primary coverage for all claims covered thereby (including as applicable those arising from both ongoing and completed operations) on a non-contributory basis.
 - 1. Additional insured endorsements will include both ongoing operations and products and completed operations coverage through ISO Endorsements CG 20 10 10 01 and CG 20 37 10 01 (together). If Contractor demonstrates to Owner that the specified ISO endorsements are not commercially available, then Contractor may satisfy this requirement by providing equivalent endorsements.
 - 2. Contractor shall provide ISO Endorsement CG 20 32 07 04, "Additional Insured—Engineers, Architects or Surveyors Not Engaged by the Named Insured" or its equivalent for design professional additional insureds.
- F. Umbrella or excess liability insurance shall be written over the underlying employer's liability, commercial general liability, and automobile liability insurance. Subject to industry-standard exclusions, the coverage afforded shall be procured on a "follow the form" basis as to each of the underlying policies. Contractor may demonstrate to Owner that Contractor has met the combined limits of insurance (underlying policy plus applicable umbrella) specified for employer's liability, commercial general liability, and automobile liability through the primary policies alone, or through combinations of the primary insurance policies and an umbrella or excess liability policy.
- G. The Contractor shall provide property insurance covering physical loss or damage during construction to structures, materials, fixtures, and equipment, including those materials, fixtures, or equipment in storage or transit.
- H. If Contractor has failed to obtain and maintain required insurance, Owner may exclude the Contractor from the Site, impose an appropriate set-off against payment, and exercise Owner's termination rights under Article 15.

ARTICLE 7 - CONTRACTOR'S RESPONSIBILITIES

7.01 Supervision and Superintendence

- A. Contractor shall supervise and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. Contractor shall be solely responsible for the means, methods, techniques, sequences, safety, and procedures of construction.
- B. Contractor shall assign a competent resident superintendent who is to be present at all times during the execution of the Work. This resident superintendent shall not be replaced without written notice to and approval by the Owner and Engineer except under extraordinary circumstances.
- C. Contractor shall at all times maintain good discipline and order at the Site.
- D. Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise stated in the Contract Documents, all Work at the Site shall be performed during regular working hours, Monday through Friday.

7.02 Other Work at the Site

- A. In addition to and apart from the Work of the Contractor, other work may occur at or adjacent to the Site. Contractor shall take reasonable and customary measures to avoid damaging, delaying, disrupting, or interfering with the work of Owner, any other contractor, or any utility owner performing other work at or adjacent to the Site.

7.03 Services, Materials, and Equipment

- A. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start up, and completion of the Work, whether or not such items are specifically called for in the Contract Documents.
- B. All materials and equipment incorporated into the Work shall be new, of good quality and shall be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable supplier, except as otherwise may be provided in the Contract Documents.

7.04 Subcontractors and Suppliers

- A. Contractor may retain subcontractors and suppliers for the performance of parts of the Work. Such subcontractors and suppliers must be acceptable to Owner.

7.05 Quality Management

- A. Contractor is fully responsible for the managing quality to ensure Work is completed in accordance with the Contract Documents.

7.06 Licenses, Fees and Permits

- A. Contractor shall pay all license fees and royalties and assume all costs incident to performing the Work or the incorporation in the Work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others.

- B. Contractor shall obtain and pay for all construction permits and licenses unless otherwise provided in the Contract Documents.

7.07 Laws and Regulations; Taxes

- A. Contractor shall give all notices required by and shall comply with all local, state, and federal Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, neither Owner nor Engineer shall be responsible for monitoring Contractor's compliance with any Laws or Regulations.
- B. Contractor shall bear all resulting costs and losses, and shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants, and subcontractors of each and any of them from and against all claims, costs, losses, and damages if Contractor performs any Work or takes any other action knowing or having reason to know that it is contrary to Laws or Regulations.
- C. Contractor shall pay all applicable sales, consumer, use, and other similar taxes Contractor is required to pay in accordance with Laws and Regulations.

7.08 Record Documents

- A. Contractor shall maintain one printed record copy of all Drawings, Specifications, Addenda, Change Orders, Work Change Directives, Field Orders, written interpretations and clarifications, and approved shop drawings in a safe place at the Site. Contractor shall annotate them to show changes made during construction. Contractor shall deliver these record documents to Engineer upon completion of the Work.

7.09 Safety and Protection

- A. Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work.
- B. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:
 - 1. All persons on the Site or who may be affected by the Work;
 - 2. All the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and
 - 3. Other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, other work in progress, utilities, and underground facilities not designated for removal, relocation, or replacement in the course of construction.
- C. All damage, injury, or loss to any property caused, directly or indirectly, in whole or in part, by Contractor, or anyone for whose acts the Contractor may be liable, shall be remedied by Contractor at its expense (except damage or loss attributable to the fault of Contract Documents or to the acts or omissions of Owner or Engineer and not attributable, directly or indirectly, in whole or in part, to the fault or negligence of Contractor).
- D. Contractor shall be responsible for coordinating any exchange of material safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.

- E. In emergencies affecting the safety or protection of persons or the Work or property at the Site or adjacent thereto, Contractor shall act to prevent threatened damage, injury, or loss. Contractor shall give Engineer prompt written notice if Contractor believes that any significant changes in the Work or variations from the Contract Documents have been caused thereby or are required as a result thereof. If Engineer determines that a change in the Contract Documents is required because of the action taken by Contractor in response to such an emergency, a Work Change Directive or Change Order will be issued.

7.10 Shop Drawings, Samples, and Other Submittals

- A. Contractor shall review and coordinate the shop drawing and samples with the requirements of the Work and the Contract Documents and shall verify all related field measurements, quantities, dimensions, specified performance and design criteria, installation requirements, materials, catalog numbers, and similar information.
- B. Each submittal shall bear a stamp or specific written certification that Contractor has satisfied Contractor's obligations under the Contract Documents with respect to Contractor's review of that submittal, and that Contractor approves the submittal.
- C. With each submittal, Contractor shall give Engineer specific written notice, in a communication separate from the submittal, of any variations that the shop drawing or sample may have from the requirements of the Contract Documents.
- D. Engineer will provide timely review of shop drawings and samples.
- E. Engineer's review and approval will not extend to means, methods, techniques, sequences, or procedures of construction or to safety precautions or programs.
- F. Engineer's review and approval of a separate item does not indicate approval of the assembly in which the item functions.
- G. Contractor shall make corrections required by Engineer and shall return the required number of corrected copies of shop drawings and submit, as required, new samples for review and approval. Contractor shall direct specific attention in writing to revisions other than the corrections called for by Engineer on previous submittals.
- H. Shop drawings are not Contract Documents.

7.11 Warranties and Guarantees

- A. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Engineer and its officers, directors, members, partners, employees, agents, consultants, and subcontractors shall be entitled to rely on Contractor's warranty and guarantee.

7.12 Correction Period

- A. If within one year after the date of substantial completion, any Work is found to be defective, or if the repair of any damages to the Site, adjacent areas that Contractor has arranged to use through construction easements or otherwise, and other adjacent areas used by Contractor as permitted by Laws and Regulations, is found to be defective, then Contractor shall promptly and without cost to Owner, correct such defective Work.

7.13 Indemnification

- A. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Contractor under the Contract or otherwise, Contractor shall indemnify and hold harmless Owner and Engineer, and the officers, directors, members, partners, employees, agents, consultants and subcontractors of each and any of them from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other dispute resolution costs) arising out of or relating to the performance of the Work, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of Contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts they may be liable.

ARTICLE 8 - OWNER'S RESPONSIBILITIES

8.01 Owner's Responsibilities

- A. Except as otherwise provided in the Contract Documents, Owner shall issue all communications to Contractor through Engineer.
- B. Owner shall make payments to Contractor as provided in this Contract.
- C. Owner shall provide Site and easements required to construct the Project.
- D. If Owner intends to contract with others for the performance of other work at or adjacent to the Site, unless stated elsewhere in the Contract Documents, Owner shall have sole authority and responsibility for such coordination.
- E. The Owner shall be responsible for performing inspections and tests required by applicable codes.
- F. The Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.
- G. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Owner has been informed.
- H. Owner shall furnish copies of any applicable Owner safety programs to Contractor.

ARTICLE 9 - ENGINEER'S STATUS DURING CONSTRUCTION

9.01 Engineer's Status

- A. Engineer will be Owner's representative during construction. The duties and responsibilities and the limitations of authority of Engineer as Owner's representative during construction are set forth in this Contract.

- B. Neither Engineer's authority or responsibility under this Article 9 or under any other provision of the Contract, nor any decision made by Engineer in good faith either to exercise or not exercise such authority or responsibility or the undertaking, exercise, or performance of any authority or responsibility by Engineer, shall create, impose, or give rise to any duty in contract, tort, or otherwise owed by Engineer to Contractor, any subcontractor, any supplier, any other individual or entity, or to any surety for or employee or agent of any of them.
- C. Engineer will make visits to the Site at intervals appropriate to the various stages of construction. Engineer will not be required to make exhaustive or continuous inspections on the Site to check the quality or quantity of the Work.
- D. Engineer has the authority to reject Work if Contractor fails to perform Work in accordance with the Contract Documents.
- E. Engineer will render decisions regarding the requirements of the Contract Documents, and judge the acceptability of the Work.
- F. Engineer will not supervise, direct, control, or have authority over or be responsible for Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Engineer will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.

ARTICLE 10 - CHANGES IN THE WORK

10.01 Authority to Change the Work

- A. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work.

10.02 Change Orders

- A. Owner and Contractor shall execute appropriate Change Orders covering:
 - 1. Changes in the Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive;
 - 2. Changes in the Work which are: (a) ordered by Owner or (b) agreed to by the parties or (c) resulting from the Engineer's decision, subject to the need for Engineer's recommendation if the change in the Work involves the design (as set forth in the Drawings, Specifications, or otherwise), or other engineering or technical matters; and
 - 3. Changes in the Contract Price or Contract Times or other changes which embody the substance of any final binding results under Article 12.
- B. If the provisions of any bond require notice to be given to a surety of any change affecting the general scope of the Work or the provisions of the Contract Documents (including, but not limited to, Contract Price or Contract Times), the giving of any such notice will be Contractor's responsibility. The amount of each applicable bond will be adjusted to reflect the effect of any such change.

ARTICLE 11 - DIFFERING SUBSURFACE OR PHYSICAL CONDITIONS

11.01 Differing Conditions Process

- A. If Contractor believes that any subsurface or physical condition including but not limited to utilities or other underground facilities that are uncovered or revealed at the Site either differs materially from that shown or indicated in the Contract Documents or is of an unusual nature, and differs materially from conditions ordinarily encountered and generally recognized as inherent in Work of the character provided for in the Contract Documents then Contractor shall, promptly after becoming aware thereof and before further disturbing the subsurface or physical conditions or performing any Work in connection therewith (except in an emergency), notify Owner and Engineer in writing about such condition. Contractor shall not further disturb such condition or perform any Work in connection therewith (except with respect to an emergency) until receipt of a written statement permitting Contractor to do so.
- B. After receipt of written notice, Engineer will promptly:
 - 1. Review the subsurface or physical condition in question;
 - 2. Determine necessity for Owner obtaining additional exploration or tests with respect to the condition;
 - 3. Determine whether the condition falls within the differing site condition as stated herein;
 - 4. Obtain any pertinent cost or schedule information from Contractor;
 - 5. Prepare recommendations to Owner regarding the Contractor's resumption of Work in connection with the subsurface or physical condition in question and the need for any change in the Drawings or Specifications; and
 - 6. Advise Owner in writing of Engineer's findings, conclusions, and recommendations.
- C. After receipt of Engineer's written findings, conclusions, and recommendations, Owner shall issue a written statement to Contractor regarding the subsurface or physical condition in question, addressing the resumption of Work in connection with such condition, indicating whether any change in the Drawings or Specifications will be made, and adopting or rejecting Engineer's written findings, conclusions, and recommendations, in whole or in part.

ARTICLE 12 - CLAIMS AND DISPUTE RESOLUTION

12.01 Claims Process

- A. The party submitting a claim shall deliver it directly to the other party to the Contract and the Engineer promptly (but in no event later than 10 days) after the start of the event giving rise thereto.
- B. The party receiving a claim shall review it thoroughly, giving full consideration to its merits. The two parties shall seek to resolve the claim through the exchange of information and direct negotiations. All actions taken on a claim shall be stated in writing and submitted to the other party.

- C. If efforts to resolve a claim are not successful, the party receiving the claim may deny it by giving written notice of denial to the other party. If the receiving party does not take action on the claim within 45 days, the claim is deemed denied.
- D. If the dispute is not resolved to the satisfaction of the parties, Owner or Contractor shall give written notice to the other party of the intent to submit the dispute to a court of competent jurisdiction unless the Owner and Contractor both agree to an alternative dispute resolution process.

ARTICLE 13 - TESTS AND INSPECTIONS; CORRECTION OF DEFECTIVE WORK

13.01 Tests and Inspections

- A. Owner and Engineer will have access to the Site and the Work at reasonable times for their observation, inspection, and testing. Contractor shall provide them proper and safe conditions for such access.
- B. Contractor shall give Engineer timely notice of readiness of the Work for all required inspections and tests, and shall cooperate with inspection and testing personnel to facilitate required inspections and tests.
- C. If any Work that is to be inspected, tested, or approved is covered by Contractor without written concurrence of Engineer, Contractor shall, if requested by Engineer, uncover such Work for observation. Such uncovering shall be at Contractor's expense.

13.02 Defective Work

- A. Contractor shall ensure that the Work is not defective.
- B. Engineer has the authority to determine whether Work is defective, and to reject defective Work.
- C. Prompt notice of all defective Work of which Owner or Engineer has actual knowledge will be given to Contractor.
- D. The Contractor shall promptly correct all such defective Work.
- E. When correcting defective Work, Contractor shall take no action that would void or otherwise impair Owner's special warranty and guarantee, if any, on said Work.
- F. If the Work is defective or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, then Owner may order Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

ARTICLE 14 - PAYMENTS TO CONTRACTOR

14.01 Progress Payments

- A. The Contractor shall prepare a schedule of values that will serve as the basis for progress payments. The schedule of values will be in a form of application for payment acceptable to Engineer. The unit price breakdown submitted with the bid will be used for unit price work. Break lump sum items into units that will allow for measurement of Work in progress.

14.02 Applications for Payments:

- A. Contractor shall submit an application for payment in a form acceptable to the Engineer, no more frequently than monthly, to Engineer. Applications for payment will be prepared and signed by Contractor. Contractor shall provide supporting documentation required by the Contract Documents. Payment will be paid for Work completed as of the date of the application for payment.
- B. Beginning with the second application for payment, each application shall include an affidavit of Contractor stating that all previous progress payments received on account of the Work have been applied on account to discharge Contractor's legitimate obligations associated with prior applications for payment.

14.03 Retainage

- A. The Owner shall retain 5 % of each progress payment until the Work is substantially complete.

14.04 Review of Applications

- A. Within 10 days after receipt of each application for payment, the Engineer will either indicate in writing a recommendation for payment and present the application for payment to Owner or return the application for payment to Contractor indicating in writing Engineer's reasons for refusing to recommend payment. The Contractor will make the necessary corrections and resubmit the application for payment.
- B. Engineer will recommend reductions in payment (set-offs) which, in the opinion of the Engineer, are necessary to protect Owner from loss because the Work is defective and requires correction or replacement.
- C. The Owner is entitled to impose set-offs against payment based on any claims that have been made against Owner on account of Contractor's conduct in the performance of the Work, incurred costs, losses, or damages on account of Contractor's conduct in the performance of the Work, or liquidated damages that have accrued as a result of Contractor's failure to complete the Work.

14.05 Contractor's Warranty of Title

- A. Contractor warrants and guarantees that title to all Work, materials, and equipment furnished under the Contract will pass to Owner free and clear of (1) all liens and other title defects, and (2) all patent, licensing, copyright, or royalty obligations, no later than seven days after the time of payment by Owner.

14.06 Substantial Completion

- A. The Contractor shall notify Owner and Engineer in writing that the Work is substantially complete and request the Engineer issue a certificate of substantial completion when Contractor considers the Work ready for its intended use. Contractor shall at the same time submit to Owner and Engineer an initial draft of punch list items to be completed or corrected before final payment.
- B. Engineer will make an inspection of the Work with the Owner and Contractor to determine the status of completion. If Engineer does not consider the Work substantially complete, Engineer will notify Contractor and Owner in writing giving the reasons therefor.

- C. If Engineer considers the Work substantially complete or upon resolution of all reasons for non-issuance of a certificate identified in 14.06.B, Engineer will deliver to Owner a certificate of substantial completion which shall fix the date of substantial completion and include a punch list of items to be completed or corrected before final payment.

14.07 Final Inspection

- A. Upon written notice from Contractor that the entire Work is complete, Engineer will promptly make a final inspection with Owner and Contractor and will notify Contractor in writing of all particulars in which this inspection reveals that the Work, or agreed portion thereof, is incomplete or defective. Contractor shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

14.08 Final Payment

- A. Contractor may make application for final payment after Contractor has satisfactorily completed all Work defined in the Contract, including providing all maintenance and operating instructions, schedules, guarantees, bonds, certificates or other evidence of insurance, certificates of inspection, annotated record documents and other documents.
- B. The final application for payment shall be accompanied (except as previously delivered) by:
 1. All documentation called for in the Contract Documents;
 2. Consent of the surety to final payment;
 3. Satisfactory evidence that all title issues have been resolved such that title to all Work, materials, and equipment has passed to Owner free and clear of any liens or other title defects, or will so pass upon final payment;
 4. A list of all disputes that Contractor believes are unsettled; and
 5. Complete and legally effective releases or waivers (satisfactory to Owner) of all lien rights arising out of the Work, and of liens filed in connection with the Work.
- C. The Work is complete (subject to surviving obligations) when it is ready for final payment as established by the Engineer's written recommendation of final payment.

14.09 Waiver of Claims

- A. The making of final payment will not constitute a waiver by Owner of claims or rights against Contractor.
- B. The acceptance of final payment by Contractor will constitute a waiver by Contractor of all claims and rights against Owner other than those pending matters that have been duly submitted.

ARTICLE 15 - SUSPENSION OF WORK AND TERMINATION

15.01 Owner May Suspend Work

- A. At any time and without cause, Owner may suspend the Work or any portion thereof for a period of not more than 60 consecutive days by written notice to Contractor and Engineer. Such notice will fix the date on which Work will be resumed. Contractor shall resume the Work on the date so fixed. Contractor shall be entitled to an adjustment in the Contract Price or an extension of the Contract Times, or both, directly attributable to any such suspension.

15.02 Owner May Terminate for Cause

- A. Contractor's failure to perform the Work in accordance with the Contract Documents or other failure to comply with a material term of the Contract Documents will constitute a default by Contractor and justify termination for cause.
- B. If Contractor defaults in its obligations, then after giving Contractor and any surety ten days written notice that Owner is considering a declaration that Contractor is in default and termination of the Contract, Owner may proceed to:
 - 1. Declare Contractor to be in default, and give Contractor and any surety notice that the Contract is terminated; and
 - 2. Enforce the rights available to Owner under any applicable performance bond.
- C. Owner may not proceed with termination of the Contract under Paragraph 15.02.B if Contractor within seven days of receipt of notice of intent to terminate begins to correct its failure to perform and proceeds diligently to cure such failure.
- D. Subject to the terms and operation of any applicable performance bond, if Owner has terminated the Contract for cause, Owner may exclude Contractor from the Site, take possession of the Work, incorporate in the Work all materials and equipment stored at the Site or for which Owner has paid Contractor but which are stored elsewhere, and complete the Work as Owner may deem expedient.
- E. In the case of a termination for cause, if the cost to complete the Work, including related claims, costs, losses, and damages, exceeds the unpaid contract balance, Contractor shall pay the difference to Owner.

15.03 Owner May Terminate for Convenience

- A. Upon seven days written notice to Contractor, Owner may, without cause and without prejudice to any other right or remedy of Owner, terminate the Contract. In such case, Contractor shall be paid for, without duplication of any items:
 - 1. Completed and acceptable Work executed in accordance with the Contract Documents prior to the effective date of termination, including fair and reasonable sums for overhead and profit on such Work;
 - 2. Expenses sustained prior to the effective date of termination in performing services and furnishing labor, materials, or equipment as required by the Contract Documents in connection with uncompleted Work, plus fair and reasonable sums for overhead and profit on such expenses; and
 - 3. Other reasonable expenses directly attributable to termination, including costs incurred to prepare a termination for convenience cost proposal.
- B. Contractor shall not be paid on account of loss of anticipated overhead, profits, or revenue, or other economic loss arising out of or resulting from such termination.

15.04 Contractor May Stop Work or Terminate

- A. If, through no act or fault of Contractor, (1) the Work is suspended for more than 90 consecutive days by Owner or under an order of court or other public authority, or (2) Owner fails for 30 days to pay Contractor any sum finally determined to be due, then Contractor may, upon seven days written notice to Owner, and provided Owner does not remedy such

suspension or failure within that time, either stop the Work until payment is received, or terminate the Contract and recover payment from the Owner.

ARTICLE 16 - CONTRACTOR'S REPRESENTATIONS

16.01 Contractor Representations

A. Contractor makes the following representations when entering into this Contract:

1. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.
2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on:
 - a. The cost, progress, and performance of the Work;
 - b. The means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and
 - c. Contractor's safety precautions and programs.
5. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
6. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
7. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
8. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
9. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that, without exception, all prices in the Contract are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 17 - MISCELLANEOUS

17.01 Cumulative Remedies

- A. The duties and obligations imposed by this Contract and the rights and remedies available hereunder to the parties hereto are in addition to, and are not to be construed in any way as a limitation of, any rights and remedies available to any or all of them which are otherwise imposed or available by Laws or Regulations, by special warranty or guarantee, or by other provisions of the Contract. The provisions of this paragraph will be as effective as if repeated specifically in the Contract Documents in connection with each particular duty, obligation, right, and remedy to which they apply.

17.02 Limitation of Damages

- A. Neither Owner, Engineer, nor any of their officers, directors, members, partners, employees, agents, consultants, or subcontractors, shall be liable to Contractor for any claims, costs, losses, or damages sustained by Contractor on or in connection with any other project or anticipated project.

17.03 No Waiver

- A. A party's non-enforcement of any provision shall not constitute a waiver of that provision, nor shall it affect the enforceability of that provision or of the remainder of this Contract.

17.04 Survival of Obligations

- A. All representations, indemnifications, warranties, and guarantees made in, required by, or given in accordance with the Contract, as well as all continuing obligations indicated in the Contract, will survive final payment, completion, and acceptance of the Work or termination or completion of the Contract or termination of the services of Contractor.

17.05 Contractor's Certifications

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract.

17.06 Controlling Law

- A. This Contract is to be governed by the law of the state in which the Project is located.

IN WITNESS WHEREOF, Owner and Contractor have signed this Contract.

This Contract will be effective on _____ (which is the Effective Date of the Contract).

OWNER: City of Woods Cross Corporation

CONTRACTOR:

By: _____

By: _____

Title: Wallace Larrabee, Mayor Protem

Title: _____

(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)

Attest: _____

Attest: _____

Title: Annette Hanson, City Recorder

Title: _____

Address for giving notices:

Address for giving notices:

1555 N 800 W

Woods Cross, UT 84087

PW Director email: schristiansen@woodscross.gov

AP email: AP@woodscross.gov

License No.: _____
(where applicable)

(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Contract.)

NOTE TO USER: Use in those states or other jurisdictions where applicable or required.

Guests/Honors

Council Kudos Nomination

Nominated by Parent Erine

I would like to nominate Aleta Holbrook for recognition.

Aleta: You have made a difference in my son's life. He has come home from school so many days to tell me about the nice crossing guard & how you would talk & encourage him & his friend. He shared that he enjoys seeing you every day. Days I have driven him he states, "I'm going to miss the crossing guard."

I asked if he knew your name, but he did not. As a mom, I say thank you for watching over & protecting my child. Not just from cars/trains but with friends & knowing he is not alone.

He loved the sweat bands you handed out. You have gone above & beyond. Thanks for your patience, kindness & talent.

Council Kudos Nomination

Nominated by LaCee Bartholomew

I would like to recommend Robert Glass for a Council Kudos recognition. We ran into a scheduling snag with the food delivery for Memorial Day, and Robert immediately stepped in and offered to help from start to finish.

He even helped me identify a way to avoid having frozen eggs at this year's celebration, which will prevent major headaches and save several staff members from having to roll egg cartons in the sun on Monday morning.

I truly appreciate Robert's "I've got this handled" approach. He stayed involved until the job was complete, and I am very grateful for his willingness to help and his positive attitude throughout the process.

I would also like to thank Sam for his graciousness in fostering a culture of teamwork and consistently sharing resources.

Public Hearing

Woods Cross City

Public Hearing Notice

FY2027 Tentative Budget

A public hearing will be held on June 2, 2026, within the regular session of City Council, beginning at 6:30 p.m., at the Woods Cross City Hall, 1555 South 800 West, Wood Cross, Utah.

The purpose of this hearing is to take public input on the proposed tentative budget for Woods Cross City Fiscal Year (FY) 2027. A copy of the FY 2027 Woods Cross City Tentative Budget can be viewed at Woods Cross City Hall during regular office hours or on the Woods Cross City website at <https://WoodsCross.gov> beginning Wednesday, May 20, 2026.

All interested citizens are invited and encouraged to attend in person or by videoconference <https://zoom.us/j/9358074960>

Certificate of Posting

The undersigned, duly appointed City Recorder, does hereby certify that the above notice was posted and disseminated according to Utah State Code on this 20th day of May 2026 at the following locations:

1. Woods Cross City Hall Noticing Board
2. Woods Cross City Website <https://woodscross.com>
3. Public Notice Website: <https://www.utah.gov/pmn/index.html>

/s/ Annette Hanson
Woods Cross City Recorder
May 20, 2026

Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: May 29, 2026

Re: June 2nd Presentation of the FY27 Tentative Budget and Proposed Property Tax Increase



This presentation is in preparation for the Tentative Budget public hearing that will take place tonight. This presentation was made on May 5, 2026, and will be repeated as needed to comply with Utah State Code. **This Tentative Budget Includes a proposed property Tax Increase.**

As the Budget Officer, I present to you the tentative FY2026-27 (FY27) budget for the City of Woods Cross. This tentative budget includes the funding necessary to carry out the same work conducted in FY26. There is also a series of agenda items that must be completed during this meeting to comply with the Truth In Taxation process.

We have attached the list of FY27 proposed capital projects (one-time and ongoing) that have been ranked in order of priority by the senior staff. The items on the capital projects list have not been included in the tentative budget.

As directed, we have coordinated with Davis County and the state to proceed with Truth-in-Taxation (TNT) this year.

The second to the last column of the tentative budget identifies the % increase or decrease over last year's budget, and the final column indicates the dollar amount of the increase or decrease.

Some points of interest in the tentative budget include:

- Pg. 1 General Fund Revenue: The preliminary data from the Tax Commission states that the Auditor's Certified Rate Revenue for 2026 is \$2,140,630. That amount is \$41,663 higher than the \$2,098,967 Auditor's Certified Tax Revenue that we received in 2025, and is due to New Growth
- Sales tax is not as strong as FY25 but is anticipated to grow slowly. We do expect some revenue reductions when the city properties are sold, and court fine revenue is down. The Transfer From Other Funds 10-39-300 is the transfers from other funds (water, garbage, RDA, etc.) for the services that staff perform for those funds (HR, utility billing, management, etc. This is calculated annually by Brian and will go down by \$68,906 this year.
- As Brian has removed all of the one-time FY26 capital project funds from the budget. This ensures that excess revenue is not left in the budget.
- Brian, Cass and Bryce are responsible to ensure that he wages and benefit lines xx-xx-110, 111, 112, 130, 131, 132, 133, 134 meet the anticipated wage increases and any benefit adjustments.
- Brian reviews past year and current year expenditures and adjusts some budget lines if it appears that the actual expenditures are considerably less than the budget. This is the case in 10-47-250



FY27 TENTATIVE BUDGET AND ASSOCIATED REQUIREMENTS FOR THE TRUTH IN TAXATION PROCESS

June 2, 2026 City Council Meeting

AGENDA ITEM 5a. PRESENTATION OF TENTATIVE BUDGET

FY2026~2027 Tentative Budget

Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
Revenue						
10-31-100	PROPERTY TAXES- REAL PROPERTY	2,018,393	2,157,774	2,200,000	1.96%	42,226
10-31-111	PROPERTY TAXES- TNT INCREASE (new City Hall)	0	0	994,249	n/a	994,249
10-31-150	FEES IN LIEU- MOTOR VEHICLES	103,568	85,000	105,000	23.53%	20,000
10-31-200	PROPERTY TAXES- PERSONAL PROP	113,914	95,500	109,005	14.14%	13,505
Totals:		202,113	203,313	203,538	0.11%	225
Transfers, Other						
10-90-910	TRANSFERS OUT TO OTHER FUNDS	1,348,865	348,865	378,865	8.60%	30,000
10-90-911	TRANSFERS- NEW CITY HALL DEBT SERVICE	0	0	994,249	n/a	994,249
10-90-990	BUDGETED INCREASE TO FUND BALANCE	0	45,329	276,363	509.68%	231,034
Totals:		1,348,865	394,194	1,649,477	318.44%	1,255,283
Total General Fund Expenditures		8,808,462	8,860,418	10,059,292	13.53%	1,198,874
Net Revenue over/(under) Expenditures		78,707	0	0	0.00%	0
Capital Improvements Development Fund						
46-31-310	SALES TAX REVENUE WINDFALL	0	0	0	0.00%	0
46-36-100	INTEREST EARNINGS	83,818	100,000	100,000	0.00%	0
46-36-900	SUNDRY REVENUES	0	0	0	0.00%	0
46-38-400	SALE OF FIXED ASSETS	0	0	0	0.00%	0
46-39-100	TRANSFER IN FROM GENERAL FUND BAL	1,000,000	0	0	0.00%	0
46-39-111	TRANSFERS IN- NEW CITY HALL DEBT	0	0	994,249	N/A	994,249
46-39-900	FUND BALANCE APPROPRIATION	0	0	900,000	0.00%	900,000
Totals:		1,083,818	100,000	1,994,249	1894.25%	1,894,249
46-40-311	ENGINEERING (Storm Sewer)	0	0	0	0.00%	0

While it is the intent of the council and staff to reduce this number before it is voted on in August, 2026, State Law requires that we set the maximum amount that the Council can adopt at this time.

GENERAL FUND CAPITAL PROJECTS- RANKED BY STAFF BY PRIORITY

FY27 GENERAL FUND				
ONE-TIME CAPITAL PROJECT AND LINE ITEM PROPOSALS				
CAPITAL REQUESTS (ONE TIME EXPENSE)				
Priority	Project	GL	Cost	Subtotal
1	PW Roof Repair over Offices	10-79-260	\$40,000	\$40,000
2	Replace Roadway Construction Signs/Markers	10-71-741	\$5,000	\$45,000
3	Bleachers for baseball fields (2 replacement, 1 new)	Rec, Prk, RAP?	\$60,000	\$105,000
4	Stand on Spreader Sprayer	Rec, Prk, RAP?	\$10,000	\$115,000
5	Truck Mounted Pressure Washer	Rec, Prk, RAP?	\$8,000	\$123,000
6	Stand on Aerator	Rec, Prk, RAP?	\$14,000	\$137,000
7	Traffic Safety Committee (Traffic counters & Code Update)	10-71-620	\$10,000	\$147,000
8	Onsite Generator rewire and make automatic (use existing Generator)	10-79-730	\$45,000	\$192,000
9	Citizen Corps Committee (Council Appointed) Codification	10-67-610	\$6,000	\$198,000
10	Snack Bar Refrigerators	Rec, Prk, RAP?	\$4,000	\$202,000
11	Portable Pickleball Nets	Rec, Prk, RAP?	\$2,000	\$204,000
12	Mills Park Lighting: \$120,000 less 50% Grant Application	Rec, Prk, RAP?	\$60,000	\$264,000
13	Additional Motorized Blinds in Public Works Multipurpose Room	10-79-730	\$10,000	\$274,000
14	Jersey Barriers for Cleanup and City Events	10-71-741	\$5,000	\$279,000
15	Water Softener for Wash bay and Kitchen	10-79-730	\$6,500	\$285,500
16	Replace Pavilion worn/damaged pavilion tables	Rec, Prk, RAP?	\$25,000	\$310,500
17	Mills Park Restrooms- Cameras & Server	Rec, Prk, RAP?	\$35,000	\$345,500
18	2 Qty Shade Structures & benches (locations TBA)	Rec, Prk, RAP?	\$50,000	\$395,500
19	Additional Cameras at Public Works (rear yard and fuel tank)	10-79-730	\$15,000	\$410,500
20	Pedestrian Flasher signs for 800 W (Quantity 3 locations)	10-71-740	\$30,000	\$440,500
21	Dog Park Restroom	Rec, Prk, RAP?	\$75,000	\$515,500
23	Additional Banner Mounts and Banners on Locations on 800 W	Rec, Prk, RAP?	\$6,500	\$522,000
24	Street Light Improvements on 800 W from 1500 S going North (Decorative Poles)	10-51-740	\$40,000	\$562,000
25	Christmas Decoration	Rec, Prk, RAP?	\$12,000	\$574,000
26	Mills Annex Plans Concept planning (Parking & Amenities)	Rec, Prk, RAP?	\$25,000	\$599,000
x	Banners for America 250, Memorial Day, Back to School	Rec, Prk, RAP?	\$1,500	\$600,500
	Private City Wi-Fi to parks for door locks and future cameras (Backbone Equipment FY26)	Rec, Prk, RAP?	\$0	\$600,500
FY26 Budget Requests (not in any preferential order)				
	Cameras and Wi-Fi Expansion at Public Work	40-46-	\$12,000	
	Water tank and Pressure Washer for Off season pavilion cleaning (ACT#?)	40-83-	\$5,000	
	Water Softener for Kitchen and wash bay ACT#?)	40-79-	\$6,000	
	Asphalt Sample Core Drill (10-71-740)		\$10,000	
	Concrete repairs at Mountain View (10-83-260)	40-83-	\$40,000	
	Excavation and ROW code update (10-71-310)		\$5,000	
	Hydraulic Hose crimping tool and supplies for truck repair (10-71-740)		\$6,000	
	Traffic Safety Committee Codification and Traffic Counter purchase (PD BUDGET?) (ACT#?)		\$8,000	
	2600 S Entrance Tree Buffer on 800 W (new Drip irrigate and tree replacements, and rock Xeriscape)(ACT#?) \$40,000 per year until complete (3-5 yrs.)	40-83-	\$40,000	

FY27 GENERAL FUND				
ONGOING CAPITAL PROJECT AND LINE ITEM PROPOSALS				
LINE ITEM INCREASES (ONGOING EXPENSE)				
Priority	Project	GL	Cost	Subtotal
1	Website maintainace & support	10-42-310	\$20,000	\$20,000
2	Dog Park Operating Expenses	10-83-261	\$10,000	\$30,000
3	Community Services Part-time Emp	10-86-111	\$20,000	\$50,000
4	PD- Equipment over \$5,000 (Replace 4 radios approx. \$5,000 per radio, software, accessories). This is requested as an ongoing expense as radios age out.	10-60-741	\$18,000	
5	PD- Professional Technical (Taser Upgrades - This \$15K is added to the current \$10K already budgeted for the current contract for \$25K total per year for 5 yrs)	10-60-310	\$15,000	\$615,500
5	Axon LPR's for 17 vehicles 5 year lease	10-60-310	\$12,000	\$62,000
6	Additional Seasonal - Parks Department	10-83-111	\$15,000	\$77,000
7	PD- Schools, Seminars & Training - Increase to \$30K	10-60-230	\$10,000	\$87,000
9	New Police Officer	10-60-110,135	\$230,000	#REF!
10	New Police Sergeant	10-60-110,135	\$254,000	#REF!
11	Axon LPR's for four vehicles 5 year lease; or	10-60-310	\$5,000	#REF!
12	Flock Stationary (pole mounted) LPR x 11	10-60-310	\$35,500	#REF!
x	Beautification increase to put flowers in more areas	Rec, Prk, RAP?	\$6,500	#REF!
FY26 Budget Requests (not in any preferential order)				
	New Police Sergeant	40-35-610	\$254,000	
	Street light Improvements (new installation requests and Light Upgrades as approved by City Council)	40-60	\$50,000	
	New Police Officer	40-60-310	\$230,000	

CAPITAL PROJECTS FOR OTHER FUNDS - RANKED BY PRIORITY

FY27 CAPITAL PROJECT PROPOSALS				
CAPITAL REQUESTS AND LINE ITEM INCREASES (ONE TIME EXPENSE)				
Priority	CLASS C SPECIAL REVENUE FUND GL 21	TYPE	COST	Subtotal
	Concrete last island on 500 S (far West one)	21-40-620	\$55,000	\$55,000
	Traffic Utility Fee Study & Traffic Facilities Plan	21-40-310	\$66,000	\$121,000
#	RAP TAX GL 23	TYPE	COST	Subtotal
#	PARKS IMP FEE GL 24	TYPE	COST	Subtotal
	Parks Imp Fee Facilities Plan & Analysis (IFFP, IFA) Studies	24-40-310	\$10,000	\$10,000
#	WATER ENTERPRISE FUND GL 51	TYPE	COST	Subtotal
1	DDW Mandates: Source Protection Plan, Lead Service Line Inventory	51-40-xxx	\$77,000	\$77,000
2	Well 3 Rehab	51-61-702	\$2,500,000	Bond
3	Reservoir Replacement	51-61-703	\$4,000,000	Bond
5	1400 S Water Line Project- \$180k from CDBG Grant (\$250K total)	51-40-7xx	\$70,000	\$147,000
6	SCADA System- Replace out-of-business product	51-40-7xx	\$230,000	\$377,000
7	1500 S 830 W to 934 W Water Line Engineering and permits	51-40-xxx	\$21,300	\$398,300
Not Included In FY26 Budget (not in any preferential order)				
	Additional Elements Feature for Water (Additional to 51-40-310)	One Time	\$10,000	\$387,000
#	WATER IMPACT FEE FUND GL 53	TYPE	COST	Subtotal
1	Water Imp Fee Facilities Plan & Analysis (IFFP, IFA) Studies	53-40-310	\$10,000	\$10,000
2	Water Impact Fee Assessment set for Reservoir Replacement	53-40-310	TBD	
#	STORM DRAIN FEE ENTERPRISE FUND GL 56	TYPE	COST	Subtotal
1	A2 Drain Tree removals and ditch cleanout PY Carry Forward	56-40-620	\$55,000	\$55,000
2	1875 S 400-500 W S-Drain pipe lining (New GL 56-61-702)	56-61-702	\$150,000	\$205,000
3	2425 S Nature Preserve Outlet Proj (New GL 56-61-703)	56-61-703	\$41,000	\$246,000
4	Spill Response Trailer: PY Carry FWD	56-40-740	\$15,000	\$261,000
5	Elements Features for Storm Water (Addition to 56-40-310)	56-40-310	\$5,000	\$266,000
6	SWPPP Update required by DWQ	56-40-310	\$15,000	\$281,000
Not Included In FY26 Budget (not in any preferential order)				
	500 S Storm Drain Repair	CIP	\$500,000	
	Elements Features for Storm Water (Additional to 56-40-310)	One time	\$10,000	
	Spill Response Trailer	CIP	\$15,000	
#	STORMWATER IMPACT FEE FUND GL 57	TYPE	COST	Subtotal
1	Imp Fee Facilities Plan & Analysis (IFFP, IFA) Studies	57-40-310	\$10,500	\$10,500
#	Fleet Fund 61	TYPE	COST	Subtotal
1	Leasable Equipment- Public Works Backhoe, Skid Steer	61-70-xxx	\$132,500	\$132,500
2	Bobtail Replacement	61-70-171	\$300,000	\$432,500
3	Paint Trailer- Streets	61-70-171	\$6,000	\$438,500
4	Vac Trailer- Water	61-70-510	\$130,000	\$568,500
5	Pickup Truck- Storm Water	61-70-560	\$60,000	\$628,500
6	7 Police Vehicles	61-70-160	630,000	\$1,068,500

FY27 CAPITAL PROJECT AND LINE ITEM PROPOSALS				
LINE ITEM INCREASES (ONGOING EXPENSE)				
Priority	WATER ENTERPRISE FUND GL 51	GL	COST	Subtotal
1	Meters & Small Tools- Increase over PY's expenditures	51-40-741	\$17,000	\$17,000
2	Chlorinator yearly Service	51-40-620	\$3,800	\$20,800
3	Road Repairs from Emergency Waterline repair (ACT#?)	New GL	\$15,000	\$35,800
4	Sinking Fund for future Meter Replacements	?	\$100,000	\$135,800
Not Included In FY26 Budget				
	Road Repairs from Emergency Waterline repair (ACT#?)	51-40-250	\$20,000	

AGENDA ITEM 5b. BUDGET OFFICER GIVING NOTICE THAT THE TENTATIVE BUDGET INCLUDES A PROPOSED TAX INCREASE UCA59-2-919(4)(A)

- I Bryce Haderlie, as the Budget Officer for Woods Cross City, am stating that the FY27 Budget includes a proposed tax increase.
 1. That Woods Cross City is considering a tax rate that exceeds the certified tax rate.
 2. The approximate dollar amount and purpose of the ad valorem tax revenue increase.
 3. The approximate percentage increase in ad valorem tax revenue that is based on the tax rate increase.
 4. That the entity 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.
-

1. That Woods Cross City is considering a tax rate that exceeds the certified tax rate.

CERTIFIED TAX RATES

View Data Entry Reports Forms Administration

Tax Year: 2028 County: 05 DAVIS Entity: 0150 WOODS CROSS CITY Accounting Cycle: Fiscal Year

Tax Rate Summary (693) CTY Preliminary Data

Proposed Tax Rate Value: \$ 91,915,911

(1) Budget Code	(2) Budget Name	(3) Election Date	(4) Voted Rate Limit	(5) Utah Annotated Code	(6) Maximum By Law	(7) Calculated Certified Tax Rate	(8) Auditor's Certified Tax Rate	(9) Auditor's Certified Rate Revenue	(10) Proposed Tax Rate	(11) Budgeted Revenue	(12) Final Tax Rate	(13) Final Budgeted Revenue
10	General Operations			\$10.6.193		.007		2,140,630				
Total Tax Rate								2,140,630	0.007		0.000000	

NOTES:

(7) Calculated Certified Tax Rate	(8) Auditor's Certified Tax Rate	(9) Auditor's Certified Rate Revenue	(10) Proposed Tax Rate
		2,140,630	
		2,140,630	0.000000

Fiscal Year 2027 Property Tax Revenue Options

Rate Description	Type of Property	Tax Year	Average Value	Taxable Value	Tax Rate	Amount of Tax Paid On Average Value	City Property Tax Collected	Difference From '25 CTR Revenue	% Increase	To Cover These Expense
					Proposed Tax Rate Value					
2025 TNT Approved	Residential	2025	\$513,000	\$282,150	0.001392	\$393	\$2,098,967	N/A	0.00%	This is the 2025 Certified Tax Rate and Revenue Per the State Tax Commission
	Commercial		\$969,000	\$969,000	\$1,349					
2026 Certified Tax Rate (CTR)	Residential	2026	\$513,000	\$282,150	0.001392	\$392.75	\$2,140,630	N/A	0.00%	Preliminary revenue set by State Tax Commission. This is the 2025 CTR of \$2,098,950 revenue plus \$41,680 in new growth revenue.
	Commercial		\$969,000	\$969,000	\$1,348.85					
Preliminary CTR To Collect \$992,000 to Cover 2027 Building Bonds	Residential	2026	\$513,000	\$282,150	0.002079	\$586.59	\$3,134,879	\$994,249	46.45%	This rate will collect the certified tax rate plus an additional \$992,000 in new tax revenue for an anticipated \$25 million dollar building bonds with a 25 year pay-off. SFD-\$193.84 annual increase, and
	Commercial		\$969,000	\$969,000	\$2,014.50					

2. The approximate dollar amount and purpose of the ad valorem tax revenue increase.

Fiscal Year 2027 Property Tax Revenue Options										
Rate Description	Type of Property	Tax Year	Average Value	Taxable Value	Tax Rate	Amount of Tax Paid On Average Value	City Property Tax Collected	Difference From '25 CTR Revenue	% Increase	To Cover These Expense
					Proposed Tax Rate Value					
2025 TNT Approved	Residential	2025	\$513,000	\$282,150	0.001392	\$393	\$2,098,967	N/A	0.00%	This is the 2025 Certified Tax Rate and Revenue Per the State Tax Commission
	Commercial		\$969,000	\$969,000	\$1,507,878,377	\$1,349				
2026 Certified Tax Rate (CTR)	Residential	2026	\$513,000	\$282,150	0.001392	\$392.75	\$2,140,630	N/A	0.00%	Preliminary revenue set by State Tax Commission. This is the 2025 CTR of \$2,098,950 revenue plus \$41,680 in new growth revenue.
	Commercial		\$969,000	\$969,000	\$1,507,878,377	\$1,348.85				
Preliminary CTR To Collect \$992,000 to Cover 2027 Building Bonds	Residential	2026	\$513,000	\$282,150	0.002079	\$586.59	\$3,134,879	\$994,249	46.45%	This rate will collect the certified tax rate plus an additional \$992,000 in new tax revenue for an anticipated \$25 million dollar building bonds with a 25 year pay-off. SFD-\$193.84 annual increase, and
	Commercial		\$969,000	\$969,000	\$1,507,878,377	\$2,014.55				

3. The approximate percentage increase in ad valorem tax revenue that is based on the tax rate increase.

Fiscal Year 2027 Property Tax Revenue Options										
Rate Description	Type of Property	Tax Year	Average Value	Taxable Value	Tax Rate	Amount of Tax Paid On Average Value	City Property Tax Collected	Difference From '25 CTR Revenue	% Increase	To Cover These Expense
					Proposed Tax Rate Value					
2025 TNT Approved	Residential	2025	\$513,000	\$282,150	0.001392	\$393	\$2,098,967	N/A	0.00%	This is the 2025 Certified Tax Rate and Revenue Per the State Tax Commission
	Commercial		\$969,000	\$969,000	\$1,507,878,377	\$1,349				
2026 Certified Tax Rate (CTR)	Residential	2026	\$513,000	\$282,150	0.001392	\$392.75	\$2,140,630	N/A	0.00%	Preliminary revenue set by State Tax Commission. This is the 2025 CTR of \$2,098,950 revenue plus \$41,680 in new growth revenue.
	Commercial		\$969,000	\$969,000	\$1,507,878,377	\$1,348.85				
Preliminary CTR To Collect \$992,000 to Cover 2027 Building Bonds	Residential	2026	\$513,000	\$282,150	0.002079	\$586.59	\$193.84	\$994,249	46.45%	This rate will collect the certified tax rate plus an additional \$992,000 in new tax revenue for an anticipated \$25 million dollar building bonds with a 25 year pay-off. SFD-\$193.84 annual increase, and
	Commercial		\$969,000	\$969,000	\$1,507,878,377	\$2,014.55	\$665.70			

The number circled in red are 2025 numbers because the County Auditor has not provided the Average Taxable Value for 2026

4. That the entity 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.

- Resolution 2026-969 was adopted on February 17, 2026 and established with the Davis County Auditor that the Woods Cross City Council will meet on Tuesday, August 4, 2026 at 7:30 p.m. to hold a public hearing on the proposed tax increase in accordance with Utah Code Annotated 59-2-919.
 - A public hearing on the tentative budget will be held June 2, 2026.
 - The Interim Budget will need to be adopted prior to June 30, 2026.
 - If the city holds other budget meetings prior to the August 4th, 2026 TNT Public Hearing, the City will give noticed to the public in accordance with Utah State Code.
-

AGENDA ITEM 5c. BUDGET OFFICER PRESENTATION OF THE FY27 PROPERTY TAX IMPACT SCHEDULE

UTAH CODE 59-22-919(4) & UTAH CODE 59-2-924

- I Bryce Haderlie, as the Budget Officer for Woods Cross City, am presenting the FY27 Property Tax Impact Schedule Per Utah Code 59-22-919(4) and Utah Code 59-2-924.
-

Woods Cross City

Fiscal Year 2026-2027 Proposed Property Tax Impact Schedule

May 1, 2026

Woods Cross City will consider an increase to its property tax rate from .001392 to .002079 (estimated) to generate an additional \$994,249 in revenue. If the property tax rate is increased, this revenue would be used to pay a portion of the bond payments towards the City Hall/Hogan Park project. 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 property tax increase is adopted.

Woods Cross City's Current Property Tax Rate (based on 2025 Tax Year, will be updated as soon as available)	0.001392	
Woods Cross City's Current Property Tax Revenue (based on Utah State Tax Commission information dated 4/30/2026)	\$2,140,630	
Proposed Total Property Tax Revenue with Tax Change	\$3,134,879	
New Property Tax Revenue to Woods Cross City	\$994,249	
Estimated Approximate Percentage Increase in Tax Revenue	46.45%	
	Monthly	Annual
Estimated Increase to a Primary Residence of \$513,000 (based on 2025 Tax Year Average Value)	\$15.20	\$182.42
Estimated Increase to a Business Valued at \$969,000 (based on 2025 Tax Year Average Value)	\$26.91	\$626.49

Departments Affected by Tax Increase:

The City did not receive a property tax increase in FY 2026. The proposed FY 2027 budget does not include a targeted revenue increase to address prior-year funding needs and support ongoing operations.

No Impact To These Funds

GENERAL GOVERNMENT

BUDGET WITHOUT TAX INCREASE PROPOSED BUDGET BUDGET CHANGE

TOTAL GENERAL GOVERNMENT

\$1,890,908 \$1,890,908 \$0

Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.

PUBLIC SAFETY

BUDGET WITHOUT TAX INCREASE PROPOSED BUDGET BUDGET CHANGE

TOTAL PUBLIC SAFETY

\$4,522,159 \$4,522,159 \$0

Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.

COMMUNITY DEVELOPMENT

BUDGET WITHOUT TAX INCREASE PROPOSED BUDGET BUDGET CHANGE

TOTAL COMMUNITY DEVELOPMENT

\$437,014 \$437,014 \$0

Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.

STREETS AND PUBLIC WORKS

BUDGET WITHOUT TAX INCREASE PROPOSED BUDGET BUDGET CHANGE

TOTAL STREETS AND PUBLIC WORKS

\$481,461 \$481,461 \$0

Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.

PARKS, RECREATION, AND CULTURE

BUDGET WITHOUT TAX INCREASE PROPOSED BUDGET BUDGET CHANGE

TOTAL PARKS, RECREATION, AND CULTURE

\$874,735 \$874,735 \$0

Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.

TRANSFERS AND DEBT SERVICES	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
DEBT SERVICE- PW FACILITIES 2017 BOND	\$203,538	\$203,538	\$0
TRANSFERS- INTERFUND, OTHER	\$655,228	\$655,228	\$0
TRANSFERS TO DEBT SERVICES- NEW CITY HALL (PROPOSED 2027 BOND)	\$0	\$994,249	\$994,249
TOTAL TRANSFER TO DEBT SERVICES	\$858,766	\$1,853,015	\$994,249

Impact of Tax Increase - Absent the proposed revenue increase, General Fund transfers supporting proposed debt service obligations for the Woods Cross City Hall and adjacent Hogan Park would not be funded. City Hall is 50-plus years old, undersized, and subject to seismic and subsidence hazards.

	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
Total Budget Impact	\$9,065,043	\$10,059,292	\$994,249

HOLD THE
PUBLIC
HEARING

PLEASE NOTE: DUE TO SCHEDULE CONFLICTS, THE JUNE 16TH CITY COUNCIL MEETING HAS BEEN CANCELLED. THE CITY COUNCIL MEETING WILL BE HELD JUNE 12TH AT 6:30 P.M. AT THE WOODS CROSS CITY HALL 1555 S 800 W WOODS CROSS, UT.

DURING THAT MEETING, THERE WILL BE PUBLIC HEARINGS ON THE FY26 BUDGET AMENDMENTS, FY27 INTERIM BUDGET RDA FY26 & FY27 BUDGETS, AND FY27 COMPENSATION SCHEDULE OF ELECTED AND STATUTORY OFFICERS.

THE COUNCIL /RDA BOARD WILL ALSO CONSIDER ADOPTING RESOLUTIONS AND ORDINANCES PURSUANT TO THOSE MATTERS AND SETTING A PROPOSED TAX RATE RELATED TO THE PROPOSED PROPERTY TAX INCREASE.

6a. CONSIDERATION TO ADOPT RESOLUTION 2026-995 ADOPTING THE FISCAL YEAR 2027 TENTATIVE BUDGET SUBJECT TO THE PUBLIC HEARING HELD ON THIS NIGHT AND OTHER RELATED MATTERS ASSOCIATED WITH THE FY27 BUDGET AND PROPOSED PROPERTY TAX INCREASE

POSSIBLE MOTION LANGUAGE: I MOVE TO ADOPT RESOLUTION 2026-995 ADOPTING THE FISCAL YEAR 2027 TENTATIVE BUDGET SUBJECT TO THE PUBLIC HEARING HELD ON THIS NIGHT AND OTHER RELATED MATTERS ASSOCIATED WITH THE FY27 BUDGET AND PROPOSED PROPERTY TAX INCREASE

Item 7a. Interim Budget and Truth in Taxation Process

- Information will be added to this slide and presented in the June 2nd city council meeting.

Questions?

Street Light Maint., 10-47-310 City Engineer, 10-49-210 General Legal, 10-51-260 Buildings & Grounds – Supplies and Maintenance, etc.

- Line 10-90-990 has \$314,420 of unspent revenue based on the current budget. This leaves some room for a few capital projects without a tax increase.
- The general fund is increasing 2.31% over last years budget which less than the 2.6 to 2.7 CPI (Consumer Price Index) for the Western States.
- Fund 21 Class C Special Revenue Fund (Class C Roads) revenue is down because the bulk of the road bond money has been spent. The road utility fee is a CIP request and with it a study would allow the city to consider a monthly utility rate for street maintenance based on demand that a business or other property creates for road maintenance. This would help the city better fund a long list of road maintenance projects.
- Fund 23 RAP (Recreation, Arts and Parks) Tax Fund has had all of the one-time FY26 projects removed. The FY27 CIP projects are on the General Fund list with the words (Rec, Prk, RAP? In the GL column. This will enable the council to decide which fund you want to assign the project. With the city hall and Hogan Park project, the council should consider holding some revenue in reserve to go towards future bond payments.
- Fund 46 Capital Improvement Development Fund has the \$1,000,000 increase for the city hall & Hogan Park construction project.
- Any fund that has “Fund Balance Increase” with a black (positive) number indicates that the revenue is more than expenses. To balance the budget as required by law, any revenue over expenses must be put into “fund balance” (savings) or if the expenses are more than revenue, “fund balance” is used to make up the difference.
- While this topic will receive additional attention in remaining agenda items at the May 5th meeting, It should be noted that the budget includes a proposed tax increase for \$994,249.00 additional dollars in property taxes for the City Hall/Community Room/Hogan Park project to make a portion of the annual bond payments.
- The General Fund as presented has \$276,363 Budget Increase To Fund Balance 10-90-990. This means that there is \$276,363 that has not been allocated for expenses and would transfer to savings (Fund Balance) if the budget goes according to plan or can be appropriated toward capital projects.

FY2026~2027 Tentative Budget

Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
Revenue						
10-31-100	PROPERTY TAXES- REAL PROPERTY	2,018,393	2,157,774	2,200,000	1.96%	42,226
10-31-111	PROPERTY TAXES- TNT INCREASE (new City Hall)	0	0	994,249	n/a	994,249
10-31-150	FEES IN LIEU- MOTOR VEHICLES	103,568	85,000	105,000	23.53%	20,000
10-31-200	PROPERTY TAXES- PERSONAL PROP	113,914	95,500	109,005	14.14%	13,505
10-31-300	SALES AND USE TAXES	4,641,527	4,450,000	4,650,000	4.49%	200,000
10-31-400	DATA FRANCHISE FEES	66,862	70,000	65,000	-7.14%	(5,000)
10-31-500	TRANSIENT ROOM TAX	49,152	50,000	50,000	0.00%	0
10-31-600	TELECOMMUNICATION TAX	39,124	30,000	35,000	16.67%	5,000
10-31-700	ENERGY TAX	780,007	775,000	775,000	0.00%	0
10-31-800	LOCAL TRANSIT TAXES	0	0	0	0.00%	0
10-32-100	BUSINESS LICENSES AND PERMITS	25,287	25,000	30,000	20.00%	5,000
10-32-110	BUSINESS LICENSE CHANGE FEE	0	0	0	0.00%	0
10-32-210	BUILDING PERMITS	178,073	75,000	95,000	26.67%	20,000
10-32-260	PLAN CHECK FEES	111,458	50,000	65,000	30.00%	15,000
10-32-270	PLANNING & ZONING FEES	6,905	7,000	7,000	0.00%	0
10-32-280	INSPECTION FEES	15,899	9,500	9,500	0.00%	0
10-32-290	OTHER PERMITS	22,933	10,000	10,000	0.00%	0
10-33-110	FEDERAL GRANT-GENERAL GOVT.	0	0	0	0.00%	0
10-33-410	LEGACY PARKWAY GRANT	0	0	0	0.00%	0
10-33-450	STATE GRANT-COPS (POLICE)	11,834	5,000	5,000	0.00%	0
10-33-520	CARES ACT REVENUE	0	0	0	0.00%	0
10-33-540	PUBLIC SAFETY GRANT	0	0	0	0.00%	0
10-33-550	REIMBURSED POLICE TIME	74,908	70,000	70,000	0.00%	0
10-33-555	RESTITUTION TO POLICE DEPT	28,423	7,000	7,000	0.00%	0
10-34-150	SALE OF MAPS AND PUBLICATIONS	6,204	5,000	5,000	0.00%	0
10-34-710	PARK USE FEES	4,750	3,000	3,000	0.00%	0
10-34-740	FIELD USE FEES	21,185	15,000	20,000	33.33%	5,000
10-34-750	MULTI-PURPOSE ROOM USE FEES	7,393	5,000	5,000	0.00%	0
10-35-100	COURT FINES	190,851	225,000	210,000	-6.67%	(15,000)
10-36-100	INTEREST EARNINGS	110,717	97,000	105,000	8.25%	8,000
10-36-110	INTEREST- BONDS (STAX, EXCISE)	2,110	3,000	3,000	0.00%	0
10-36-200	RENTAL INCOME	52,761	51,600	5,600	-89.15%	(46,000)
10-36-300	MEMORIAL DAY CELEBRATION REV	3,146	2,500	2,500	0.00%	0
10-36-320	YOUTH CITY COUNCIL REVENUE	0	0	0	0.00%	0
10-36-330	RECREATION REVENUES	34,171	30,000	30,000	0.00%	0
10-36-340	SNACK SHACK REVENUES	0	1,200	0	-100.00%	(1,200)
10-38-400	SALE OF FIXED ASSETS	134,211	20,000	20,000	0.00%	0
10-38-410	SALE OF UNCLAIMED PROPERTY	0	0	0	0.00%	0
10-38-710	CONTRIBUTION CURB, GUTTER, SID	2,400	0	0	0.00%	0
10-38-800	A/R PAYMENTS SID SOUTHSIDE IND	0	0	0	0.00%	0
10-38-900	SUNDRY REVENUES	29,004	15,000	15,000	0.00%	0
10-38-935	MISC REVENUES- US BANK P-CARD PROG	0	0	7,000	0.00%	7,000
10-39-200	TRANSFER FROM C.I.D.F.	0	0	0	0.00%	0
10-39-300	TRANSFER IN FROM OTHER FUNDS	0	415,344	346,438	-16.59%	(68,906)
10-39-900	BUDGETED USE OF FUND BALANCE	0	0	0		
Totals:		8,887,169	8,860,418	10,059,292	13.53%	1,198,874
Legislative						
10-41-110	SALARIES AND WAGES	56,667	57,200	59,000	3.15%	1,800
10-41-130	RETIREMENT	4,082	4,440	4,640	4.50%	200
10-41-132	WORKERS COMP INSURANCE	855	1,050	1,050	0.00%	0
10-41-134	MEDICARE TAX	1,472	765	1,610	110.46%	845
10-41-210	BOOKS, SUBSCRIPTIONS, MEMBERSH	11,694	16,000	13,000	-18.75%	(3,000)
10-41-230	SCHOOLS, SEMINARS & TRAINING	8,800	13,000	10,000	-23.08%	(3,000)

FY2026~2027 Tentative Budget

Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
10-41-231	BUSINESS LUNCHES	0	0	0	0.00%	0
10-41-510	INSURANCE AND SURETY BONDS	0	0	0	0.00%	0
10-41-610	MISCELLANEOUS SUPPLIES	349	1,000	1,000	0.00%	0
10-41-611	MEMORIAL DAY CELEBRATION	0	0	0	0.00%	0
10-41-612	ACTIVITY DAY IN THE PARK	0	0	0	0.00%	0
10-41-613	COMMUNITY COUNCIL	0	0	0	0.00%	0
10-41-614	AIR QUALITY COMMITTEE	0	0	0	0.00%	0
10-41-615	YOUTH CITY COUNCIL	0	0	0	0.00%	0
10-41-620	MISCELLANEOUS SERVICES	8,846	15,000	10,000	-33.33%	(5,000)
10-41-625	CITY DEVELOPMENT RESERVE	0	0	0	0.00%	0
10-41-740	EQUIPMENT	0	0	0	0.00%	0
10-41-810	TRANSFER OUT	0	0	0	0.00%	0
10-41-860	less ADM SVC FEES: OTHER FUNDS	-27,287	0	0	0.00%	0
Totals:		65,478	108,455	100,300	-7.52%	(8,155)
Judicial						
10-42-110	SALARIES AND WAGES	180,866	196,162	201,374	2.66%	5,212
10-42-111	TEMP LABOR	0	2,000	2,000	0.00%	0
10-42-112	OVERTIME	4,119	6,000	6,000	0.00%	0
10-42-130	RETIREMENT	39,098	44,462	43,375	-2.44%	(1,087)
10-42-131	GROUP HEALTH INSURANCE	19,681	19,442	20,414	5.00%	972
10-42-132	WORKERS COMP INSURANCE	173	222	419	88.74%	197
10-42-133	LTD INSURANCE	1,583	1,752	1,752	0.00%	0
10-42-134	MEDICARE TAX	5,800	6,311	6,396	1.35%	85
10-42-210	BOOKS, SUBSCRIPTIONS, MEMBERSH	-340	1,000	1,000	0.00%	0
10-42-230	SCHOOLS, SEMINARS & TRAINING	1,249	750	750	0.00%	0
10-42-240	OFFICE SUPPLIES AND EXPENSE	630	900	900	0.00%	0
10-42-310	PROFESSIONAL & TECHNICAL	5,449	1,000	6,000	500.00%	5,000
10-42-510	INSURANCE & SURETY BONDS	0	0	0	0.00%	0
10-42-610	MISCELLANEOUS SUPPLIES	427	5,000	3,000	-40.00%	(2,000)
10-42-620	MISC. SERVICES	25	0	0	0.00%	0
10-42-621	JURY & WITNESS FEES	0	500	500	0.00%	0
10-42-740	EQUIPMENT	0	0	0	0.00%	0
10-42-741	EQUIPMENT UNDER \$5000	0	0	0	0.00%	0
Totals:		258,760	285,501	293,880	2.93%	8,379
Administrative						
10-43-110	SALARIES AND WAGES	374,507	410,902	442,000	7.57%	31,098
10-43-112	OVERTIME	5,630	3,000	6,000	100.00%	3,000
10-43-130	RETIREMENT	66,786	80,101	80,816	0.89%	715
10-43-131	GROUP HEALTH INSURANCE	36,870	42,702	38,761	-9.23%	(3,941)
10-43-132	WORKERS COMP INSURANCE	4,187	968	1,771	82.95%	803
10-43-133	LTD INSURANCE	3,584	5,041	5,041	0.00%	0
10-43-134	MEDICARE TAX	11,036	10,747	11,988	11.55%	1,241
10-43-135	EMPLOYEE HEALTH FITNESS	120	100	100	0.00%	0
10-43-210	BOOKS, SUBSCRIPTIONS & MEMBERS	2,392	3,600	3,600	0.00%	0
10-43-220	PUBLIC NOTICES	0	1,000	1,000	0.00%	0
10-43-230	SCHOOLS, SEMINARS & TRAINING	6,589	8,000	8,000	0.00%	0
10-43-231	AUTO MILEAGE REIMBURSEMENT	0	1,500	1,500	0.00%	0
10-43-232	BUSINESS & TRAINING LUNCHES	378	0	0	0.00%	0
10-43-240	OFFICE SUPPLIES AND EXPENSE	10,757	12,000	12,000	0.00%	0
10-43-250	EQUIPMENT MAINTENANCE & REPAIRS	1,003	4,000	4,000	0.00%	0
10-43-252	FUEL PURCHASES	1,046	0	0	0.00%	0
10-43-310	PROFESSIONAL & TECHNICAL SERVI	16,973	86,000	26,000	-69.77%	(60,000)
10-43-510	INSURANCE AND SURETY BONDS	636	650	650	0.00%	0
10-43-610	MISCELLANEOUS SUPPLIES	7,355	8,000	8,000	0.00%	0

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
10-43-620	MISCELLANEOUS SERVICES	22,400	22,000	22,000	0.00%	0
10-43-710	LAND	0	0	0	0.00%	0
10-43-740	EQUIPMENT OVER \$5000	0	0	0	0.00%	0
10-43-741	EQUIPMENT UNDER \$5000	1,556	2,000	5,000	150.00%	3,000
10-43-860	less ADM SVC FEES: OTHER FUNDS	-27,287	0	0	0.00%	0
Totals:		546,517	702,311	678,227	-3.43%	(24,084)
Data Processing						
10-46-230	SCHOOLS, SEMINARS & TRAINING	0	0	0	0.00%	0
10-46-240	SOFTWARE UPDATES	80	20,000	20,000	0.00%	0
10-46-250	COMPUTER EQUIPMENT MAINT & REP	0	2,000	2,000	0.00%	0
10-46-251	COMPUTER EQUIP MAINT - POLICE	0	0	0	0.00%	0
10-46-310	COMPUTER SYSTEMS SUPPORT	147,277	150,000	150,000	0.00%	0
10-46-311	SUPPORT - JP COURT SYSTEM	0	0	0	0.00%	0
10-46-312	SUPPORT - POLICE SYSTEM	18,019	55,000	25,000	-54.55%	(30,000)
10-46-510	INSURANCE AND SURETY BONDS	0	0	0	0.00%	0
10-46-740	EQUIPMENT OVER \$5000	18,614	40,000	20,000	-50.00%	(20,000)
10-46-741	EQUIPMENT - POLICE	26,375	8,000	8,000	0.00%	0
10-46-745	EQUIPMENT UNDER \$5000	0	1,200	1,200	0.00%	0
10-46-860	less ADM SVC FEES: OTHER FUNDS	-88,159	0	0	0.00%	0
Totals:		122,206	276,200	226,200	-18.10%	(50,000)
Non-Departmental						
10-47-250	STREET LIGHT MAINTENANCE	35,063	93,000	35,000	-62.37%	(58,000)
10-47-270	STREET LIGHTS ELECTRICITY	61,374	59,000	62,000	5.08%	3,000
10-47-310	CITY ENGINEER	65,705	130,000	55,000	-57.69%	(75,000)
10-47-510	LIABILITY INSURANCE	33,705	37,500	37,500	0.00%	0
10-47-550	CARES ACT EXPENSES	0	0	0	0.00%	0
10-47-620	POST OFFICE EXPENSES	847	1,000	1,000	0.00%	0
10-47-621	EDUCATION REIMBURSEMENT	0	2,000	2,000	0.00%	0
10-47-622	CREDIT CARD FEES	20,828	25,000	25,000	0.00%	0
10-47-625	SICK LEAVE CONVERSION-RETIREMT	22,287	32,000	22,000	-31.25%	(10,000)
10-47-630	SAFETY PROGRAM INCENTIVES/BONUS	0	6,500	6,500	0.00%	0
10-47-635	EMPLOYEE RECOGNITION & APPRECIATION	0	0	8,000		8,000
10-47-800	1994-1 S.I.D. SOUTHSIDE PARK	0	0	0	0.00%	0
10-47-810	CAPITAL LEASE PRINCIPAL PYMT	0	0	0	0.00%	0
10-47-811	CAPITAL LEASE INTEREST EXPENSE	0	0	0	0.00%	0
10-47-860	less ADM SVC FEES: OTHER FUNDS	-96,256	0	0	0.00%	0
10-47-920	TRANSFER TO SOLID WASTE FUND	0	0	0	0.00%	0
Totals:		143,554	386,000	254,000	-34.20%	(132,000)
City Attorney						
10-49-310	LEGAL - GENERAL	42,202	80,000	60,000	-25.00%	(20,000)
10-49-311	LEGAL - JP COURT	31,200	27,000	32,000	18.52%	5,000
10-49-312	LEGAL - PUBLIC DEFENDER	8,875	7,000	9,000	28.57%	2,000
10-49-860	less ADM SVC FEES: OTHER FUNDS	-29,686	0	0	0.00%	0
Totals:		52,590	114,000	101,000	-11.40%	(13,000)
City Hall						
10-51-134	MEDICARE TAX	18	200	200	0.00%	0
10-51-250	EQUIPMENT-SUPPLIES & MAINTENAN	6,398	10,000	8,000	-20.00%	(2,000)
10-51-255	LEASED EQUIPMENT	848	1,000	1,000	0.00%	0
10-51-260	BLDGS & GROUNDS - SUPPLIES & M	18,989	65,000	25,000	-61.54%	(40,000)
10-51-270	UTILITIES	19,036	18,000	20,000	11.11%	2,000
10-51-280	TELEPHONE	39,154	43,000	48,000	11.63%	5,000
10-51-610	MISC. SUPPLIES	162	200	200	0.00%	0
10-51-620	MISC. SERVICES	8,424	8,200	9,200	12.20%	1,000
10-51-710	LAND	0	0	0	0.00%	0

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
10-51-720	BUILDINGS	0	10,000	2,000	-80.00%	(8,000)
10-51-730	IMPROVEMENTS	0	0	0	0.00%	0
10-51-740	EQUIPMENT OVER \$5000	10,642	15,000	5,000	-66.67%	(10,000)
10-51-741	EQUIPMENT UNDER \$5000	0	0	0	0.00%	0
10-51-800	ALLOCATION TO WTR & S.W. FUND	0	0	0	0.00%	0
10-51-961	TRANSFER TO FLEET FUND	10,200	7,200	7,500	4.17%	300
Totals:		113,871	177,800	126,100	-29.08%	(51,700)
Election						
10-55-220	PUBLIC NOTICE	0	1,000	1,000	0.00%	0
10-55-610	MISC. SUPPLIES	0	0	0	0.00%	0
10-55-620	MISC. SERVICES	0	10,000	10,000	0.00%	0
10-55-860	less ADM SVC FEES: OTHER FUNDS	-2,999	0	0	0.00%	0
Totals:		-2,999	11,000	11,000	0.00%	0
Community Development						
10-57-110	SALARIES AND WAGES	179,148	207,356	213,054	2.75%	5,698
10-57-111	TEMPORARY LABOR	0	8,000	8,000	0.00%	0
10-57-112	OVERTIME PAY	0	0	0	0.00%	0
10-57-130	RETIREMENT	41,546	43,776	41,469	-5.27%	(2,307)
10-57-131	GROUP HEALTH INSURANCE	22,154	22,180	23,289	5.00%	1,109
10-57-132	WORKERS COMP INSURANCE	-1,210	3,199	2,211	-30.88%	(988)
10-57-133	LTD INSURANCE	1,841	1,752	1,841	5.08%	89
10-57-134	MEDICARE TAX	4,044	5,742	6,400	11.46%	658
10-57-210	SUBSCRIPTIONS, MEMBERSHIPS, DUES	626	800	800	0.00%	0
10-57-230	MEETING ALLOWANCE	5,081	9,000	7,000	-22.22%	(2,000)
10-57-231	SCHOOLS, SEMINARS & TRAINING	1,170	3,000	3,000	0.00%	0
10-57-232	AUTO MILEAGE REIMBURSEMENT	0	50	50	0.00%	0
10-57-240	OFFICE SUPPLIES AND EXPENSE	1,589	500	1,500	200.00%	1,000
10-57-250	EQUIPMENT MAINTENANCE & REPAIRS	553	1,600	1,600	0.00%	0
10-57-252	FUEL PURCHASES	0	400	600	50.00%	200
10-57-310	PROFESSIONAL SERVICES	157	4,300	4,300	0.00%	0
10-57-510	INSURANCE AND SURETY BONDS	389	400	400	0.00%	0
10-57-610	MISCELLANEOUS SUPPLIES	0	0	0	0.00%	0
10-57-740	EQUIPMENT OVER \$5000	0	0	0	0.00%	0
10-57-741	EQUIPMENT UNDER \$5000	11	1,500	1,500	0.00%	0
Totals:		257,097	313,555	317,014	1.10%	3,459
Police						
10-60-110	SALARIES AND WAGES	1,441,070	1,693,583	1,782,693	5.26%	89,110
10-60-111	PARTTIME WAGES (X-GUARDS, RESERVES)	58,125	60,000	60,000	0.00%	0
10-60-112	OVERTIME	137,148	120,000	120,000	0.00%	0
10-60-113	OVERTIME-REIMBURSED	0	0	0	0.00%	0
10-60-114	WARRANT SERVICE	0	0	0	0.00%	0
10-60-130	RETIREMENT	434,644	518,664	546,607	5.39%	27,943
10-60-131	GROUP HEALTH INSURANCE	294,818	372,672	390,009	4.65%	17,337
10-60-132	WORKERS COMP INSURANCE	21,030	27,464	45,987	67.44%	18,523
10-60-133	LTD INSURANCE	17,969	19,105	17,969	-5.95%	(1,136)
10-60-134	MEDICARE TAX	27,130	27,167	28,459	4.76%	1,292
10-60-135	EMPLOYEE HEALTH FITNESS	170	200	200	0.00%	0
10-60-210	BOOKS, SUBSCRIPTIONS & MEMBERS	14,164	12,000	13,000	8.33%	1,000
10-60-230	SCHOOLS, SEMINARS & TRAINING	11,424	25,000	25,000	0.00%	0
10-60-240	OFFICE SUPPLIES AND EXPENSE	2,236	5,000	5,000	0.00%	0
10-60-250	EQUIPMENT OPERATIONS	12	12,000	0	-100.00%	(12,000)
10-60-251	EQUIPMENT MAINT. & REPAIRS	21,952	20,000	25,000	25.00%	5,000
10-60-252	FUEL PURCHASES	46,438	48,000	52,000	8.33%	4,000
10-60-280	ACCESS CHARGES	68,629	95,000	66,000	-30.53%	(29,000)

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
10-60-310	PROFESSIONAL & TECHNICAL SERVI	55,879	86,000	105,000	22.09%	19,000
10-60-450	UNIFORM ALLOWANCE	24,205	24,000	25,000	4.17%	1,000
10-60-455	SPECIAL DEPARTMENTAL SUPPLIES	45,074	38,000	40,000	5.26%	2,000
10-60-456	SPECIAL DEPT SUPP- FIREARMS/AMMO	50,952	30,000	30,000	0.00%	0
10-60-460	K9 PROGRAM EXPENSES	0	6,000	6,000	0.00%	0
10-60-510	INSURANCE AND SURETY BONDS	25,867	25,000	25,000	0.00%	0
10-60-610	MISC. SUPPLIES	525	0	0	0.00%	0
10-60-620	MISC. SERVICES & EVENTS	426	2,000	2,000		0
10-60-740	EQUIPMENT OVER \$5000	4,763	56,000	0	-100.00%	(56,000)
10-60-741	EQUIPMENT UNDER \$5000	0	0	5,000	0.00%	5,000
10-60-961	TRANSFER TO FLEET FUND	261,538	180,000	192,000	6.67%	12,000
Totals:		3,066,186	3,502,855	3,607,924	3.00%	105,069
Fire Department						
10-62-310	PROFESSIONAL SERVICES	838,541	876,178	914,235	4.34%	38,057
Totals:		838,541	876,178	914,235	4.34%	38,057
Building Inspection						
10-63-210	BOOKS, SUBSCRIPTIONS & MEMBERS	0	0	0	0.00%	0
10-63-240	OFFICE SUPPLIES AND EXPENSE	0	0	0	0.00%	0
10-63-310	BUILDING INSPECTIONS	110,017	100,000	120,000	20.00%	20,000
10-63-741	EQUIPMENT UNDER \$5000	0	0	0	0.00%	0
Totals:		110,017	100,000	120,000	20.00%	20,000
Animal Control						
10-66-620	CONTRACTED SERVICES	0	0	0		
Totals:		0	0	0	0.00%	0
Volunteer Services						
10-67-230	SCHOOLS. SEMINARS & TRAINING	120	1,000	1,000	0.00%	0
10-67-610	MISC SUPPLIES-MEDICAL & PARTIE	1,055	1,000	1,000	0.00%	0
10-67-740	EQUIPMENT	292	1,000	1,000	0.00%	0
Totals:		1,467	3,000	3,000	0.00%	0
Street Department						
10-71-110	SALARIES AND WAGES	154,785	161,701	155,909	-3.58%	(5,792)
10-71-111	TEMPORARY LABOR	0	0	0	0.00%	0
10-71-112	OVERTIME	3,661	10,000	10,000	0.00%	0
10-71-130	RETIREMENT	32,254	31,576	28,897	-8.48%	(2,679)
10-71-131	GROUP HEALTH INSURANCE	41,157	41,135	38,262	-6.98%	(2,873)
10-71-132	WORKERS COMP INSURANCE	2,388	2,615	3,762	43.86%	1,147
10-71-133	LTD INSURANCE	1,814	1,941	1,941	0.00%	0
10-71-134	MEDICARE TAX	2,246	2,490	2,490	0.00%	0
10-71-210	BOOKS, SUBSCRIPTIONS & MEMBERS	0	500	500	0.00%	0
10-71-230	SCHOOLS, SEMINARS & TRAINING	130	2,000	2,000	0.00%	0
10-71-240	OFFICE SUPPLIES AND EXPENSE	0	0	0	0.00%	0
10-71-250	EQUIPMENT-SUPPLIES & MAINTENAN	32,829	32,000	32,000	0.00%	0
10-71-252	FUEL PURCHASES	6,453	8,000	8,000	0.00%	0
10-71-280	ACCESS CHARGES	0	1,300	1,300	0.00%	0
10-71-410	SPECIAL DEPARTMENT SUPPLIES	15,273	22,500	20,000	-11.11%	(2,500)
10-71-510	INSURANCE	8,051	8,500	8,500	0.00%	0
10-71-610	MISCELLANEOUS SUPPLIES	5,212	13,500	8,500	-37.04%	(5,000)
10-71-611	ROAD SALT	3,068	15,400	15,400	0.00%	0
10-71-620	MISCELLANEOUS SERVICES	20,919	30,000	30,000	0.00%	0
10-71-730	IMPROVEMENTS	0	0	0	0.00%	0
10-71-740	EQUIPMENT OVER \$5000	0	0	0	0.00%	0
10-71-741	EQUIPMENT UNDER \$5000	198	6,000	6,000	0.00%	0
10-71-961	TRANSFER TO FLEET FUND	246,638	102,000	108,000	5.88%	6,000
Totals:		577,075	493,158	481,461	-2.37%	(11,697)

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
City Shop						
10-79-110	SALARIES AND WAGES	14,440	15,284	16,155	5.70%	871
10-79-112	OVERTIME	0	0	0	0.00%	0
10-79-130	RETIREMENT	2,922	2,953	2,960	0.24%	7
10-79-131	GROUP HEALTH INSURANCE	2,587	2,615	2,745	4.97%	130
10-79-132	WORKERS COMP INSURANCE	231	259	388	49.81%	129
10-79-133	LTD INSURANCE	175	169	169	0.00%	0
10-79-134	MEDICARE TAX	201	222	234	5.41%	12
10-79-230	SCHOOLS, SEMINARS & TRAINING	0	0	0	0.00%	0
10-79-250	EQUIPMENT-SUPPLIES & MAINTENAN	3,407	1,500	1,500	0.00%	0
10-79-255	EQUIPMENT LEASE	0	5,000	5,000	0.00%	0
10-79-260	BLDGS & GROUNDS - SUPPLIES & M	87,401	34,000	34,000	0.00%	0
10-79-270	UTILITIES	23,953	28,000	28,000	0.00%	0
10-79-280	TELEPHONE	0	0	0	0.00%	0
10-79-310	PROFESSIONAL & TECHNICAL	0	0	0	0.00%	0
10-79-510	INSURANCE	643	650	650	0.00%	0
10-79-610	MISC. SUPPLIES	528	1,000	1,000	0.00%	0
10-79-620	MISC. SERVICES	614	2,300	2,300	0.00%	0
10-79-710	LAND	0	0	0	0.00%	0
10-79-730	BUILDING IMPROVEMENTS	0	0	0	0.00%	0
10-79-731	PUBLIC WORKS BUILDING	0	0	0	0.00%	0
10-79-740	EQUIPMENT OVER \$5000	6,704	0	0	0.00%	0
10-79-741	EQUIPMENT UNDER \$5000	40	2,100	2,100	0.00%	0
10-79-800	ALLOCATION OF CONSTRUCT COST	0	0	0	0.00%	0
10-79-860	less ADM SVC FEES: OTHER FUNDS	-28,187	0	0	0.00%	0
Totals:		115,660	96,052	97,201	1.20%	1,149
Parks						
10-83-110	SALARIES AND WAGES	196,371	213,771	230,870	8.00%	17,099
10-83-111	PARTTIME WAGES	52,109	42,000	46,000	9.52%	4,000
10-83-112	OVERTIME	8,322	4,000	4,000	0.00%	0
10-83-130	RETIREMENT	43,558	42,842	43,836	2.32%	994
10-83-131	GROUP HEALTH INSURANCE	54,635	57,320	73,744	28.65%	16,424
10-83-132	WORKERS COMP INSURANCE	4,007	3,504	5,633	60.76%	2,129
10-83-133	LTD INSURANCE	2,486	2,691	3,118	15.87%	427
10-83-134	MEDICARE TAX	6,213	3,767	4,015	6.58%	248
10-83-135	EMPLOYEE HEALTH FITNESS	0	0	0	0.00%	0
10-83-230	SCHOOLS, SEMINARS & TRAINING	840	2,500	2,500	0.00%	0
10-83-250	EQUIPMENT-SUPPLIES & MAINTENAN	16,493	15,000	15,000	0.00%	0
10-83-252	FUEL PURCHASES	6,183	5,000	5,000	0.00%	0
10-83-260	BUILDING MAINT. & REPAIRS	94,228	40,000	12,000	-70.00%	(28,000)
10-83-261	NEW- GROUNDS MAINT. & REPAIRS	5,849	35,000	69,000	97.14%	34,000
10-83-262	NEW- SPORTS FIELDS MAINT & REPAIRS	0	2,000	2,000	0.00%	0
10-83-270	UTILITIES	9,208	7,500	10,500	40.00%	3,000
10-83-280	ACCESS CHARGES	0	1,300	1,300	0.00%	0
10-83-310	PROFESSIONAL SERVICES	127,567	120,000	100,000	-16.67%	(20,000)
10-83-410	BEAUTIFICATION PROJECTS	3,126	2,500	3,200	28.00%	700
10-83-510	INSURANCE	1,985	2,000	2,000	0.00%	0
10-83-610	MISC. SUPPLIES	2,234	2,500	4,200	68.00%	1,700
10-83-620	MISC. SERVICES	46,735	43,000	60,500	40.70%	17,500
10-83-720	BUILDINGS	0	0	0	0.00%	0
10-83-730	IMPROVEMENTS	46,452	30,000	30,000	0.00%	0
10-83-740	EQUIPMENT OVER \$5000	0	0	0	0.00%	0
10-83-741	EQUIPMENT UNDER \$5000	527	5,000	5,000	0.00%	0
10-83-961	TRANSFER TO FLEET FUND	158,000	36,000	39,000	8.33%	3,000

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
Totals:		887,129	719,195	772,416	7.40%	53,221
Recreation						
10-86-110	SALARIES AND WAGES	36,645	37,609	39,752	5.70%	2,143
10-86-111	PARTTIME WAGES	0	0	0	0.00%	0
10-86-112	OVERTIME	3,524	1,000	1,000	0.00%	0
10-86-130	RETIREMENT	7,865	7,266	7,283	0.23%	17
10-86-131	GROUP HEALTH INSURANCE	12,881	13,073	13,726	5.00%	653
10-86-132	WORKERS COMP INSURANCE	377	965	1,612	67.05%	647
10-86-133	LTD INSURANCE	430	846	846	0.00%	0
10-86-134	MEDICARE TAX	2,250	942	2,250	138.85%	1,308
10-86-230	AUTO MILEAGE	130	500	500	0.00%	0
10-86-510	INSURANCE	0	0	0	0.00%	0
10-86-610	REC PROGRAM SUPPLIES	17,433	8,000	9,000	12.50%	1,000
10-86-611	MEMORIAL DAY CELEBRATION	920	0	0	0.00%	0
10-86-612	ACTIVITY DAY IN THE PARK	0	0	0	0.00%	0
10-86-620	MISC. SERVICES	0	0	0	0.00%	0
10-86-621	REC PROGRAM STAFFING COSTS	21,878	26,350	26,350	0.00%	0
10-86-622	SNACK SHACK EXPENSES	0	1,100	0	-100.00%	(1,100)
Totals:		104,335	97,651	102,319	4.78%	4,668
Debt Service						
10-89-800	ALLOCATION TO BOND PAYMENT	-200,000	-200,000	-200,000	0.00%	0
10-89-810	PUB WKS FACILITY PRINCIPAL PMT	265,000	275,000	285,000	3.64%	10,000
10-89-820	PUB WKS FACILITY INTEREST PMT	134,113	123,313	113,538	-7.93%	(9,775)
10-89-830	PUB WKS FACILITY OTHER COSTS	3,000	5,000	5,000	0.00%	0
Totals:		202,113	203,313	203,538	0.11%	225
Transfers, Other						
10-90-910	TRANSFERS OUT TO OTHER FUNDS	1,348,865	348,865	378,865	8.60%	30,000
10-90-911	TRANSFERS- NEW CITY HALL DEBT SERVICE	0	0	994,249	n/a	994,249
10-90-990	BUDGETED INCREASE TO FUND BALANCE	0	45,329	276,363	509.68%	231,034
Totals:		1,348,865	394,194	1,649,477	318.44%	1,255,283
Total General Fund Expenditures		8,808,462	8,860,418	10,059,292	13.53%	1,198,874
Net Revenue over/(under) Expenditures		78,707	0	0	0.00%	0
Class C Special Revenue Fund						
21-33-550	CDBG - GRANT	0	0	0	0.00%	0
21-33-560	C ROAD FUND ALLOTMENT	565,015	500,000	565,000	13.00%	65,000
21-33-570	UDOT REIMBURSEMENT FOR PROJECT	81,000	0	0	0.00%	0
21-33-600	TRANSIT TAX- LOCAL	431,607	435,000	455,000	4.60%	20,000
21-35-200	BOND FORFEITURES	0	0	0	0.00%	0
21-36-100	INTEREST EARNINGS	68,365	75,000	60,000	-20.00%	(15,000)
21-36-110	INTEREST EARNINGS- 2022 BOND	68,164	40,000	30,000	-25.00%	(10,000)
21-36-200	REIMBURSEMENT FROM 1970 S AA	0	0	0	0.00%	0
21-36-500	BOND PROCEEDS- 2022 ROAD IMP	0	0	0	0.00%	0
21-38-700	CONTRIBUTION FROM PRIVATE SOURCES	0	0	0	0.00%	0
21-38-710	1100 W PROJECT REIMBURSEMENTS	611	0	0		
21-38-900	LOAN FROM RAP TAX FUND	2,472	0	0	0.00%	0
21-39-100	TRANSFER FROM GENERAL FUND	50,000	50,000	50,000	0.00%	0
21-39-110	TRANSFER FROM GF FOR 2022 BOND	200,000	200,000	200,000	0.00%	0
21-39-200	TRANSFER FROM C.I.D.F.	0			0.00%	0
21-39-900	BUDGETED USE OF FUND BALANCE	0	983,507	372,985	-62.08%	(610,522)
Totals:		1,467,234	2,283,507	1,732,985	-24.11%	(550,522)
21-40-310	ENGINEERING SERVICES	30,239	30,000	30,000	0.00%	0
21-40-410	STREET MAINTENANCE	594,755	600,000	600,000	0.00%	0
21-40-415	SIDEWALK MAINTENANCE	38,763	100,000	100,000	0.00%	0
21-40-420	SPECIAL DEPARTMENT SUPPLIES	0	0	0	0.00%	0

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
21-40-510	INSURANCE AND SURETY BONDS	0	0	0	0.00%	0
21-40-610	MISCELLANEOUS SUPPLIES	0	0	0	0.00%	0
21-40-611	ROAD SALT	0	0	0	0.00%	0
21-40-620	MISCELLANEOUS SERVICES	0	0	0	0.00%	0
21-40-625	MISCELLANEOUS BOND EXPENSES	0	0	0	0.00%	0
21-40-710	LAND	0	0	0	0.00%	0
21-40-730	STREET IMPROVEMENTS	0	1,100,000	0	-100.00%	(1,100,000)
21-40-731	1100W- 1750S TO 1960S WIDENING	0	0	0	0.00%	0
21-40-733	800 W 1500 S TRAFFIC LIGHT	73,157	0	0	0.00%	0
21-40-734	SIDEWALK IMPROVEMENTS	0	0	0	0.00%	0
21-40-735	ASPHALT & CONCRETE 675 W CDBG	0	0	0	0.00%	0
21-40-736	2425 S 1800 W OVERLAY	0	0	0	0.00%	0
21-40-737	1100W- 2150S TO 2600S WIDENING	75,741	0	600,000	0.00%	600,000
21-40-738	800 W RECONSTRUCTION	0	0	0	0.00%	0
21-40-739	1100W- 1960S TO 2150S RAILROAD	0	0	0	0.00%	0
21-40-740	EQUIPMENT	0	0	0	0.00%	0
21-40-741	EQUIPMENT UNDER \$5000	0	0	0	0.00%	0
21-40-751	1100W- 500S TO 1100S WIDENING	1,396	0	0	0.00%	0
21-40-752	2021 STREET OVERLAY PROJECT	0	0	0	0.00%	0
21-40-753	SUBSIDENCE EXPENSES	25	0	0	0.00%	0
21-40-754	400 W 1100 N (NSL) SIGNAL LIGHT	50,000	0	0		0
21-40-755	TRANSPORTATION MASTER PLAN	32,039	50,000	0		(50,000)
21-40-810	TRANSFER TO RDA FUND	0	0	0	0.00%	0
21-40-820	2022 ROAD IMP BOND PRINCIPAL	315,000	325,000	334,000	2.77%	9,000
21-40-830	2022 ROAD IMP BOND INTEREST	87,755	78,507	68,985	-12.13%	(9,522)
21-40-990	BUDGETED INCREASE TO FUND BALANCE	0	0	0	0.00%	0
21-90-910	TRANSFER TO GENERAL FUND	0	0	0	0.00%	0
Total Fund Expenditures		1,298,870	2,283,507	1,732,985	-24.11%	(550,522)
Net Revenue over/(under) Expenditures		168,364	0	0	0.00%	0
RAP Tax Fund						
23-31-300	RAP TAXES	546,980	540,000	580,000	7.41%	40,000
23-36-100	INTEREST EARNINGS	30,132	22,000	22,000	0.00%	0
23-36-500	MISCELLANEOUS REVENUE	0	0	0	0.00%	0
23-38-900	LOAN FROM OTHER FUNDS	0	0	0	0.00%	0
23-39-900	FUND BALANCE APPROPRIATION	0	0	0	0.00%	0
Totals:		577,112	562,000	602,000	7.12%	40,000
23-40-110	SALARIES AND WAGES	0	0	0	0.00%	0
23-40-112	OVERTIME	0	0	0	0.00%	0
23-40-130	RETIREMENT	0	0	0	0.00%	0
23-40-131	GROUP HEALTH INSURANCE	0	0	0	0.00%	0
23-40-132	WORKERS COMP INSURANCE	0	0	0	0.00%	0
23-40-133	LTD INSURANCE	0	0	0	0.00%	0
23-40-134	MEDICARE TAX	0	0	0	0.00%	0
23-40-270	ALLOCATION TO PW FACILITY CONS	0	0	0	0.00%	0
23-40-310	PROFESSIONAL & TECHNICAL SERVI	716	5,000	5,000	0.00%	0
23-40-611	CULTURAL ACTIVITIES	0	2,500	5,000	100.00%	2,500
23-40-721	BLDGS- RESTROOM IMPROVEMENTS	0	45,000	0		(45,000)
23-40-729	BEAUTIFICATION- TREE PROJECT	0	50,000			
23-40-730	PARK IMPROVEMENTS	0	25,000	0	-100.00%	(25,000)
23-40-731	MILLS PARK CAPITAL IMPROVEMENT	116,485	55,000	0	-100.00%	(55,000)
23-40-732	DOG PARK PROJECT W/ NSL	83,719	120,000	0	-100.00%	(120,000)
23-40-733	HOGAN PARK RECONSTRUCTION	15,907	0	0	0.00%	0
23-40-734	PARKING LOT- MILLS PARK	0	0	0	0.00%	0
23-40-735	BEAUTIFICATION PROJECTS	0	22,000	0	-100.00%	(22,000)

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
23-40-736	MILLS PARK TRAIL OVERLAY	0	21,000	0	-100.00%	(21,000)
23-40-737	TOWN CENTER PLAYGROUND REPLACE	0	0	0	0.00%	0
23-40-738	MORNINGSIDE PLAYGROUND REPLACE	0	0	0	0.00%	0
23-40-739	BEAUTIFICATION PROJECTS- TREES	0	0	0	0.00%	0
23-40-740	EQUIPMENT OVER \$5000	10,500	36,000	0	-100.00%	(36,000)
23-40-900	TRANSFER TO FIXED ASSETS	0	0	0	0.00%	0
23-40-910	LOAN TO OTHER FUNDS (PIF-24)	(100,000)	0	0	0.00%	0
23-40-920	BUDGETED INCREASE TO FUND BALANCE	0	180,500	592,000	227.98%	411,500
Total Fund Expenditures		127,326	562,000	602,000	7.12%	40,000
Net Revenue over/(under) Expenditures		449,785	0	0	0.00%	0
Park Development Special Revenue Fund						
24-34-400	PARK IMPACT FEES	58,580	10,000	10,000	0.00%	0
24-34-500	INTERGOVERNMENTAL REVENUE	0	0	0	0.00%	0
24-36-100	INTEREST EARNINGS	3,118	1,500	1,500	0.00%	0
24-39-100	LOAN FROM OTHER FUNDS (GF-10)	(100,000)	0	0	0.00%	0
24-39-900	FUND BALANCE APPROPRIATION	0	0	0	0.00%	0
Totals:		-38,302	11,500	11,500	0.00%	0
24-40-310	PROFESSIONAL & TECHNICAL SERVI	0	500	500	0.00%	0
24-40-710	LAND	0	0	0	0.00%	0
24-40-730	PARK IMPROVEMENTS	0	0	0	0.00%	0
24-40-733	WEST LEGACY TRAIL	0	0	0	0.00%	0
24-40-734	PARKS & REC MASTER PLAN UPDATE	6,002	2,000	11,000	450.00%	9,000
24-40-740	EQUIPMENT	0	0	0	0.00%	0
24-40-910	TRANSFERS OUT TO OTHER FUNDS	0	0	0	0.00%	0
24-40-990	BUDGETED INCREASE TO FUND BALANCE	0	9,000	0	-100.00%	(9,000)
Total Fund Expenditures		6,002	11,500	11,500	0.00%	0
Net Revenue over/(under) Expenditures		-44,304	0	0	0.00%	0
Redevelopment Agency Fund						
25-40-110	SALARIES & WAGES	124,540	123,646	131,174	6.09%	7,528
25-40-112	OVERTIME	132	500	500	0.00%	0
25-40-130	RETIREMENT	11,455	24,400	24,483	0.34%	83
25-40-131	GROUP HEALTH INSURANCE	13,667	14,044	14,368	2.31%	324
25-40-132	WORKERS COMP INSURANCE	1,073	376	1,073	185.37%	697
25-40-133	LTD INSURANCE	1,253	3,715	3,715	0.00%	0
25-40-134	MEDICARE TAX	2,065	2,034	2,186	7.47%	152
25-40-136	SICK LEAVE CONVERSION-RETIREMT	0	0	0	0.00%	0
25-40-210	BOOKS, MEMBERSHIPS, SUBSCRIPTION	25	0	0	0.00%	0
25-40-220	PUBLIC NOTICES	0	1,000	1,000	0.00%	0
25-40-230	SCHOOLS, SEMINAR & TRAINING	0	0	0	0.00%	0
25-40-240	OFFICE SUPPLIES	0	0	0	0.00%	0
25-40-260	ALLOCATION OF CITY HALL EXPENS	44,484	61,504	52,301	-14.96%	(9,203)
25-40-270	UTILITIES	0	0	0	0.00%	0
25-40-310	LEGAL SERVICES	62	5,000	5,000	0.00%	0
25-40-311	PROFESSIONAL SERVICES	18,485	30,000	30,000	0.00%	0
25-40-410	CURB, GUTTER, SIDEWALK-HERMES	0	0	0	0.00%	0
25-40-510	INSURANCE	11,019	5,500	5,500	0.00%	0
25-40-550	CONTRIB TO OTHER GOVTS	0	0	0	0.00%	0
25-40-610	MISCELLANEOUS EXPENSES	0	0	0	0.00%	0
25-40-630	DEBT PAYMENT - PROJECT AREA 1	0	0	0	0.00%	0
25-40-631	DEBT PAYMENT - PROJECT AREA 2	0	0	0	0.00%	0
25-40-632	AGREEMENT PAYMENT- 2600 SOUTH	99,915	120,000	110,000	-8.33%	(10,000)
25-40-633	AGREEMENT PAYMENT- 2425 S CRA	91,640	100,000	60,000	-40.00%	(40,000)
25-40-650	BOND DISCOUNT	0	0	0	0.00%	0
25-40-660	BOND COSTS	0	0	0	0.00%	0

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
25-40-670	AMORTIZATION OF BOND ISSUE EXP	0	0	0	0.00%	0
25-40-730	SPECIAL PROJECTS	74,175	50,000	50,000	0.00%	0
25-40-731	SPECIAL PROJECTS-HOUSING	124,053	200,000	200,000	0.00%	0
25-40-740	EQUIPMENT	0	0	0	0.00%	0
25-40-800	TRANSFER TO CAPITAL DVLPMNT FU	0	0	0	0.00%	0
25-40-805	TRANSFER TO GENERAL FUND	0	0	0	0.00%	0
25-40-920	LOAN TO OTHER FUNDS	0	0	0	0.00%	0
25-90-990	BUDGETED INCREASE TO FUND BALANCE	0	167,981	238,400	41.92%	70,419
Total Fund Expenditures		618,044	909,700	929,700	2.20%	20,000
Net Revenue over/(under) Expenditures		393,701	0	0	0.00%	0
Youth City Council Fund						
26-36-100	INTEREST EARNINGS	2,306	2,300	2,300	0.00%	0
26-36-320	YOUTH CITY COUNCIL REVENUE	6,366	1,500	1,500	0.00%	0
26-38-100	TRANSFERS FROM GENERAL FUND	16,525	16,525	16,525	0.00%	0
26-38-200	YCC Revenue	0	0	0	0.00%	0
26-39-900	FUND BALANCE APPROPRIATION	0	0	0	0.00%	0
Totals:		25,197	20,325	20,325	0.00%	0
26-40-132	WORKERS COMP INSURANCE	-7	100	100	0.00%	0
26-40-134	MEDICARE TAX	184	425	425	0.00%	0
26-40-210	BOOKS, SUBSCRIPTIONS, MEMBERSH	0	0	0	0.00%	0
26-40-230	CONFERENCES	6,784	9,000	9,000	0.00%	0
26-40-610	MISCELLANEOUS SUPPLIES	41	500	500	0.00%	0
26-40-611	YCC ACTIVITIES	5,450	3,000	3,000	0.00%	0
26-40-612	SCHOLARSHIPS	250	1,000	1,000	0.00%	0
26-40-613	HANDCART DAYS EXPENSES	0	0	0	0.00%	0
26-40-620	MISC. SERVICES-ADVISORS	2,371	4,800	4,800	0.00%	0
26-40-990	BUDGETED INCREASE TO FUND BALANCE	0	1,500	1,500	0.00%	0
Total Fund Expenditures		15,072	20,325	20,325	0.00%	0
Net Revenue over/(under) Expenditures		10,125	0	0	0.00%	0
Community of Promise Fund						
27-36-100	INTEREST EARNINGS	4,350	4,800	4,800	0.00%	0
27-36-310	COMMUNITY OF PROMISE REVENUE	924	2,000	2,000	0.00%	0
27-36-320	SENIORS LUNCH BUNCH REVENUE	2,217	1,500	1,500	0.00%	0
27-36-500	MISC REVENUE	0	0	0	0.00%	0
27-38-100	TRANSFER FROM GENERAL FUND	56,700	56,700	56,700	0.00%	0
27-39-900	BUDGETED USE OF FUND BALANCE	0	0	0	0.00%	0
Totals:		64,191	65,000	65,000	0.00%	0
27-40-610	MISCELLANEOUS SUPPLIES	0	0	0	0.00%	0
27-40-611	SENIORS-MISC EXPENSE	11,779	9,500	9,500	0.00%	0
27-40-612	BEAUTIFICATION-MISC EXPENSE	0	0	0	0.00%	0
27-40-613	BOOK CLUB-MISC EXPENSE	0	0	0	0.00%	0
27-40-617	COMMUNITY OF PROMISE EXPENSES	23,880	51,000	51,000	0.00%	0
27-40-621	LITERACY PROGRAM EXPENSES	1,563	4,500	4,500	0.00%	0
27-40-990	BUDGETED INCREASE TO FUND BALANCE	0	0	0	0.00%	0
Total Fund Expenditures		37,221	65,000	65,000	0.00%	0
Net Revenue over/(under) Expenditures		26,970	0	0	0.00%	0
State Liquor Allotment Fund						
28-33-540	STATE REIMBURSED POLICE PAY	0	0	0	0.00%	0
28-33-550	STATE LIQUOR REVENUE	12,740	12,000	12,000	0.00%	0
28-36-100	INTEREST EARNINGS	2,482	2,500	2,500	0.00%	0
28-38-100	TRANSFER FROM C.I.D. FUND	0	0	0	0.00%	0
28-39-900	FUND BALANCE APPROPRIATION	0	0	0	0.00%	0
Totals:		15,222	14,500	14,500	0.00%	0
28-40-112	OVERTIME	0	5,000	5,000	0.00%	0

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
28-40-131	GROUP HEALTH INSURANCE	0	0	0	0.00%	0
28-40-132	WORKERS COMP INSURANCE	0	0	0	0.00%	0
28-40-133	LTD INSURANCE	0	0	0	0.00%	0
28-40-230	SCHOOLS, SEMINARS & TRAINING	0	0	0	0.00%	0
28-40-310	PROFESSIONAL & TECHNICAL SERVI	0	0	0	0.00%	0
28-40-455	SPECIAL DEPARTMENTAL SUPPLIES	3,533	3,000	3,000	0.00%	0
28-40-740	EQUIPMENT OVER \$5000	0	5,000	5,000	0.00%	0
28-40-990	BUDGETED INCREASE TO FUND BALANCE	0	1,500	1,500	0.00%	0
Total Fund Expenditures		3,533	14,500	14,500	0.00%	0
Net Revenue over/(under) Expenditures		11,689	0	0	0.00%	0
1960 South Assessment Area Fund						
41-36-100	INTEREST EARNINGS	3,124	1,000	1,610	61.00%	610
41-36-110	INTEREST EARNINGS- SLGS ACCOUNTS	4,081	4,000	4,000		0
41-36-700	BOND PROCEEDS	0	0	0	0.00%	0
41-36-800	LOAN PROCEEDS FRM RAP TAX FUND	0	0	0	0.00%	0
41-36-810	LOAN PROCEEDS FROM CIDF	0	0	0	0.00%	0
41-38-100	TRANSFER FROM GEN FUND- City Assess	25,640	25,640	25,640	0.00%	0
41-38-500	TRANSFER FROM GEN FUND- Add'l Supp	0		30,000		30,000
41-38-800	ACCOUNTS RECEIVABLE PAYMENTS	140,073	163,145	137,505	-15.72%	(25,640)
41-39-900	Fund Balance Appropriation	0	0	0	0.00%	0
Totals:		172,918	193,785	198,755	2.56%	4,970
41-40-220	PUBLIC NOTICES	0	0	0	0.00%	0
41-40-310	ENGINEERING SERVICES	925	5,000	5,000	0.00%	0
41-40-311	LEGAL SERVICES	1,603	15,000	10,000	-33.33%	(5,000)
41-40-312	MISCELLANEOUS EXPENSES	126,980	15,000	15,000	0.00%	0
41-40-710	LAND PURCHASE	0	0	0	0.00%	0
41-40-720	RELOCATION COSTS	0	0	0	0.00%	0
41-40-725	EMERGENCY ACCESS CONSTRUCTION	0	0	0	0.00%	0
41-40-730	IMPROVEMENTS	0	0	0	0.00%	0
41-40-810	BOND PRINCIPAL PAYMENT	0	95,000	123,000	29.47%	28,000
41-40-820	BOND INTEREST PAYMENT	45,100	44,625	43,505	-2.51%	(1,120)
41-40-830	BOND AGENT FEES	2,500	2,250	2,250	0.00%	0
41-40-839	2021 SALES TAX BOND COI FEES	0	0	0	0.00%	0
41-40-850	RAP TAX LOAN PRINCIPAL PAYMENT	0	0	0	0.00%	0
41-40-860	RAP TAX LOAN INTEREST PAYMENT	0	0	0	0.00%	0
41-40-870	CIDF LOAN PRINCIPAL PAYMENT	0	0	0	0.00%	0
41-40-880	CIDF LOAN INTEREST PAYMENT	0	0	0	0.00%	0
41-40-990	FUND BALANCE-INCREASE/DECREASE	0	16,910	0	-100.00%	(16,910)
Total Fund Expenditures		177,107	193,785	198,755	2.56%	4,970
Net Revenue over/(under) Expenditures		-4,189	0	0	0.00%	0
Capital Improvements Development Fund						
46-31-310	SALES TAX REVENUE WINDFALL	0	0	0	0.00%	0
46-36-100	INTEREST EARNINGS	83,818	100,000	100,000	0.00%	0
46-36-900	SUNDRY REVENUES	0	0	0	0.00%	0
46-38-400	SALE OF FIXED ASSETS	0	0	0	0.00%	0
46-39-100	TRANSFER IN FROM GENERAL FUND BAL	1,000,000	0	0	0.00%	0
46-39-111	TRANSFERS IN- NEW CITY HALL DEBT	0	0	994,249	N/A	994,249
46-39-900	FUND BALANCE APPROPRIATION	0	0	900,000	0.00%	900,000
Totals:		1,083,818	100,000	1,994,249	1894.25%	1,894,249
46-40-311	ENGINEERING (Storm Sewer)	0	0	0	0.00%	0
46-40-600	LOAN TO RDA	0	0	0	0.00%	0
46-40-610	LOAN TO SOLID WASTE FUND	0	0	0	0.00%	0
46-40-710	LAND	441,090	0	0	0.00%	0
46-40-720	BUILDINGS (C-I-P: 1550 South 800 West)	0	0	1,000,000	0.00%	1,000,000

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
46-40-730	IMPROVEMENTS	0	0	0	0.00%	0
46-40-740	EQUIPMENT	0	0	0	0.00%	0
46-40-810	TRANSFER OUT TO OTHER FUNDS	0	0	0	0.00%	0
46-40-850	LOAN P&I- NEW CITY HALL	0	0	994,249	0.00%	994,249
46-40-900	LOAN PRINCIPAL TO BALANC SHEET	0	0	0	0.00%	0
46-40-910	LOAN TO OTHER FUNDS	0	0	0	0.00%	0
46-40-990	FUND BALANCE-INCREASE/DECREASE	0	100,000	0	-100.00%	-100,000
46-90-900	MOVE LOAN TO THE BALANCE SHEET	0	0	0	0.00%	0
Total Fund Expenditures		441,090	100,000	1,994,249	1894.25%	1,894,249
Net Revenue over/(under) Expenditures		642,728	0	0	0.00%	0
Water Enterprise Fund						
51-33-100	GRANT-HOMELAND SEC.	0	0	0	0.00%	0
51-33-200	ARPA REVENUE	0	0	0	0.00%	0
51-36-100	INTEREST EARNINGS	10,099	27,000	17,000	-37.04%	(10,000)
51-36-110	INTEREST EARNINGS- BOND ACCTS	13,657	13,000	213,000	1538.46%	200,000
51-36-500	BOND PROCEEDS- WTR BONDS 2026	0	7,756,000	6,500,000	-16.19%	(1,256,000)
51-37-100	WATER SALES	2,269,377	2,340,229	2,457,240	5.00%	117,011
51-37-200	IMPACT FEES	0	0	0	0.00%	0
51-37-300	WATER TURN ON FEES	0	0	0	0.00%	0
51-37-305	DELINQUENT FEE	30,910	30,000	30,000	0.00%	0
51-37-310	SHUT OFF FEE	7,550	6,500	6,500	0.00%	0
51-37-315	RETURNED CHECK FEES	1,450			0.00%	0
51-37-400	WATER METER FEES	11,250	5,000	10,000	100.00%	5,000
51-38-100	TRANSFER FROM WATER IMPACT FND	0	0	0	0.00%	0
51-38-110	TRANSFER FROM BOND FUND 54	0	0	0	0.00%	0
51-38-300	TRANSF FROM WIFF FOR BOND PYMT	136,000	136,000	136,000	0.00%	0
51-38-400	SALE OF FIXED ASSETS	13,134	30,000	10,000	-66.67%	(20,000)
51-38-500	CONTRIBUTED WATER LINES	0	0	0	0.00%	0
51-38-900	MISC. REVENUE	21,045	4,000	4,000	0.00%	0
51-39-900	BUDGETED USE TO FUND BALANCE	0	47,841	0	-100.00%	(47,841)
Totals:		2,514,472	10,395,570	9,383,740	-9.73%	(1,011,830)
51-40-110	SALARIES AND WAGES	299,102	333,983	367,697	10.09%	33,714
51-40-111	TEMPORARY LABOR	23,020	15,000	15,000	0.00%	0
51-40-112	OVERTIME	23,660	18,000	18,000	0.00%	0
51-40-130	RETIREMENT	91,857	64,813	67,588	4.28%	2,775
51-40-131	GROUP HEALTH INSURANCE	76,052	74,482	78,217	5.01%	3,735
51-40-132	WORKERS COMP INSURANCE	4,545	3,489	6,391	83.18%	2,902
51-40-133	LTD INSURANCE	3,534	5,034	6,000	19.19%	966
51-40-134	MEDICARE TAX	5,608	10,640	11,143	4.73%	503
51-40-135	EMPLOYEE HEALTH FITNESS	0	0	0	0.00%	0
51-40-136	SICK LEAVE CONVERSION-RETIREMT	0	0	0	0.00%	0
51-40-210	BOOKS, SUBSCRIPTIONS & MEMBERS	4,089	3,000	3,000	0.00%	0
51-40-230	SCHOOLS, SEMINARS & TRAINING	3,825	4,500	4,500	0.00%	0
51-40-240	OFFICE SUPPLIES AND EXPENSE	1,187	1,500	1,500	0.00%	0
51-40-250	EQUIPMENT-SUPPLIES & MAINTENAN	106,822	75,500	75,500	0.00%	0
51-40-252	FUEL PURCHASES	7,952	6,500	9,500	46.15%	3,000
51-40-255	EQUIPMENT LEASE	439	0	0	0.00%	0
51-40-260	ALLOCATION OF CITY HALL EXPENS	164,208	184,266	162,227	-11.96%	(22,039)
51-40-261	BUILDING & RESERVIOR MAINT.	27,919	11,500	11,500	0.00%	0
51-40-270	UTILITIES	95,301	85,000	85,000	0.00%	0
51-40-280	TELEPHONE	0	0	0	0.00%	0
51-40-290	ALLOCATION TO PW FACILITY BOND	110,000	110,000	110,000	0.00%	0
51-40-310	PROFESSIONAL & TECHNICAL SERVI	64,351	65,000	65,000	0.00%	0
51-40-400	BAD DEBT EXPENSE	0	0	0	0.00%	0

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
51-40-510	INSURANCE AND SURETY BONDS	39,218	44,500	44,500	0.00%	0
51-40-511	INSURANCE CLAIM DEDUCTIBLE	0	0	0	0.00%	0
51-40-610	MISCELLANEOUS SUPPLIES	11,542	18,000	18,000	0.00%	0
51-40-620	MISCELLANEOUS SERVICES	51,681	55,000	55,000	0.00%	0
51-40-621	METER READING SERVICES	41,480	45,000	45,000	0.00%	0
51-40-622	WATER PURCHASES	29,005	34,000	36,000	5.88%	2,000
51-40-623	WATER RIGHTS PURCHASES	0	0	0	0.00%	0
51-40-625	SICK LEAVE CONVERSION-RETIREMT	0	0	0	0.00%	0
51-40-650	DEPRECIATION	460,197	455,000	475,000	4.40%	20,000
51-40-651	AMORTIZATION EXPENSE	0	0	0	0.00%	0
51-40-670	AMORTIZATION OF BOND ISSUE EXP	0	0	0	0.00%	0
51-40-710	LAND	0	0	0	0.00%	0
51-40-720	BUILDINGS	0	0	0	0.00%	0
51-40-730	IMPROVEMENTS	11,472	0	0	0.00%	0
51-40-731	1050 S CUL DE SAC WTRLINE	0	0	0	0.00%	0
51-40-732	GAC VESSEL REPAIR	3,767	225,000	0	-100.00%	(225,000)
51-40-733	2600 S REDWOOD TLS WATERLINE	0	0	0	0.00%	0
51-40-736	RESERVIOR STANDBY POWER PROJEC	0	0	0	0.00%	0
51-40-737	REDWOOD RD TECHITE (ARPA)	0	0	0	0.00%	0
51-40-738	1100W 500S-1100S WTRLN REPLACE	0	0	0	0.00%	0
51-40-739	675 W WTRLN REPLACE- CDBG	0	0	0	0.00%	0
51-40-740	EQUIPMENT OVER \$5000	2,286	28,000	0	-100.00%	(28,000)
51-40-741	EQUIPMENT UNDER \$5000	10295	0	12,333	0.00%	12,333
51-40-830	DEBT SERVICE COLLECTION FEES	0	0	0	0.00%	0
51-40-900	TRANSFER TO FIXED ASSETS	-71397	0	0	0.00%	0
51-40-930	TRANSFER FUND 53	0	0	0	0.00%	0
51-40-961	TRANSFER TO FLEET FUND	177,000	62,700	66,000	5.26%	3,300
51-40-990	FUND BALANCE-INCREASE/DECREASE	0	0	72,039	0.00%	72,039
51-40-910	TRANSFER TO GENERAL FUND	0	0	0	0.00%	0
51-40-920	TRANSFER TO WATER NO FAULT	0	0	0	0.00%	0
51-61-701	CIP- Line Replace 1100w 2150-2600s	38,621	1,256,000	0	-100.00%	(1,256,000)
51-61-702	CIP- Well 3 Rehabilitation	23,317	2,500,000	2,500,000	0.00%	0
51-61-703	CIP- 1500 S Reservoir Replacement Prj	9,429	4,000,000	4,000,000	0.00%	0
51-80-812	2016 BOND PRINCIPAL	369,000	376,000	384,000	2.13%	8,000
51-80-813	2014 BOND PRINCIPAL	110,000	110,000	110,000	0.00%	0
51-80-814	2023 BOND PRINCIPAL	69,000	72,000	75,000	4.17%	3,000
51-80-821	2025 BOND INTEREST	0	0	360,539	0.00%	360,539
51-80-822	2016 BOND INTEREST	14,377	10,010	3,360	-66.43%	(6,650)
51-80-824	2023 BOND INTEREST	27,208	25,303	22,356	-11.65%	(2,947)
51-80-832	2016 TRUSTEE/COI FEES	2,250	2,250	2,250	0.00%	0
51-80-833	2014 TRUSTEE FEES	3,100	2,100	2,100	0.00%	0
51-80-834	2023 TRUSTEE/COI FEES	2,500	2,500	2,500	0.00%	0
51-80-835	LEASE INTEREST - BACKHOE LOAN	0	0	0		
51-80-900	LESS: AMORTIZED PRINCIPAL	-548,000	0	0	0.00%	0
Total Fund Expenditures		2,000,816	10,395,570	9,383,740	-9.73%	(1,011,830)
Net Revenue over/(under) Expenditures		513,655	0	0	0.00%	0
Solid Waste Enterprise Fund						
52-36-100	INTEREST EARNINGS	5,359	3,000	3,000	0.00%	0
52-36-900	SUNDRY REVENUES	0	0	0	0.00%	0
52-37-100	GARBAGE PICK UP & DISPOSAL FEES	721,034	725,000	768,000	5.93%	43,000
52-37-110	GREEN WASTE PICK UP FEES	164,137	165,000	167,000	1.21%	2,000
52-37-120	CURBSIDE RECYCLING FEES	296,456	300,000	300,000	0.00%	0
52-37-150	TIPPING DIVERSION CREDITS	54,590	50,000	60,000	20.00%	10,000
52-37-200	GARBAGE CAN REPLACEMENT FEES	1,540	2,000	2,000	0.00%	0

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
52-37-300	RESIDENTIAL DUMPSTER RENTAL	3,675	2,000	2,000	0.00%	0
52-38-330	TRANSFER FROM GENERAL FUND	0	0	0	0.00%	0
52-39-100	LOAN FROM CID FUND	0	0	0	0.00%	0
52-39-900	FUND BALANCE APPROPRIATION	0	0	0	0.00%	0
Totals:		1,246,791	1,247,000	1,302,000	4.41%	55,000
52-40-110	SALARIES AND WAGES	42,805	40,802	77,909	90.94%	37,107
52-40-112	OVERTIME	132	200	200	0.00%	0
52-40-130	RETIREMENT	11,338	7,480	13,840	85.03%	6,360
52-40-131	GROUP HEALTH INSURANCE	3,608	3,394	12,635	272.27%	9,241
52-40-132	WORKERS COMP INSURANCE	300	45	798	1673.33%	753
52-40-133	LTD INSURANCE	423	291	1,489	411.68%	1,198
52-40-134	MEDICARE TAX	909	828	1,409	70.17%	581
52-40-136	SICK LEAVE CONVERSION-RETIREMT	0	0	0	0.00%	0
52-40-260	ALLOCATION OF CITY HALL EXPENS	58,955	58,955	73,245	24.24%	14,290
52-40-290	ALLOCATION TO PW FACILITY CONS	5,000	5,000	5,000	0.00%	0
52-40-310	PROFESSIONAL & TECHNICAL	2,076	2,500	2,500	0.00%	0
52-40-400	BAD DEBT EXPENSE	0	0	0	0.00%	0
52-40-510	INSURANCE	14,306	15,800	15,800	0.00%	0
52-40-610	MISCELLANEOUS SUPPLIES	931	1,000	1,000	0.00%	0
52-40-620	GARBAGE PICK UP EXPENSE	240,302	241,800	235,800	-2.48%	(6,000)
52-40-621	TIPPING COSTS	356,404	378,000	432,000	14.29%	54,000
52-40-622	SPRING & FALL CLEAN UP	48,398	50,000	50,000	0.00%	0
52-40-623	GARBAGE CAN LOAN PAYMENT	0	0	0	0.00%	0
52-40-624	CURBSIDE RECYCLING COLLECTION	191,560	182,700	192,700	5.47%	10,000
52-40-625	GREEN WASTE COLLECTION	108,800	105,200	110,200	4.75%	5,000
52-40-650	DEPRECIATION	0	0	0	0.00%	0
52-40-740	EQUIPMENT OVER \$5000	148,657	40,000	40,000	0.00%	0
52-40-900	MOVE DEBT PRCNPL TO BAL. SHEET	0	0	0	0.00%	0
52-40-910	MOVE F.A. PURCH TO BAL. SHEET	0	0	0	0.00%	0
52-40-990	FUND BALANCE-INCREASE/DECREASE	0	113,005	35,475	-68.61%	(77,530)
52-90-910	TRANSFER TO GENERAL FUND	0	0	0	0.00%	0
Total Fund Expenditures		1,234,902	1,247,000	1,302,000	4.41%	55,000
Net Revenue over/(under) Expenditures		11,889	0	0	0.00%	0
Water Impact Fees Enterprise Fund						
53-36-100	INTEREST EARNINGS	25,121	26,000	26,000	0.00%	0
53-36-700	PROCEEDS FROM SALE OF BONDS	0	0	0	0.00%	0
53-37-200	IMPACT FEES	72,481	47,000	47,000	0.00%	0
53-38-100	TRANSFER FROM FUND 54	0	0	0	0.00%	0
53-39-900	FUND BALANCE APPROPRIATION	0	96,500	75,000	-22.28%	(21,500)
Totals:		97,602	169,500	148,000	-12.68%	(21,500)
53-40-310	PROFESSIONAL & TECHNICAL SERVI	0	12,000	12,000	0.00%	0
53-40-710	LAND	0	0	0	0.00%	0
53-40-730	IMPROVEMENTS-OTHER	0	0	0	0.00%	0
53-40-731	IMPROVEMENTS-RESERVIOR	0	0	0	0.00%	0
53-40-732	IMPROVEMENT WATERLINE PROJECTS	29,346	21,500	0	-100.00%	(21,500)
53-40-820	BOND INTEREST	0	0	0	0.00%	0
53-40-901	TRANSFER TO FIXED ASSETS	-29,346	0	0	0.00%	0
53-40-910	TRNSFR TO BND 02/08 RDMPN FD	136,000	136,000	136,000	0.00%	0
53-40-920	TRANSFER TO WATER FUND	0	0	0	0.00%	0
53-40-930	TRANSFER FUND 51	0	0	0	0.00%	0
Total Fund Expenditures		136,000	169,500	148,000	-12.68%	(21,500)
Net Revenue over/(under) Expenditures		-38,398	0	0	0.00%	0
Water No Fault Fund						
54-36-100	INTEREST EARNINGS	3,780	4,000	4,000	0.00%	0

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Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
54-37-200	UTILITY FEES	0	0	0	0.00%	0
54-38-100	TRANSF FROM WF & WIFF	0	0	0	0.00%	0
54-39-900	FUND BALANCE APPROPRIATION	0	0	0	0.00%	0
Totals:		3,780	4,000	4,000	0.00%	0
54-40-310	PROFESSIONAL & TECHNICAL SERVI	0	0	0	0.00%	0
54-40-910	CLAIMS PAYMENTS	0	0	0	0.00%	0
54-40-930	TRANSFER FUND 51	0	0	0	0.00%	0
54-90-990	FUND BALANCE-INCREASE/DECREASE	0	4,000	4,000	0.00%	0
Total Fund Expenditures		0	4,000	4,000	0.00%	0
Net Revenue over/(under) Expenditures		3,780	0	0	0.00%	0
Storm Drain Fee Enterprise Fund						
56-32-210	STORM DRAIN PERMITS	0	200	200	0.00%	0
56-33-590	OTHER STATE REVENUE	0	0	0	0.00%	0
56-34-400	STORM DRAIN FEES	674,837	796,000	1,000,000	25.63%	204,000
56-36-100	INTEREST EARNINGS	39,497	42,624	42,624	0.00%	0
56-36-RRR	SWPPP PENALTY FEES for Education	300	0	0		0
56-36-900	SUNDRY REVENUES	20	0	0	0.00%	0
56-38-500	CONTRIBUTED STORM DRAINS	0	0	0	0.00%	0
56-39-900	FUND BALANCE APPROPRIATION	0	389,364	0	-100.00%	(389,364)
Totals:		714,655	1,228,188	1,042,824	-15.09%	(185,364)
56-40-110	SALARIES AND WAGES	132,706	136,613	134,254	-1.73%	(2,359)
56-40-130	RETIREMENT	33,978	26,394	24,595	-6.82%	(1,799)
56-40-131	GROUP HEALTH INSURANCE	31,816	31,820	26,615	-16.36%	(5,205)
56-40-132	WORKERS COMP INSURANCE	2,201	1,991	3,044	52.89%	1,053
56-40-133	LTD INSURANCE	1,487	1,525	1,370	-10.16%	(155)
56-40-134	MEDICARE TAX	1,986	3,111	1,947	-37.42%	(1,164)
56-40-136	SICK LEAVE CONVERSION-RETIREMT	0	0	0	0.00%	0
56-40-210	BOOKS, SUBSCRIPTIONS, MEMBERSH	53	300	300	0.00%	0
56-40-230	SCHOOLS, SEMINARS & TRAINING	1,573	1,500	1,500	0.00%	0
56-40-231	EDUC & TRAINING, RE: SWPPP Violations	0	0	0		0
56-40-250	EQUIPMENT-SUPPLIES & MAINTENAN	1,922	2,100	2,100	0.00%	0
56-40-252	FUEL PURCHASES	552	500	500	0.00%	0
56-40-260	ALLOCATION OF CITY HALL EXPENS	32,640	82,390	58,665	-28.80%	(23,725)
56-40-290	ALLOCATION TO PW FACILITY BOND	85,000	85,000	85,000	0.00%	0
56-40-310	PROFESSIONAL & TECHNICAL	27,903	65,000	45,000	-30.77%	(20,000)
56-40-400	BAD DEBT EXPENSE	0	0	0	0.00%	0
56-40-510	INSURANCE AND SURETY BONDS	2,432	3,000	3,000	0.00%	0
56-40-610	MISCELLANEOUS SUPPLIES	1,100	5,000	5,000	0.00%	0
56-40-620	MISCELLANEOUS SERVICES	22,701	100,000	50,000	-50.00%	(50,000)
56-40-650	DEPRECIATION	126,603	130,000	130,000	0.00%	0
56-40-730	IMPROVEMENTS	0	3,000	3,000	0.00%	0
56-40-731	1500 S A-1 DRAIN LINING	0	0	0	0.00%	0
56-40-732	1950 S DETENTION BASIN	0	0	0	0.00%	0
56-40-733	CROSSROADS STORM DRAIN 800w 1500s	0	151,944	151,944	0.00%	0
56-40-734	PHELAN PIPE OVERSIZE REIMB PROJECT	39,829	0	0		
56-40-740	EQUIPMENT	0	5,000	5,000	0.00%	0
56-40-810	BOND PRINCIPAL	0	0	0	0.00%	0
56-40-820	BOND INTEREST	0	0	0	0.00%	0
56-40-900	TRANSFER TO FIXED ASSETS	-39,829	0	0	0.00%	0
56-40-910	TRANSFERS TO/FROM OTHER FUNDS	0	0	0	0.00%	0
56-40-961	TRANSFER TO FLEET FUND	87,000	42,000	45,000	7.14%	3,000
56-40-910	TRANSFER TO GENERAL FUND	0	0	0	0.00%	0
56-61-701	CIP- 1200 S Storm Drain Installation	0	350,000	0	-100.00%	(350,000)
56-61-702	CIP- Spill Response Trailer	0	0	0	0.00%	0

FY2026~2027 Tentative Budget

Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
56-61-703	CIP- 500 S Storm Drain Repair	0	0	0	0.00%	0
56-40-990	FUND BALANCE- INCREASE	0	0	264,990	0.00%	264,990
Total Fund Expenditures		593,653	1,228,188	1,042,824	-15.09%	(185,364)
Net Revenue over/(under) Expenditures		121,001	0	0	0.00%	0
Storm Drain Impact Fee Enterprise Fund						
57-33-590	OTHER STATE REVENUE	0	0	0	0.00%	0
57-34-400	STORM DRAIN IMPACT FEES	50,285	35,000	35,000	0.00%	0
57-34-410	STORM DRAIN FEES	0	0	0	0.00%	0
57-36-100	INTEREST EARNINGS	24,201	22,500	22,500	0.00%	0
57-36-105	DELINQUENT FEES	0	0	0	0.00%	0
57-39-100	LOAN FROM C.I.D. FUND	0	0	0	0.00%	0
57-39-200	TRANSFER FROM C.I.D.F.	0	0	0	0.00%	0
57-39-900	FUND BALANCE APPROPRIATION	0	0	0	0.00%	0
57-39-910	TRANSFERS IN - STORM DRAIN (FND-56)	0	0	0	0.00%	0
Totals:		74,486	57,500	57,500	0.00%	0
57-40-310	PROFESSIONAL SERVICES	185	5,000	5,000	0.00%	0
57-40-510	INSURANCE AND SURETY BONDS	0	0	0	0.00%	0
57-40-610	MISC SUPPLIES	0	0	0	0.00%	0
57-40-620	MISC SERVICES	0	0	0	0.00%	0
57-40-650	DEPRECIATION	0	0	0	0.00%	0
57-40-730	STORM DRAIN IMPROVEMENTS	0	0	0	0.00%	0
57-40-731	LEGACY PARK STORM DRAIN	0	0	0	0.00%	0
57-40-732	A-1 DESILT BASIN	0	0	0	0.00%	0
57-40-733	REDWOOD & 2425 S SIPHON	0	0	0	0.00%	0
57-40-734	SKYPARK 2600 S DETENTION BASIN	0	0	0	0.00%	0
57-40-735	MILLS PARK DETENTION STRUCTURE	0	0	0	0.00%	0
57-40-736	2600 S REDWOOD TLS STORM DRAIN	0	0	0	0.00%	0
57-40-810	BOND PRINCIPLE	0	0	0	0.00%	0
57-40-820	BOND INTEREST	0	0	0	0.00%	0
57-40-900	LOAN PRNCPL & FA TO BAL SHT	0	0	0	0.00%	0
57-40-901	TRANSFER TO FIXED ASSETS	0	0	0	0.00%	0
57-40-910	TRANSFER TO BALANCE SHEET	0	0	0	0.00%	0
57-40-990	FUND BALANCE-INCREASE	0	52,500	52,500	0.00%	0
Total Fund Expenditures		185	57,500	57,500	0.00%	0
Net Revenue over/(under) Expenditures		74,301	0	0	0.00%	0
Fleet Fund						
61-36-100	INTEREST EARNINGS	21,218	36,000	36,000	0.00%	0
61-38-400	SALE OF FIXED ASSETS	1,807	125,000	305,000	144.00%	180,000
61-39-151	TRANSFERS FROM GF CITY HALL	10,200	7,200	7,500	4.17%	300
61-39-160	TRANSFERS FROM GF POLICE DEPT	261,538	180,000	192,000	6.67%	12,000
61-39-171	TRANSFERS FROM GF STREETS DEPT	246,638	102,000	108,000	5.88%	6,000
61-39-183	TRANSFERS FROM GF PARKS DEPT	158,000	36,000	39,000	8.33%	3,000
61-39-510	TRANSFERS FROM WATER FUND	177,000	62,700	66,000	5.26%	3,300
61-39-560	TRANSFERS FROM STORMWATER FUND	87,000	42,000	45,000	7.14%	3,000
61-39-900	FUND BALANCE APPROPRIATION	0	506,290	376,014	-26%	(130,276)
Totals:		963,401	1,097,190	1,174,514	7.05%	77,324
61-40-312	MISCELLANEOUS EXPENSES	0	0	0	0.00%	0
61-40-650	DEPRECIATION	325,040	0	0	0.00%	0
61-40-900	APPROP INCREASE TO FUND BALANCE	0	0	0	0.00%	0
61-70-151	VEHICLE PURCHASE- GF CITY HALL	0	0	0	0.00%	0
61-70-160	VEHICLE PURCHASE- GF POLICE	292,722	340,000	630,000	85.29%	290,000
61-70-171	VEHICLE PURCHASE- GF STREETS	46,843				
61-70-183	VEHICLE PURCHASE- GF PARKS	93,686	0	0	0.00%	0
61-70-510	VEHICLE PURCHASE- WATER FUND	48,867	105,000	0	0.00%	0

FY2026~2027 Tentative Budget

Account Number	Account Title	PY 2024-25 Actual Rev/Exp	CY 2025-26 Original Budget	FY 2026-27 Tentative Budget	% Increase	Dollar Increase Yr/Yr
61-70-560	VEHICLE PURCHASE- STORM WATER	46,843	0	0	0.00%	0
61-70-650	DEPRECIATION	0	0	0	0.00%	0
61-70-900	TRANSFER TO FIXED ASSETS	-528,961	0	0	0.00%	0
61-71-160	VEHICLE UPFITS- GF POLICE DEPT	151,525	0	0	0.00%	0
61-71-171	VEHICLE UPFITS- GF STREET DEPT	6,252	0	0	0.00%	0
61-71-183	VEHICLE UPFITS- GF PARKS DEPT	12,504	0	0	0.00%	0
61-71-510	VEHICLE UPFITS- WATER FUND	6,252	0	0	0.00%	0
61-71-560	VEHICLE UPFITS- STORM WATER	6,252	0	0	0.00%	0
61-71-900	TRANSFER TO FIXED ASSETS	-182,786	0	0	0.00%	0
61-80-151	LEASE PAYMENTS- GF CITY HALL	6,751	6,756	6,756	0.00%	0
61-80-160	LEASE PAYMENTS- GF POLICE DEPT	501,907	432,954	348,213	-19.57%	(84,741)
61-80-171	LEASE PAYMENTS- GF STREET DEPT	148,712	111,624	88,689	-20.55%	(22,935)
61-80-183	LEASE PAYMENTS- GF PARKS DEPT	23,091	52,894	52,894	0.00%	0
61-80-510	LEASE PAYMENTS- WATER FUND	14,421	29,525	29,525	0.00%	0
61-80-560	LEASE PAYMENTS- STORM WTR FUND	3,540	18,437	18,437	0.00%	0
61-80-840	ACCRUED INT MAR-24 LEASE	929				
61-90-910	TRANSFERS TO GEN FUND (PD VEHIC)	-582,345			0.00%	
Total Fund Expenditures		442,047	1,097,190	1,174,514	7.05%	77,324
Net Revenue over/(under) Expenditures		521,354	0	0	0.00%	0
Net Grand Totals (Caselle Proof):		2,941,158	0	0	0.00%	0

FY27 GENERAL FUND				
ONE-TIME CAPITAL PROJECT AND LINE ITEM PROPOSALS				
CAPITAL REQUESTS (ONE TIME EXPENSE)				
Priority	Project	GL	Cost	Subtotal
1	PW Roof Repair over Offices	10-79-260	\$40,000	\$40,000
2	Replace Roadway Construction Signs/Markers	10-71-741	\$5,000	\$45,000
3	Bleachers for baseball fields (2 replacement, 1 new)	Rec, Prk, RAP?	\$60,000	\$105,000
4	Stand on Spreader Sprayer	Rec, Prk, RAP?	\$10,000	\$115,000
5	Truck Mounted Pressure Washer	Rec, Prk, RAP?	\$8,000	\$123,000
6	Stand on Aerator	Rec, Prk, RAP?	\$14,000	\$137,000
7	Traffic Safety Committee (Traffic counters & Code Update)	10-71-620	\$10,000	\$147,000
8	Onsite Generator rewire and make automatic (use existing Generator)	10-79-730	\$45,000	\$192,000
9	Citizen Corps Committee (Council Appointed) Codification	10-67-610	\$6,000	\$198,000
10	Snack Bar Refrigerators	Rec, Prk, RAP?	\$4,000	\$202,000
11	Portable Pickleball Nets	Rec, Prk, RAP?	\$2,000	\$204,000
12	Mills Park Lighting: \$120,000 less 50% Grant Application	Rec, Prk, RAP?	\$60,000	\$264,000
13	Additional Motorized Blinds in Public Works Multipurpose Room	10-79-730	\$10,000	\$274,000
14	Jersey Barriers for Cleanup and City Events	10-71-741	\$5,000	\$279,000
15	Water Softener for Wash bay and Kitchen	10-79-730	\$6,500	\$285,500
16	Replace Pavilion worn/damaged pavilion tables	Rec, Prk, RAP?	\$25,000	\$310,500
17	Mills Park Restrooms- Cameras & Server	Rec, Prk, RAP?	\$35,000	\$345,500
18	2 Qty Shade Structures & benches (locations TBA)	Rec, Prk, RAP?	\$50,000	\$395,500
19	Additional Cameras at Public Works (rear yard and fuel tank)	10-79-730	\$15,000	\$410,500
20	Pedestrian Flasher signs for 800 W (Quantity 3 locations)	10-71-740	\$30,000	\$440,500
21	Dog Park Restroom	Rec, Prk, RAP?	\$75,000	\$515,500
23	Additional Banner Mounts and Banners on Locations on 800 W	Rec, Prk, RAP?	\$6,500	\$522,000
24	Street Light Improvements on 800 W from 1500 S going North (Decorative Poles)	10-51-740	\$40,000	\$562,000
25	Christmas Decoration	Rec, Prk, RAP?	\$12,000	\$574,000
26	Mills Annex Plans Concept planning (Parking & Amenities)	Rec, Prk, RAP?	\$25,000	\$599,000
x	Banners for America 250, Memorial Day, Back to School	Rec, Prk, RAP?	\$1,500	\$600,500
	Private City Wi-Fi to parks for door-locks and future cameras (Backbone Equipment FY26)	Rec, Prk, RAP?	\$0	\$600,500
FY26 Budget Requests (not in any preferential order)				
	Cameras and Wi-Fi Expansion at Public Work	10-46-	\$12,000	
	Water tank and Pressure Washer for Off-season pavilion cleaning (ACT#?)	10-83-	\$5,000	
	Water Softener for Kitchen and wash bay ACT#?)	10-79-	\$6,000	
	Asphalt Sample Core Drill (10-71-740)		\$10,000	
	Concrete repairs at Mountain View (10-83-260)	10-83-	\$40,000	
	Excavation and ROW code update (10-71-310)		\$5,000	
	Hydraulic Hose crimping tool and supplies for truck repair (10-71-740)		\$6,000	
	Traffic Safety Committee Codification and Traffic Counter purchase (PD BUDGET?) (ACT#?)		\$8,000	
	2600 S Entrance Tree Buffer on 800 W (new Drip irrigate and tree replacements, and rock Xeriscape)(ACT#?) \$40,000 per year until complete (3-5 yrs.)	10-83-	\$40,000	

FY27 GENERAL FUND				
ONGOING CAPITAL PROJECT AND LINE ITEM PROPOSALS				
LINE ITEM INCREASES (ONGOING EXPENSE)				
Priority	Project	GL	Cost	Subtotal
1	Website maintaince & support	10-42-310	\$20,000	\$20,000
2	Dog Park Operating Expenses	10-83-261	\$10,000	\$30,000
3	Community Services Part-time Emp	10-86-111	\$20,000	\$50,000
4	PD- Equipment over \$5,000 (Replace 4 radios approx. \$5,000 per radio, software, accessories). This is requested as an ongoing expense as radios age out.	10-60-741	\$18,000	
5	PD- Professional Technical (Taser Upgrades - This \$15K is added to the current \$10K already budgeted for the current contract for \$25K total per year for 5 yrs)	10-60-310	\$15,000	\$615,500
5	Axon LPR's for 17 vehicles 5 year lease	10-60-310	\$12,000	\$62,000
6	Additional Seasonal - Parks Department	10-83-111	\$15,000	\$77,000
7	PD- Schools, Seminars & Training - Increase to \$30K	10-60-230	\$10,000	\$87,000
9	New Police Officer	10-60-110,135	\$230,000	#REF!
10	New Police Sergeant	10-60-110,135	\$254,000	#REF!
11	Axon LPR's for four vehicles 5 year lease; or	10-60-310	\$5,000	#REF!
12	Flock Stationary (pole mounted) LPR x 11	10-60-310	\$35,500	#REF!
x	Beautification increase to put flowers in more areas	Rec, Prk, RAP?	\$6,500	#REF!
FY26 Budget Requests (not in any preferential order)				
	New Police Sergeant	10-35-610	\$254,000	
	Street light Improvements (new installation requests and Light Upgrades as approved by City Council)	10-60	\$50,000	
	New Police Officer	10-60-310	\$230,000	

FY27 CAPITAL PROJECT PROPOSALS				
CAPITAL REQUESTS AND LINE ITEM INCREASES (ONE TIME EXPENSE)				
Priority	CLASS C SPECIAL REVENUE FUND GL 21	TYPE	COST	Subtotal
	Concrete last island on 500 S (far West one)	21-40-620	\$55,000	\$55,000
	Traffic Utility Fee Study & Traffic Facilities Plan	21-40-310	\$66,000	\$121,000
#	RAP TAX GL 23	TYPE	COST	Subtotal
#	PARKS IMP FEE GL 24	TYPE	COST	Subtotal
	Parks Imp Fee Facilities Plan & Analysis (IFFP, IFA) Studies	24-40-310	\$10,000	\$10,000
#	WATER ENTERPRISE FUND GL 51	TYPE	COST	Subtotal
1	DDW Mandates: Source Protection Plan, Lead Service Line Inventory	51-40-xxx	\$77,000	\$77,000
2	Well 3 Rehab	51-61-702	\$2,500,000	Bond
3	Reservoir Replacement	51-61-703	\$4,000,000	Bond
5	1400 S Water Line Project- \$180k from CDBG Grant (\$250K total)	51-40-7xx	\$70,000	\$147,000
6	SCADA System- Replace out-of-business product	51-40-7xx	\$230,000	\$377,000
7	1500 S 830 W to 934 W Water Line Engineering and permits	51-40-xxx	\$21,300	\$398,300
Not Included In FY26 Budget (not in any preferential order)				
	Additional Elements Feature for Water (Additional to 51-40-310)	One Time	\$10,000	\$387,000
#	WATER IMPACT FEE FUND GL 53	TYPE	COST	Subtotal
1	Water Imp Fee Facilities Plan & Analysis (IFFP, IFA) Studies	53-40-310	\$10,000	\$10,000
2	Water Impact Fee Assessment set for Reservoir Replacement	53-40-310	TBD	
#	STORM DRAIN FEE ENTERPRISE FUND GL 56	TYPE	COST	Subtotal
1	A2 Drain Tree removals and ditch cleanout PY Carry Forward	56-40-620	\$55,000	\$55,000
2	1875 S 400-500 W S-Drain pipe lining (New GL 56-61-702)	56-61-702	\$150,000	\$205,000
3	2425 S Nature Preserve Outlet Proj (New GL 56-61-703)	56-61-703	\$41,000	\$246,000
4	Spill Response Trailer: PY Carry FWD	56-40-740	\$15,000	\$261,000
5	Elements Features for Storm Water (Addition to 56-40-310)	56-40-310	\$5,000	\$266,000
6	SWPPP Update required by DWQ	56-40-310	\$15,000	\$281,000
Not Included In FY26 Budget (not in any preferential order)				
	500 S Storm Drain Repair	CIP	\$500,000	
	Elements Features for Storm Water (Additional to 56-40-310)	One time	\$10,000	
	Spill Response Trailer	CIP	\$15,000	
#	STORMWATER IMPACT FEE FUND GL 57	TYPE	COST	Subtotal
1	Imp Fee Facilities Plan & Analysis (IFFP, IFA) Studies	57-40-310	\$10,500	\$10,500
#	Fleet Fund 61	TYPE	COST	Subtotal
1	Leasable Equipment- Public Works Backhoe, Skid Steer	61-70-xxx	\$132,500	\$132,500
2	Bobtail Replacement	61-70-171	\$300,000	\$432,500
3	Paint Trailer- Streets	61-70-171	\$6,000	\$438,500
4	Vac Trailer- Water	61-70-510	\$130,000	\$568,500
5	Pickup Truck- Storm Water	61-70-560	\$60,000	\$628,500
6	7 Police Vehicles	61-70-160	630,000	\$1,068,500

FY27 CAPITAL PROJECT AND LINE ITEM PROPOSALS				
LINE ITEM INCREASES (ONGOING EXPENSE)				
Priority	WATER ENTERPRISE FUND GL 51	GL	COST	Subtotal
1	Meters & Small Tools- Increase over PY's expenditures	51-40-741	\$17,000	\$17,000
2	Chlorinator yearly Service	51-40-620	\$3,800	\$20,800
3	Road Repairs from Emergency Waterline repair (ACT#?)	New GL	\$15,000	\$35,800
4	Sinking Fund for future Meter Replacements	?	\$100,000	\$135,800
Not Included In FY26 Budget				
	Road Repairs from Emergency Waterline repair (ACT#?)	51-40-250	\$20,000	



View ▾ Data Entry ▾ Reports ▾ Forms ▾ Administration ▾

Tax Year **2026** ▾ County **06_DAVIS** ▾ Entity **3150_WOODS CROSS CITY** ▾ Accounting Cycle: Fiscal Year

Aria-Label

Preliminary Data

Data Entry (Auditor)	Auditor's Certified Rate Approved	Data Entry (Entity)	Proposed Rates Entity Approved	Proposed Rates County Approved	Proposed Rates USTC Approved *OK to Print*	Final Tax Rates USTC Approved	Rates Finalized
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Tax Rate

Edit controls

Tax Rate Summary (693) CTY

Final Rates

Proposed Tax Rate Value: \$ 119,098,718
 Budgeted Revenue / Proposed Tax Rate Value = Proposed Tax Rate

Summary

(1) Budget Code	(2) Budget Name	(3) Election Date	(4) Voted Rate Limit	(5) Utah Annotated Code	(6) Maximum By Law	(7) Calculated Certified Tax Rate	(8) Auditor's Certified Tax Rate	(9) Auditor's Certified Rate Revenue	(10) Proposed Tax Rate	(11) Budgeted Revenue	(12) Final Tax Rate	(13) Final Budgeted Revenue
10	General Operations			§10-6-133	.007			2,135,797				
Total Tax Rate								2,135,797	0.000000		0.000000	

NOTES:

Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: May 29, 2026

Re: Woods Cross Budget Officer Giving Notice of Proposed Tax Increase



In accordance with Utah State Code 59-2-919 (4)(a), this memo and associated discussion during this city council meeting is to give notice that as the Budget Officer, I will state in the meeting that the FY27 Budget includes a proposed rate tax increase.

During other agenda item at this meeting, I will state that proposed property tax increase is in the amount of \$994,249.00 additional dollars than the preliminary Auditor's Certified Rate Revenue of \$2,140,630. This tax rate revenue increase would be appropriated to the bond payments for the City Hall/Community Center/Hogan Park project.

Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: May 29, 2026

Re: Agenda Item 5c - Presenting FY27 Property Tax Impact Schedule



In accordance with Utah State Code 59-2-919 (4) and 59-2-924, as the Budget Officer, I am required to include the Property Tax Impact Schedule as a separate agenda item and have paper copies available to the public.

In summary, this schedule identifies the City's intent to propose a property tax increase to the citizens of Woods Cross to generate an additional \$994,249 in revenue to go towards the anticipated bond payments for City Hall/Hogan Park project. Additional information on this proposed property tax increase will be presented later in this meeting.

Woods Cross City

Fiscal Year 2026-2027 Proposed Property Tax Impact Schedule

7-May-26

Woods Cross City will consider an increase to its property tax rate from .001392 to .002079 (estimated) to generate an additional \$994,249 in revenue. If the property tax rate is increased, this revenue would be used to pay a portion of the bond payments towards the City Hall/Hogan Park project. 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 property tax increase is adopted.

Woods Cross City's Current Property Tax Rate (based on 2025 Tax Year, will be updated as soon as available)	0.001392	
Woods Cross City's Current Property Tax Revenue (based on Utah State Tax Commission information dated 4/30/2026)	\$2,140,630	
Proposed Total Property Tax Revenue with Tax Change	\$3,134,879	
New Property Tax Revenue to Woods Cross City	\$994,249	
Estimated Approximate Percentage Increase in Tax Revenue	46.45%	
	Monthly	Annual
Estimated Increase to a Primary Residence of \$513,000 (based on 2025 Tax Year Average Value)	\$15.20	\$182.42
Estimated Increase to a Business Valued at \$969,000 (based on 2025 Tax Year Average Value)	\$26.91	\$626.49

Departments Affected by Tax Increase:

The City did not receive a property tax increase in FY 2026. The proposed FY 2027 budget does not include a targeted revenue increase to address prior-year funding needs and support ongoing operations.

	BUDGET WITHOUT TAX INCREASE	PROPOSED BUDGET	BUDGET CHANGE
GENERAL GOVERNMENT			
TOTAL GENERAL GOVERNMENT	\$1,890,908	\$1,890,908	\$0
Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.			
PUBLIC SAFETY			
TOTAL PUBLIC SAFETY	\$4,522,159	\$4,522,159	\$0
Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.			
COMMUNITY DEVELOPMENT			
TOTAL COMMUNITY DEVELOPMENT	\$437,014	\$437,014	\$0
Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.			
STREETS AND PUBLIC WORKS			
TOTAL STREETS AND PUBLIC WORKS	\$481,461	\$481,461	\$0
Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.			
PARKS, RECREATION, AND CULTURE			
TOTAL PARKS, RECREATION, AND CULTURE	\$874,735	\$874,735	\$0
Impact of Tax Increase - Not Applicable. No Property Tax Increase Proposed.			
TRANSFERS AND DEBT SERVICES			
DEBT SERVICE- PW FACILITIES 2017 BOND	\$203,538	\$203,538	\$0
TRANSFERS- INTERFUND, OTHER	\$655,228	\$655,228	\$0
TRANSFERS TO DEBT SERVICES- NEW CITY HALL (PROPOSED 2027 BOND)	\$0	\$994,249	\$994,249
TOTAL TRANSFER TO DEBT SERVICES	\$858,766	\$1,853,015	\$994,249
Impact of Tax Increase - Absent the proposed revenue increase, General Fund transfers supporting proposed debt service obligations for the Woods Cross City Hall and adjacent Hogan Park would not be funded. City Hall is 50-plus years old, undersized, and subject to seismic and subsidence hazards.			
Total Budget Impact	\$9,065,043	\$10,059,292	\$994,249

Action Items

Memo



To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: May 29, 2026

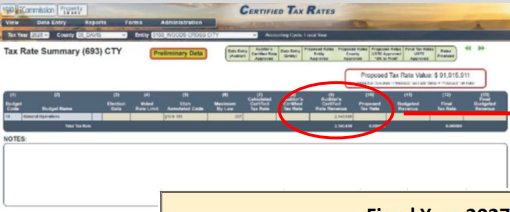
Re: Agenda Item 6a - Consideration to Adopt a Resolution Approving the FY27 Tentative Budget for All City Funds and Related Matters

In accordance with Utah State Code 59-2-919 (4) and Utah Code 52-4, this attached resolution is to affirm that during the meeting, Bryce K Haderlie, the Woods Cross Budget Officer made the following statements.

1. That Woods Cross City is considering a tax rate that exceeds the certified tax rate.
2. The approximate dollar amount and purpose of the ad valorem tax revenue increase.
3. The approximate percentage increase in ad valorem tax revenue that is based on the tax rate increase.
4. That the entity 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.

The information associated with these statement is as follows:

That Woods Cross City is considering a tax rate that exceeds the certified tax rate.



(7) Calculated Certified Tax Rate	(8) Auditor's Certified Tax Rate	(9) Auditor's Certified Rate Revenue	(10) Proposed Tax Rate
		2,140,630	
		2,140,630	0.000000

Fiscal Year 2027 Property Tax Revenue Options										
Rate Description	Type of Property	Tax Year	Average Value	Taxable Value	Tax Rate	Amount of Tax Paid On Average Value	City Property Tax Collected	Difference From '25 CTR Revenue	% Increase	To Cover These Expense
2025 TNT Approved	Residential	2025	\$513,000	\$282,150	0.001392	\$393	\$2,098,967	N/A	0.00%	This is the 2025 Certified Tax Rate and Revenue Per the State Tax Commission.
	Commercial		\$969,000	\$969,000	\$1,507,878.377	\$1,349				
2026 Certified Tax Rate (CTR)	Residential	2026	\$513,000	\$282,150	0.001392	\$392.75	\$2,140,630	N/A	0.00%	Preliminary revenue set by State Tax Commission. This is the 2025 CTR of \$2,098,967 revenue plus \$41,663 in new growth revenue.
	Commercial			\$969,000	\$969,000	\$1,507,878.377	\$1,348.85			
Preliminary CTR To Collect \$992,000 to Cover 2027 Building Bonds	Residential	2026	\$513,000	\$282,150	0.002079	\$586.59	\$3,134,879	\$994,249	46.45%	This rate will collect the certified tax rate plus an additional \$992,000 in new tax revenue for an anticipated \$25 million dollar building bonds with a 25 year pay-off. SFD-\$193.84 annual increase, and
	Commercial			\$969,000	\$969,000	\$1,507,878.377				

The approximate dollar amount and purpose of the ad valorem tax revenue increase.

Fiscal Year 2027 Property Tax Revenue Options											
Rate Description	Type of Property	Tax Year	Average Value	Taxable Value	Tax Rate		Amount of Tax Paid On Average Value	City Property Tax Collected	Difference From '25 CTR Revenue	% Increase	To Cover These Expense
					Proposed Tax Rate Value						
2025 TNT Approved	Residential	2025	\$513,000	\$282,150	0.001392		\$393	\$2,098,967	N/A	0.00%	This is the 2025 Certified Tax Rate and Revenue Per the State Tax Commission
	Commercial		\$969,000	\$969,000	\$1,507,878.377	\$1,349					
2026 Certified Tax Rate (CTR)	Residential	2026	\$513,000	\$282,150	0.001392		\$392.75	\$2,140,630	N/A	0.00%	Preliminary revenue set by State Tax Commission. This is the 2025 CTR of \$2,098,950 revenue plus \$41,680 in new growth revenue.
	Commercial		\$969,000	\$969,000	\$1,507,878.377	\$1,348.85					
Preliminary CTR To Collect \$992,000 to Cover 2027 Building Bonds	Residential	2026	\$513,000	\$282,150	0.002079		\$586.59	\$3,134,879	\$994,249	46.45%	This rate will collect the certified tax rate plus an additional \$992,000 in new tax revenue for an anticipated \$25 million dollar building bonds with a 25 year pay-off. SFD-\$193.84 annual increase, and
	Commercial		\$969,000	\$969,000	\$1,507,878.377	\$2,014.55					

The approximate percentage increase in ad valorem tax revenue that is based on the tax rate increase.

Fiscal Year 2027 Property Tax Revenue Options											
Rate Description	Type of Property	Tax Year	Average Value	Taxable Value	Tax Rate		Amount of Tax Paid On Average Value	City Property Tax Collected	Difference From '25 CTR Revenue	% Increase	To Cover These Expense
					Proposed Tax Rate Value						
2025 TNT Approved	Residential	2025	\$513,000	\$282,150	0.001392		\$393	\$2,098,967	N/A	0.00%	This is the 2025 Certified Tax Rate and Revenue Per the State Tax Commission
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	Commercial		\$969,000	\$969,000	\$1,507,878.377	\$1,348.85					
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	Commercial		\$969,000	\$969,000	\$1,507,878.377	\$2,014.55					

The number circled in red are 2025 numbers because the County Auditor has not provided the Average Taxable Value for 2026

That the entity 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.

- Resolution 2026-969 was adopted on February 17, 2026 and established with the Davis County Auditor that the Woods Cross City Council will meet on Tuesday, August 4, 2026 at 7:30 p.m. to hold a public hearing on the proposed tax increase in accordance with Utah Code Annotated 59-2-919.
 - Other public hearings on the tentative budget may be held June 2, 2026 and other dates prior to August 4th, 2026 and will be noticed to the public in accordance with Utah State Code.
-

Also, In accordance with Utah Code Sections 10-6-111, 59-2-919 and 59-2-924, this attached resolution will adopt the following by resolution:

1. That the Fiscal Year 2026-27 Tentative Budget is accepted and adopted, subject to further review and consideration by the Council.
2. That the City has given notice that it intends to raise property taxes as stated in the tentative budget, following the requirements of Utah Code Sections 10-6-11, 59-2, and 52-4.
3. That the City is ordered to post necessary publications of notices as required by law.
4. That a copy of the FY27 Tentative Budget, with the proposed tax increase, and all other documents related to the Tentative Budget and proposed tax increase are available for public inspection in the Office of the City Recorder and on the City Website for at least 10 days prior to the adoption of this resolution, the adoption of the interim budget, and adoption of the Final Budget.
5. That the Budget Officer has made a copy of the Property Tax Impact Schedule available for public inspection in the Office of the City Recorder and on the City Website as a separate document from the Budget documents for at least 10 days prior to the adoption of this resolution, the adoption of the interim budget, and adoption of the Final Budget.
6. That a series of public hearings related to the FY26 & FY27 budgets and compensation of elected and statutory officers will be held on Friday, June 12, 2026 at 6:30 p.m. in the City Council Meeting, at the Woods Cross City Hall, located at 1555 South 800 West in Woods Cross, UT 84087.
7. That the Budget Officer is ordered to file all public notices as required by law.
8. That the Mayor Pro Tem is authorized to sign this resolution and that it becomes effective immediately upon adoption.

RESOLUTION 2026-995

A RESOLUTION APPROVING THE FISCAL YEAR 2026-27 TENTATIVE BUDGET FOR ALL CITY FUNDS AND RELATED MATTERS

WHEREAS, Woods Cross City, Utah (the “City”) is required to comply with the Truth in Taxation and municipal budgeting requirements set forth in Utah law, including Utah Code Sections 59-2-919 and 10-6-111; and

WHEREAS, pursuant to Utah Code Section 10-6-111 and Utah Code Section 59-2-919(4)(a)(i), the City’s Budget Officer presented to the City Council and public the Fiscal Year 2026–27 (FY27) tentative budget at the City Council’s public meeting held May 5, 2026, and June 2, 2026; and

WHEREAS, the Council has ordered that proper notice be given to hold a public hearing on June 2, 2026, City Council meeting (“Meeting”); and

WHEREAS, the Council adopted the Tentative Budget on May 5, 2026, and has considered the comments made at the public hearing held at this Meeting; and

WHEREAS, the Council acknowledges that the Budget Officer made the statement required by Utah Code §59-2-919(4)(b) regarding the proposed tax rate increase and the anticipated additional ad valorem tax revenue; and

WHEREAS, at this Meeting, the Budget Officer stated that the City is considering a property tax rate that exceeds the certified tax rate, identified the approximate amount and purpose of the additional ad valorem tax revenue, stated the approximate percentage increase in ad valorem tax revenue, and informed the public of the future public hearing process required by law; and

WHEREAS, at this Meeting, the Budget Officer presented to the City Council and public, as a separate item on the agenda, a property tax impact schedule separate from other budget documents, as defined in Utah Code Section 59-2-924; and

WHEREAS, the City Council desires to acknowledge the Budget Officer’s statements and presentations described above and to direct that the FY27 budget documents and property tax impact schedule remain available for public inspection at the office of the City Recorder, on the city website, and be included as a separate agenda item at each public hearing held prior to the adoption of the FY27 General Fund budget; and

WHEREAS, the Council desires to establish Friday, June 12, 2026, at 6:30 p.m. at the Woods Cross City Hall located at 1555 S 800 W in Woods Cross for a public hearing regarding and consideration of the FY27 Interim Budget; and

WHEREAS, the Council has notified the Davis County Auditor, the Utah State Tax Commission and will post required public notices, that on Tuesday, August 4, 2026, at 7:30 p.m., at the Woods Cross City Hall, located at 1555 S. 800 W., Woods Cross, UT, a public hearing will be held regarding the Fiscal Year 2026-27 Final Budget (“Final Budget”), associated property tax rate, and other related matters in accordance with applicable requirements in Utah Code Sections 10-6-111, 59-2-919 and 59-2-924.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Woods Cross City, Utah, as follows:

1. That the Fiscal Year 2026-27 Tentative Budget, adopted on May 5, 2026, is ratified, reaffirmed, and subject to further review and consideration by the Council.
2. That the City has given notice that it intends to raise property taxes as stated in the tentative budget, following the requirements of Utah Code Sections 10-6-111, 59-2-919, 59-2-924, and Title 52, Chapter 4.
3. That the City is ordered to post necessary publications of notices as required by law.
4. That a copy of the FY27 Tentative Budget, with the proposed tax increase, and all other documents related to the Tentative Budget, including all documents referenced in the Budget Officer's statement, and proposed tax increase be available for public inspection in the Office of the City Recorder and on the City Website for at least 10 days prior to the adoption of the Final Budget.
5. The Property Tax Impact Schedule shall remain available for public inspection as a separate document from all budget documents and shall be separately identified on the City's website and agenda materials as required by Utah Code §59-2-924, for at least 10 days prior to any public hearing on the proposed FY27 budget and the adoption of the Final Budget.
6. That a Truth in Taxation public hearing and final budget hearing will be held regarding the FY27 Interim Budget and related matters on Friday, June 12, 2026, at 6:30 p.m. during the City Council Meeting, at the Woods Cross City Hall, located at 1555 South 800 West, Woods Cross, UT 84087.
7. That the Budget Officer is ordered to file all public notices as required by law.
8. That the Mayor Pro Tem is authorized to sign this resolution and that it becomes effective immediately upon adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WOODS CROSS CITY, STATE OF UTAH, ON THIS 2nd DAY OF JUNE 2026.

**WOODS CROSS CITY
A MUNICIPAL CORPORATION**

ATTEST:

WALLACE LARRABEE, MAYOR PROTEM

ANNETTE HANSON, CITY RECORDER

Voting:

Julie Checketts	Yea _____	Nay _____	
Eric Jones	Yea _____	Nay _____	
Wallace Larrabee	Yea _____	Nay _____	
Jim Grover	Yea _____	Nay _____	
Rachel Peterson	Yea _____	Nay _____	
Ryan Westergard	Yea _____	Nay _____	[tie vote only]



Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: May 28, 2026

Re: Request For Traffic Control at Mt. View Blvd and 2260 S



Following the discussion with Mr. Tyler Parkin at the May 19th City Council meeting, staff has worked with JUB Traffic Engineer, Vijay Kornala, P.E. to provide a professional recommendation for traffic control. Attached is the report with justification that yield signs can be placed at this intersection on the north-south approaches.

We have forwarded the memo to our Code Enforcement Officer to evaluate the intersection for clear view triangle issues and enforce the code accordingly. Staff recommends council approval of the attached resolution authorizing the installation of the signs.

RESOLUTION 2026- 996

A RESOLUTION AUTHORIZING THE INSTALLATION OF YIELD SIGNS AT THE INTERSECTION OF MOUNTAIN VIEW BOULEVARD AND 2260 SOUTH

WHEREAS, Woods Cross City (the “City”) is responsible for maintaining safe and efficient traffic control within the City; and

WHEREAS, during the May 19, 2026 City Council meeting, concerns were raised regarding traffic operations and visibility at the intersection of Mountain View Boulevard and 2260 South; and

WHEREAS, J-U-B Traffic Engineer Vijay Kornala, P.E., evaluated the intersection and provided the attached recommendation regarding traffic control measures; and

WHEREAS, City staff has reviewed the recommendation and finds that installation of yield signs at the intersection is in the best interest of public safety and traffic operations.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Woods Cross City, Utah:

1. The public works staff is authorized to install the traffic control devices per the recommendations outlined in the attached memo.
2. The Woods Cross Code Enforcement Officer is ordered to evaluate the intersection for code violations and bring them into compliance.
3. The Mayor Pro Tem is authorized sign the resolution that shall become effective immediately upon its adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WOODS CROSS CITY, STATE OF UTAH, ON THIS 5th DAY OF MAY, 2026.

**WOODS CROSS CITY
A MUNICIPAL CORPORATION**

ATTEST:

WALLACE LARRABEE,
MAYOR PROTEM

ANNETTE HANSON, CITY RECORDER

Voting:

Julie Checketts	Yea ___	Nay ___
Eric Jones	Yea ___	Nay ___
Wallace Larrabee	Yea ___	Nay ___
Jim Grover	Yea ___	Nay ___
Rachel Peterson	Yea ___	Nay ___
Ryan Westergard	Yea ___	Nay ___



[tie vote only]



MEMORANDUM

DATE: May 26, 2026
TO: Bryce Haderlie, City Administrator; Sam Christiansen, Public Works Director
CC: Greg Seegmiller, PE (J-U-B);
FROM: Vijay Kornala, PE, PTOE (J-U-B)
SUBJECT: Mountain View Blvd. / 2260 South – Recommendations for Yield Signs

Woods Cross City requested that J-U-B make a recommendation for installing yield signs at the intersection of Mountain View Blvd. and 2260 South. This memo provides recommendations for yield signs based on MUTCD guidance. For reference, a memo titled Stop and Yield Sign Guidance dated August 16, 2023 was prepared for documenting standard guidance for City's use.

J-U-B reviewed the AM and PM peak hour volumes collected for the study intersection on September 18, 2024. The traffic volumes are provided as attachments to this memo.

The AM and PM peak hour traffic volumes during the AM and PM peak hours are low. The AM eastbound and westbound approach volumes at the intersection are very similar to the northbound and southbound approach volumes. The PM peak hour volumes on the eastbound and westbound volumes are slightly higher than the northbound and southbound volumes as shown below in Table 1.

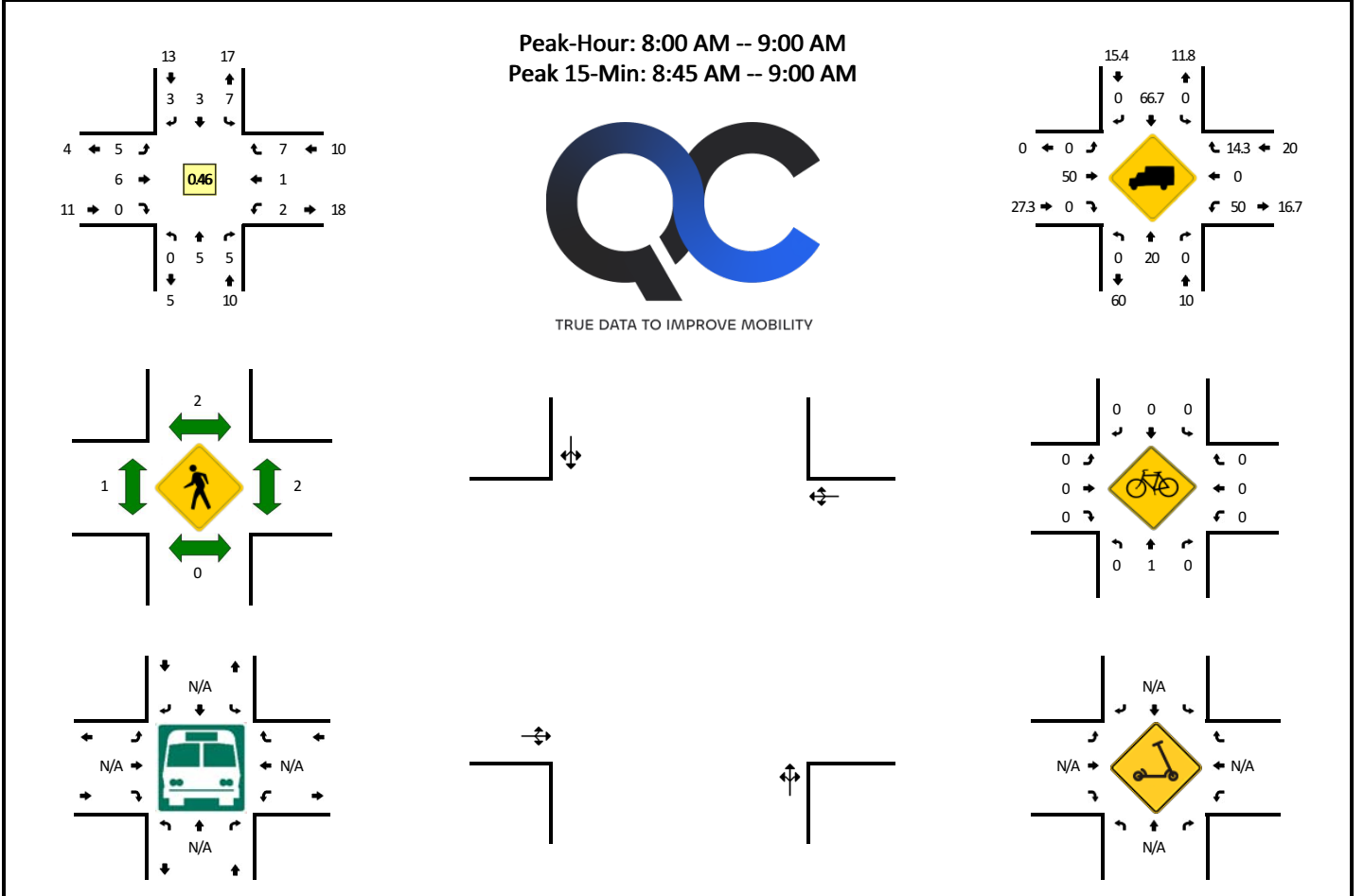
Table 1: AM and PM Traffic Counts (2 hours AM and 2 hours PM)

Time Period	Northbound (veh.)	Southbound (veh.)	Eastbound (veh.)	Westbound (veh.)
AM (7:00 – 9:00)	18	21	18	13
PM (4:00 – 6:00)	14	25	27	54

Similarly, the available intersection sight distances are insufficient in the current condition with fences blocking sight lines. Based on the available traffic volume data, it is recommended that the City install yield signs on the north-south approaches to the intersection. In addition, code enforcement for sight triangles on the intersection corner is also recommended.

LOCATION: Mountain View Blvd -- 2260 S
CITY/STATE: Woods Cross, UT

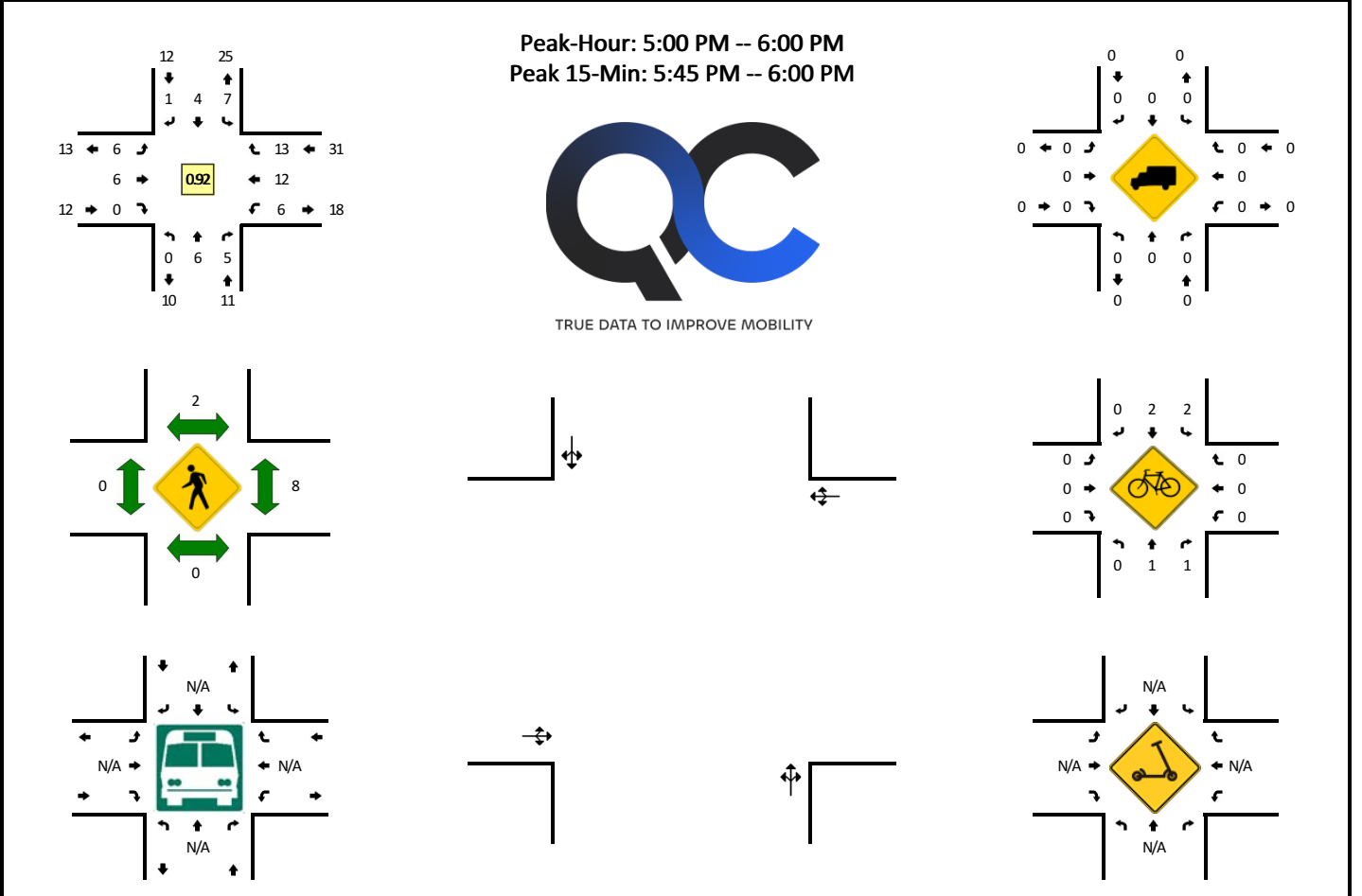
QC JOB #: 16760705
DATE: Wed, Sep 18 2024



15-Min Count Period Beginning At	Mountain View Blvd (Northbound)				Mountain View Blvd (Southbound)				2260 S (Eastbound)				2260 S (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	0	1	1	0	0	0	1	0	0	1	0	0	0	0	2	0	6	
7:15 AM	0	0	1	0	3	0	0	0	1	2	0	0	0	0	1	0	8	
7:30 AM	0	2	0	0	1	0	0	0	0	2	0	0	0	0	0	0	5	
7:45 AM	0	2	1	0	2	1	0	0	1	0	0	0	0	0	0	0	7	26
8:00 AM	0	0	1	0	2	0	0	0	0	1	0	0	0	0	0	0	4	24
8:15 AM	0	0	1	0	0	0	0	0	0	1	0	0	1	1	1	0	5	21
8:30 AM	0	3	2	0	0	0	1	0	3	1	0	0	0	0	1	0	11	27
8:45 AM	0	2	1	0	5	3	2	0	2	3	0	0	1	0	5	0	24	44
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	8	4	0	20	12	8	0	8	12	0	0	4	0	20	0	96	
Heavy Trucks	0	4	0		0	8	0		0	12	0		4	0	0		28	
Buses																		
Pedestrians		0				8				0				0			8	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		
<i>Comments:</i>	10 8				13 4 4				7 11				2 1 10					

LOCATION: Mountain View Blvd -- 2260 S
CITY/STATE: Woods Cross, UT

QC JOB #: 16760706
DATE: Wed, Sep 18 2024



15-Min Count Period Beginning At	Mountain View Blvd (Northbound)				Mountain View Blvd (Southbound)				2260 S (Eastbound)				2260 S (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	1	1	0	0	2	1	1	0	2	2	0	0	1	1	2	0	14	
4:15 PM	1	1	0	0	2	1	1	0	3	2	0	0	2	2	4	0	19	
4:30 PM	0	1	0	0	0	2	1	0	1	2	0	0	3	3	2	0	15	
4:45 PM	0	3	2	0	0	3	0	0	1	2	0	0	2	0	1	0	14	62
5:00 PM	0	0	3	0	2	1	0	0	3	1	0	0	2	3	2	0	17	65
5:15 PM	0	2	0	0	1	0	1	0	1	4	0	0	1	3	4	0	17	63
5:30 PM	0	2	0	0	2	1	0	0	1	1	0	0	2	3	2	0	14	62
5:45 PM	0	2	2	0	2	2	0	0	1	0	0	0	1	3	5	0	18	66
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	8	8	0	8	8	0	0	4	0	0	0	4	12	20	0	72	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																		
Pedestrians		0				4				0				0			4	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		
<i>Comments:</i>	2	12			11	10	4		13	14			14	18	22			

Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: May 29, 2026

Re: UDOT Right of Way Purchase of City Land at Approximately 600 W 1500 S



As part of the UDOT I-15 project, the city is being asked to sell a portion of land on the west side of the detention basin at approximately 600 W 1500 S (see diagrams in Exhibit A of the attached Real Estate Purchase Contract). We have asked that as part of the purchase, the sidewalk and lights be maintained or replaced from Wildcat Way to 1500 South along with other improvements (fence, landscape, etc.).

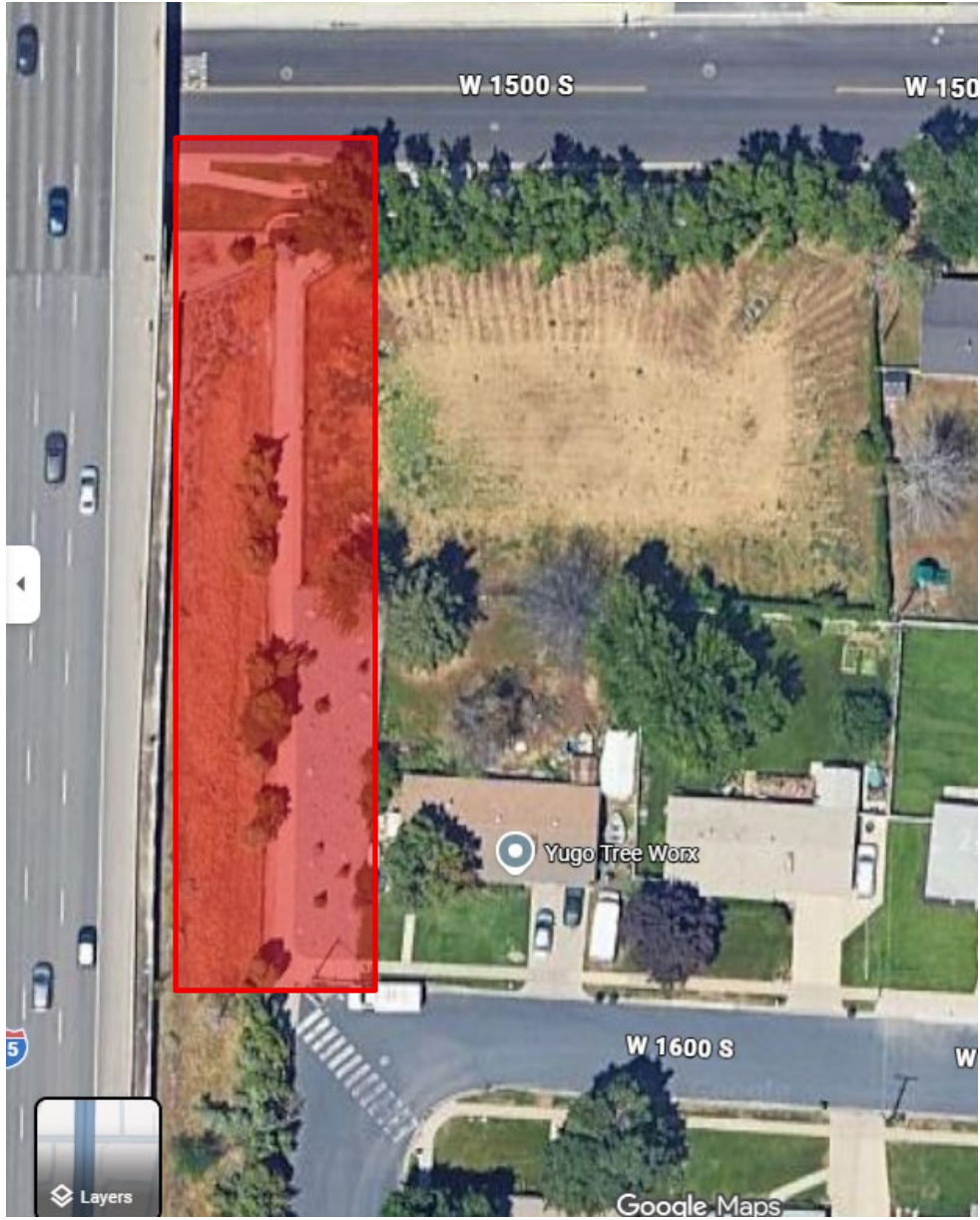
The appraisal and offer letter indicate that part of the offer price includes improvements. The price will likely go down if we can get UDOT to agree to replace those improvements, but I still believe that this would be better than us having to do it ourselves.

Staff spoke with Desiree Vargas, Right of Way Agent, the appraiser, and others about this property last fall. Desiree explained that UDOT needs this property for the project and will acquire it through a mutually agreeable transaction or condemnation. The appraisal, survey, quit claim deed, temporary easement, vicinity map and associated documents are attached.

Desiree's email said that UDOT is offering a \$3,000 incentive to complete the transaction in the next 30 days. Staff's recommendation is to accept the offer and incentive, subject to the approval of the City Attorney.



Vicinity Map



Subject Property In Red

RESOLUTION 2026-997

A RESOLUTION AUTHORIZING THE UDOT PURCHASE OF RIGHT OF WAY FROM WOODS CROSS CITY AT APPROXIMATELY 600 WEST 1500 SOUTH

WHEREAS, Woods Cross City owns property located at approximately 600 West 1500 South that is used as a stormwater detention basin; and

WHEREAS, the Utah Department of Transportation has offered to acquire a portion of the property and pay for a temporary construction easement to widen the right of way for the I-15 project for a purchase price of \$41,900 plus a \$3,000 incentive if the contract is signed within 30 days of May 27, 2026.

NOW THEREFORE, be it resolved by the Woods Cross City Council;

1. The City Council approves the attached purchase contract, and purchase offer, subject to the City Attorney’s approval.
2. The final purchase price can be adjusted to facilitate replacement of city improvements by UDOT as part of the negotiation, if the final purchase price reflects the fair-market value of the property.
3. The Mayor is authorized to sign this resolution, purchase contract, quit claim deed, and associated documents which becomes effective immediately upon adoption.

PASSED AND ADOPTED BY THE CITY COUNCIL OF WOODS CROSS CITY, STATE OF UTAH, ON THIS 2nd DAY OF June 2026.

WOODS CROSS CITY

ATTEST

Wallace Larrabee, Mayor Protem

Annette Hanson, City Recorder

COUNCIL VOTING:

Julie Checketts	Yea _____	Nay _____	
Eric Jones	Yea _____	Nay _____	
Wallace Larrabee	Yea _____	Nay _____	
Jim Grover	Yea _____	Nay _____	
Gary Sharp	Yea _____	Nay _____	
Ryan Westergard	Yea _____	Nay _____	[tie vote only]





State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Commissioner

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

BENJAMIN G. HUOT, P.E.
Deputy Director of Planning and Investment

May 27, 2026

Woods Cross City
1555 South 800 West
Woods Cross, UT 84087

Dear Woods Cross City:

The Utah Department of Transportation (UDOT) has prepared an offer to purchase your property, which is located at Approx. 600 West 1500 South, Woods Cross, UT 84087 and has assigned parcel number(s) 1830, 1830:E to help identify your property during this process. The property has been valued using standard valuation methods. Based on those methods, UDOT hereby makes an offer to purchase your property for \$41,900.00.

Although this letter is provided as part of an attempt to negotiate with you for the sale of your property or an interest in your property without using the power of eminent domain, UDOT may use that power if it is not able to acquire the property by negotiation. Because of that potential, the person negotiating on behalf of UDOT is required to provide the following disclosures to you:

- * You are entitled to receive just compensation for your property.
- * You are entitled to an opportunity to negotiate with UDOT over the amount of just compensation before any legal action will be filed.
- * You are entitled to an explanation of how the compensation offered for your property was calculated.
- * If an appraiser is asked to value your property, you are entitled to accompany the appraiser during an inspection of the property.
- * You are entitled to discuss this case with the attorneys at the Office of the Property Rights Ombudsman. The office may be reached at 801-530-6391, or at Heber M. Wells Building, 160 East 300 South, Salt Lake City, UT 84111.
 - * The Office of the Property Rights Ombudsman is a neutral state office staffed by attorneys experienced in eminent domain. Their purpose is to assist citizens in understanding and protecting their property rights. You are entitled to ask questions and request an explanation of your legal options.
- * If you have a dispute with UDOT over the amount of just compensation due to you, you are entitled to request free mediation or arbitration of the dispute from the Office of the Property Rights Ombudsman. As part of mediation or arbitration, you are entitled to request a free independent valuation of the property.
- * Oral representations or promises made during the negotiation process are not binding upon the entity seeking to acquire the property by eminent domain.



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Commissioner

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

BENJAMIN G. HUOT, P.E.
Deputy Director of Planning and Investment

I will be pleased to visit with you or your representative to discuss this offer and to answer any questions you might have about the acquisition process. Please review all the enclosed documents:

- * Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
- * Offer to Purchase
- * Statement of Just Compensation
- * Right of Way Contract
- * Deed(s) and/or Easement(s)
- * Map and legal description

I will be calling you to discuss the enclosed documents and to answer any questions you may have regarding this UDOT Project. If you don't hear from me in the next couple of days it might mean that I have been unable to locate a good telephone number for you. As that may be the case, please give me a call and leave your contact phone number and best time for me to contact you. My contact information is on my business card and also printed below. For your records, please make yourself a copy of the documents you are signing before sending them back.

If you are in agreement with our offer, please sign and initial the contract, offer to purchase, all deed(s) and/or easement(s). All deed(s) and/or easement(s) must be signed and notarized. Once all of the required documents have been signed and approved by UDOT, closing documents will be prepared. Please note the signed documents must be approved by the UDOT Director of Right of Way before there will be a final enforceable contract. Upon receipt of the signed documents, a check will be issued payable to you after all applicable liens have been paid. This payment along with a copy of the fully executed contract will be returned to you in approximately six weeks. If you have any questions about the closing or acquisition process, please contact me at your earliest convenience.

On behalf of UDOT, I look forward to working with you.

Sincerely,

Desiree Vargas

Desiree Vargas (Consultant/Realtor)
801-330-9729
Acquisition Agent / Right of Way Division
Utah Department of Transportation



**Utah Department of Transportation
Right of Way Division
Statement of Just Compensation**

Project No: S-R199(343) Parcel No.(s): 1830, 1830:E
 Pin No: 19854 Job/Proj No: 74107 Project Location: I-15 Reconstruction; Farmington to Salt Lake City
 County of Property: DAVIS Tax ID / Sidwell No: 06-051-0096
 Property Address: Approx. 600 West 1500 South, WOODS CROSS, UT 84087
 Owner's Address: 1555 South 800 West, Woods Cross, UT 84087
 Owner's Home Phone: Owner's Work Phone: 80-167-7100
 Owner / Grantor (s): Woods Cross City, a municipal corporation
 Grantee: Utah Department of Transportation (UDOT)/The Department

The following information is the basis for the amount estimated by Utah Department of Transportation to be just compensation.

Parcel No.	Type of Interest Acquired	Size Units	Price Per Unit	Property % Use	County
1830	Land	713 SQFT	\$14	100 Government	DAVIS
1830:E	Land	2311 SQFT	\$14	8 Government	DAVIS

VALUE OF THE TAKING			Factor	Value
1830	----->	713 SQFT	100 x 1 =	\$9,982.00
1830:E	----->	2311 SQFT	8 x 2.913 =	\$7,541.00

IMPROVEMENTS

1830 Cost-to-Cure:Replacement \$13,020.00

OTHER COSTS

1830 Rounding \$87.00

1830 Improvements \$11,270.00

NET AMOUNT: \$41,900.00

Utah Department of Transportation declares that this offer is the amount that has been established by UDOT as just compensation and is in accordance with applicable State laws and requirements. Just compensation is defined as the fair market value of the property taken, plus damages, if any, to the remaining property, less any benefit which may accrue to said property by reason of the construction of the highway.

DATE: 5/27/26

Desiree Vargas

 Desiree Vargas (Consultant/Realtor) / Acquisition Agent

OFFER TO PURCHASE RIGHT OF WAY

Pin: 19854 **Project No:** S-R199(343)
Owner Name: Woods Cross City, a municipal corporation
Property Address: Approx. 600 West 1500 South, WOODS CROSS, UT 84087
Parcel No: 1830, 1830:E
Authority No: 74107 **Tax Id:** 06-051-0096
Project Location: I-15 Reconstruction; Farmington to Salt Lake City

The Utah Department of Transportation hereby makes you an offer of \$41,900.00 as Just Compensation for your property and/or easement(s) on your property.

This is the approved value for the parcel of land described in the Project shown above.

Utah Department of Transportation declares that this offer has been established by the Department as Just Compensation and is in accordance with applicable State laws and requirements. Just Compensation is defined as the fair market value of the property acquired. This amount is based on the land, improvements, and any fixtures considered to be real property.

The public use for which the property or property right is being acquired herein, may include but is not limited to the following possible uses: the construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, and other related transportation uses.

This letter is not a contract to purchase your property. It is merely an offer to purchase the property and/or purchase easement(s) on your property for \$41,900.00. Along with this Offer attached are the Statement of Just Compensation and the Agency's Brochure. Your signature is for the purpose of verifying that you have actually received these items. Signing this document does not prejudice your right to have the final amount determined through Condemnation proceedings in the event you do not accept this Offer. Information regarding your rights is explained in the agency's brochure.

Information about the acquiring process and procedures is included in the Agency's Brochure, which has been given to you. Other information regarding your rights as a property owner was also given to you with this offer. If you have questions regarding this offer or information given to you, please contact me, Desiree Vargas (Consultant/Realtor). I can be reached at 801-330-9729.

Receipt: Please sign below to indicate you have received the following documents:

- Ombudsman's Acquisition Brochure - Your Guide to Just Compensation
- Offer to Purchase & Offer Letter
- Statement of Just Compensation
- Right of Way Contract
- Deed(s) and/or Easement(s)
- Map and legal description

Date: _____ By: _____
Signature of Grantor/Owner

Date: _____ By: _____
Signature of Grantor/Owner

Date: 5/27/26 By: *Desiree Vargas*
Desiree Vargas (Consultant/Realtor) / Acquisition Agent



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: S-R199(343) Parcel No.(s): 1830, 1830:E
 Pin No: 19854 Job/Proj No: 74107 Project Location: I-15 Reconstruction; Farmington to Salt Lake City
 County of Property: DAVIS Tax ID(s) / Sidwell No: 06-051-0096
 Property Address: Approx. 600 West 1500 South, WOODS CROSS, UT 84087
 Owner's Address: 1555 South 800 West, Woods Cross, UT 84087
 Primary Phone: 80-167-7100 Owner's Home Phone: Owner's Work Phone: 80-167-7100
 Owner / Grantor (s): Woods Cross City, a municipal corporation

IN CONSIDERATION of the mutual promises herein and subject to approval of the UDOT Director of Right of Way, Woods Cross City, a municipal corporation ("Owner") agrees to sell to the Utah Department of Transportation ("UDOT") the Subject Property described below for Transportation Purposes,¹ and UDOT and Owner agree as follows:

1. SUBJECT PROPERTY. The Subject Property referred to in this Contract is identified as parcel numbers 1830, 1830:E, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. UDOT shall pay and Owner accepts \$41,900 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): **The owner is compensated for cost-to-cure items to restore impacted improvements after construction, including: 6' chain-link security fencing (120 LF) \$7,020; drip lines/irrigation/sprinkler \$2,500; temporary sprinkling \$1,500; and rock landscaping/misc. \$2,000, included in the total compensaton.**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. "Settlement" shall mean that Owner and UDOT have signed and delivered to each other or to the escrow/closing office all documents required by this Contract or by the escrow/closing office, and that all monies required to be paid by Owner or UDOT under this Contract have been delivered to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. "Closing" shall mean that: (a) Settlement has been completed; (b) the amounts owing to Owner for the sale of the Subject Property have been paid to Owner, and (c) the applicable closing documents have been recorded in the office of the county recorder ("Recording"). Settlement and Closing shall be completed at the earliest time convenient to the parties and the closing office.

3.3 Possession. Upon signing of this Contract by Owner and the UDOT Director of Right of Way, Owner grants UDOT, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of utilities or other work as required in furtherance of the above referenced project.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including but not limited to, homeowner's association dues, property taxes for the current year and rents shall be made as of the time of Settlement.

1. "Transportation Purposes" is defined as all current or future transportation uses authorized by law, including, without limitation, the widening, expansion, and/or construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio-fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, statutory relocations caused by the project, and other related transportation uses.



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: S-R199(343) Parcel No.(s): 1830, 1830:E
Pin No: 19854 Job/Proj No: 74107 Project Location: I-15 Reconstruction; Farmington to Salt Lake City
County of Property: DAVIS Tax ID(s) / Sidwell No: 06-051-0096
Property Address: Approx. 600 West 1500 South, WOODS CROSS, UT 84087
Owner's Address: 1555 South 800 West, Woods Cross, UT 84087
Primary Phone: 80-167-7100 Owner's Home Phone: Owner's Work Phone: 80-167-7100
Owner / Grantor (s): Woods Cross City, a municipal corporation

4.2 Fees/Costs.

(a) **Escrow Fees.** UDOT agrees to pay the fees charged by the escrow/closing office for its services in the settlement/closing process.

(b) **Title Insurance.** If UDOT elects to purchase title insurance, it will pay the cost thereof.

5. TITLE TO PROPERTY. Owner represents and warrants that Owner has fee title to the Subject Property. Owner shall indemnify and hold UDOT harmless from all claims, demands and actions from lien holders, lessees or third parties claiming an interest in the Subject Property or the amount paid hereunder. Owner will convey marketable title to the Subject Property to the Grantee shown on Exhibit A at Closing by deed(s) in the form shown on Exhibit A, except for easements which Owner will convey in the form also shown on Exhibit A. The provisions of this Section 5 shall survive Closing.

6. OWNER DISCLOSURES CONCERNING ENVIRONMENTAL HAZARDS. Owner represents and warrants that there are no claims and/or conditions known to Owner relating to environmental hazards, contamination or related problems affecting the Subject Property. Owner agrees to transfer the Subject Property free of all hazardous materials including paint, oil and chemicals. The provisions of this Section 6 shall survive Closing.

7. CONDITION OF SUBJECT PROPERTY AND CHANGES DURING TRANSACTION. Owner agrees to deliver the Subject Property to UDOT in substantially the same general condition as it was on the date that Owner signed this Contract.

8. AUTHORITY OF SIGNER(S). If Owner is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing this Contract on its behalf warrants his or her authority to do so and to bind the Owner.

9. COMPLETE CONTRACT. This Contract, together with any attached addendum and exhibits, (collectively referred to as the "Contract"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The Contract cannot be changed except by written agreement of the parties.

10. ELECTRONIC TRANSMISSION AND COUNTERPARTS. This Contract may be executed in counterparts. Signatures on any of the documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

11. ADDITIONAL TERMS (IF APPLICABLE):

The owner is compensated for the following improvements: large trees (\$1,600), medium-large evergreen trees (\$2,400), small evergreen trees (\$2,000), miscellaneous trees/west of path (\$3,000), rock landscaping (\$770), and miscellaneous landscaping (\$1,500), for total of 11,270 included in the total compensation.



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: S-R199(343) Parcel No.(s): 1830, 1830:E
 Pin No: 19854 Job/Proj No: 74107 Project Location: I-15 Reconstruction; Farmington to Salt Lake City
 County of Property: DAVIS Tax ID(s) / Sidwell No: 06-051-0096
 Property Address: Approx. 600 West 1500 South, WOODS CROSS, UT 84087
 Owner's Address: 1555 South 800 West, Woods Cross, UT 84087
 Primary Phone: 80-167-7100 Owner's Home Phone: Owner's Work Phone: 80-167-7100
 Owner / Grantor (s): Woods Cross City, a municipal corporation

**SIGNATURE PAGE TO
 UTAH DEPARTMENT OF TRANSPORTATION
 REAL ESTATE PURCHASE CONTRACT**

CONSULTANT DISCLOSURE. Owner acknowledges that Desiree Vargas, through WLC Consulting, LLC, is a consultant for the Acquiring Agency, and will receive compensation from the Acquiring Agency for providing Right of Way Acquisition services.

Authorized Signature(s):

100% Print Name: Woods Cross City Date

UTAH DEPARTMENT OF TRANSPORTATION

Ross Crowe Date
 UDOT Director of Right of Way

Grantor's Initials



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: S-R199(343) Parcel No.(s): 1830, 1830:E

Pin No: 19854 Job/Proj No: 74107 Project Location: I-15 Reconstruction; Farmington to Salt Lake City

County of Property: DAVIS Tax ID(s) / Sidwell No: 06-051-0096

Property Address: Approx. 600 West 1500 South, WOODS CROSS, UT 84087

Owner's Address: 1555 South 800 West, Woods Cross, UT 84087

Primary Phone: 80-167-7100

Owner's Home Phone:

Owner's Work Phone: 80-167-7100

Owner / Grantor (s): Woods Cross City, a municipal corporation

Exhibit A

(Attach conveyance documents)

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(CITY)

Davis County

Tax ID No. 06-051-0096

PIN No. 19854

Project No. S-R199(343)

Parcel No. R199:1830

Woods Cross City, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the SE1/4 SE1/4 of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing I-15, known as Project No. S-R199(343). The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing easterly highway right of way line of I-15 and the existing northerly right of way line of 1600 South, which point is 998.14 feet N.00°19'47"W along the range line and 1296.97 feet West from the Southeast corner of said Section 25; and running thence N.03°17'10"E. (Record N.03°23'30"E.) 223.80 feet along said existing easterly highway right of way line to a point 134.42 feet perpendicularly distant easterly from the I-15 right of way control line of said Project, opposite approximate Engineers Station 2199+34.17; thence S.01°19'21"W. 104.47 feet parallel with said right of way control line to a point opposite Engineers Station 2198+29.69; thence S.09°59'15"E. 20.40 feet to a point 138.42 feet perpendicularly distant easterly from said right of way control line, opposite Engineers Station 2198+09.69; thence S.01°19'21"W. 11.39 feet parallel with said right of way control line to a point opposite Engineers Station 2197+98.31; thence S.12°37'57"W. 45.47 feet to a point 129.50 feet perpendicularly distant easterly from said right of way control line, opposite Engineers Station 2197+53.72; thence S.01°19'21"W. 39.45 feet parallel with said right of way control line to a point of curvature of a curve to the left with a radius of

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Easement

(CITY)

Davis County

Tax ID No. 06-051-0096

PIN No. 19854

Project No. S-R199(343)

Parcel No. R199:1830:E

Woods Cross City, a municipal corporation of the State of Utah, Grantor, hereby GRANTS and CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in Davis County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property situate in the SE1/4 SE1/4 of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, to facilitate the construction of I-15, known as Project No. S-R199(343). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be nonexclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

Beginning at the intersection of the northerly boundary line of said entire tract being the existing southerly right of way line of 1500 South Street and the existing easterly highway right of way line of I-15, which point is 1247.79 feet N.00°19'47"W. along the range line and 1,281.20 feet West from the Southeast corner of said Section 25; and running thence N.89°54'40"E. (Record N.89°59'00"W.) 9.10 feet along the northerly boundary line of said entire tract to a point 144.42 feet perpendicularly distant easterly from the I-15 right of way control line of said Project, opposite approximate Engineers Station 2199+60.64; thence S.01°19'21"W. 183.32 feet parallel with said right of way control line to a point opposite Engineers Station 2197+77.32; thence S.12°37'57"W. 48.02 feet; thence S.01°19'21"W. 15.01 feet parallel with said right of way control line;

thence S.86°42'51"E. 16.91 feet to the easterly boundary line of said entire tract, at a point 151.90 feet perpendicularly distant easterly from said right of way control line, opposite approximate Engineers Station 2197+14.64; thence S.03°17'10"W. (Record S.03°23'30"W.) 5.00 feet along said easterly boundary line to the existing northerly right of way line of 1600 South Street; thence N.86°42'50"W. (Record N.86°36'30"W.) 18.38 feet along said existing northerly right of way line to the easterly highway right of way line of said Project, at a point of curvature of a curve to the right with a radius of 4.00 feet; thence along said easterly highway right of way line the following six (6) courses and distances: (1) northwesterly along said curve with an arc length of 6.15 feet, chord bears N.42°41'44"W. 5.56 feet; (2) thence N.01°19'21"E. 39.45 feet; (3) thence N.12°37'57"E. 45.47 feet; (4) thence N.01°19'21"E. 11.39 feet; (5) thence N.09°59'15"W. 20.40 feet; (6) thence N.01°19'21"E. 104.47 feet to said existing easterly highway right of way line of I-15; thence N.03°17'10"E. (Record N.03°23'30"E.) 26.26 feet along said existing easterly highway right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 2,311 square feet in area or 0.053 acre.

Note: Above bearings equal NAD83 Highway bearings.

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC.
1830	WOODS CROSS CITY	0.016	713		0.646	LEFT
1830:E	WOODS CROSS CITY	0.053	2,311		NONE	RIGHT
						TEMPORARY



PROJECT		I-15 RECONSTRUCTION; FARMINGTON TO SALT LAKE CITY		UTAH DEPARTMENT OF TRANSPORTATION		PROPERTY OWNER: WOODS CROSS CITY	PROPERTY ADDRESS: APPROX. 600 WEST 1500 SOUTH, WOODS CROSS	THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED IT IS ATTACHED TO ONLY. THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.
PROJECT NUMBER		S-R199(343)	PIN 19854					
PARTIAL SUMMARY NO.		49P		HORROCKS				
SHEET NO.		1830-EXHIBIT						

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
1830	WOODS CROSS CITY	0.016	713		0.646	NONE	0.630
1830:E	WOODS CROSS CITY	0.053	2,311			TEMPORARY	



THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED. IT IS ATTACHED TO ONLY THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

UTAH DEPARTMENT OF TRANSPORTATION	
PROPERTY OWNER:	WOODS CROSS CITY
PROPERTY ADDRESS:	APPROX. 600 WEST 1500 SOUTH, WOODS CROSS

PROJECT	I-15 RECONSTRUCTION; FARMINGTON TO SALT LAKE CITY	
PROJECT NUMBER	S-R199(343)	PIN 19854
HORROCKS		
49P		
PARTIAL SUMMARY NO.		
1830-EXHIBIT		
SHEET NO.		



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

BENJAMIN G. HUOT, P.E.
Deputy Director of Planning and Investment

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

Re: Incentive Payment

Project Location: I-15 Reconstruction; Farmington to Salt Lake City

Project No.: S-R199(343)

PIN No.: 19854 Parcel No.: 1830, 1830:E

Offer Date: 5/27/26

Dear Woods Cross City,

The Utah Department of Transportation (UDOT) has begun acquisition of properties required for the above captioned project. UDOT would like to begin construction on this project and in order to expedite and avoid construction delays, UDOT is offering an incentive for quick acquisition of properties required for the project.

Your property (or a portion of it) is required for this project. UDOT is offering property owners that sign and fully execute a Right of Way contract within 30 days (or less) from the offer date a \$3,000.00 incentive payment. If it proves impossible to sign a contract in this time frame, but the owner will grant UDOT a Right of Occupancy (referred to as a ROO) then 1/2 of the incentive amount will be paid, or \$1,500.00, if the ROO is signed within 30 days from the offer date.

The incentive payment is in addition to the original offer. If a signed transaction cannot be completed and executed within these time frames, no incentive payment will be made. Your acquisition agent will explain the details and respond to any questions you may have.

Sincerely,

Olga Crump

Right of Way Lead

Krissy Plett(Consultant) - Acq. Agent

801-633-1466

I, Woods Cross City, property owner of parcel 1830, 1830:E acknowledge that I am aware of this incentive offer and its limitations. I agree to consider this proposal. I understand that if I fail to act within the time frames specified that no incentive payment will be paid.

Signature

Signature

Date



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: S-R199(343) Parcel No.(s): 1830, 1830:E
 Pin No: 19854 Job/Proj No: 74107 Project Location: I-15 Reconstruction; Farmington to Salt Lake City
 County of Property: DAVIS Tax ID(s) / Sidwell No: 06-051-0096
 Property Address: Approx. 600 West 1500 South, WOODS CROSS, UT 84087
 Owner's Address: 1555 South 800 West, Woods Cross, UT 84087
 Primary Phone: 80-167-7100 Owner's Home Phone: Owner's Work Phone: 80-167-7100
 Owner / Grantor (s): Woods Cross City, a municipal corporation

IN CONSIDERATION of the mutual promises herein and subject to approval of the UDOT Director of Right of Way, Woods Cross City, a municipal corporation ("Owner") agrees to sell to the Utah Department of Transportation ("UDOT") the Subject Property described below for Transportation Purposes,¹ and UDOT and Owner agree as follows:

1. SUBJECT PROPERTY. The Subject Property referred to in this Contract is identified as parcel numbers 1830, 1830:E, more particularly described in Exhibit A, which is attached hereto and incorporated herein.

2. PURCHASE PRICE. UDOT shall pay and Owner accepts \$44,900 for the Subject Property including all improvements thereon and damages, if any, to remaining property. The foregoing amount includes compensation for the following cost to cure items, which are the responsibility of Owner to cure (if applicable): **The owner is compensated for cost-to-cure items to restore impacted improvements after construction, including: 6' chain-link security fencing (120 LF) \$7,020; drip lines/irrigation/sprinkler \$2,500; temporary sprinkling \$1,500; and rock landscaping/misc. \$2,000, included in the total compensaton.**

3. SETTLEMENT AND CLOSING.

3.1 Settlement. "Settlement" shall mean that Owner and UDOT have signed and delivered to each other or to the escrow/closing office all documents required by this Contract or by the escrow/closing office, and that all monies required to be paid by Owner or UDOT under this Contract have been delivered to the escrow/closing office, in the form of cash, wire transfer, cashier's check, or other form acceptable to the escrow/closing office.

3.2 Closing. "Closing" shall mean that: (a) Settlement has been completed; (b) the amounts owing to Owner for the sale of the Subject Property have been paid to Owner, and (c) the applicable closing documents have been recorded in the office of the county recorder ("Recording"). Settlement and Closing shall be completed at the earliest time convenient to the parties and the closing office.

3.3 Possession. Upon signing of this Contract by Owner and the UDOT Director of Right of Way, Owner grants UDOT, its employees and contractors, including utility service providers and their contractors, the right to immediately occupy the Subject Property and do whatever construction, relocation of utilities or other work as required in furtherance of the above referenced project.

4. PRORATIONS / ASSESSMENTS / OTHER PAYMENT OBLIGATIONS.

4.1 Prorations. All prorations, including but not limited to, homeowner's association dues, property taxes for the current year and rents shall be made as of the time of Settlement.

1. "Transportation Purposes" is defined as all current or future transportation uses authorized by law, including, without limitation, the widening, expansion, and/or construction and improvement of a highway, which may include interchanges, entry and exit ramps, frontage roads, bridges, overpasses, rest areas, buildings, signs and traffic control devices, placement of utilities, clear zones, maintenance facilities, detention or retention ponds, environmental mitigation, maintenance stations, material storage, bio-fuel production, slope protections, drainage appurtenance, noise abatement, landscaping, transit, statutory relocations caused by the project, and other related transportation uses.



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: S-R199(343) Parcel No.(s): 1830, 1830:E
 Pin No: 19854 Job/Proj No: 74107 Project Location: I-15 Reconstruction; Farmington to Salt Lake City
 County of Property: DAVIS Tax ID(s) / Sidwell No: 06-051-0096
 Property Address: Approx. 600 West 1500 South, WOODS CROSS, UT 84087
 Owner's Address: 1555 South 800 West, Woods Cross, UT 84087
 Primary Phone: 80-167-7100 Owner's Home Phone: Owner's Work Phone: 80-167-7100
 Owner / Grantor (s): Woods Cross City, a municipal corporation

4.2 Fees/Costs.

(a) **Escrow Fees.** UDOT agrees to pay the fees charged by the escrow/closing office for its services in the settlement/closing process.

(b) **Title Insurance.** If UDOT elects to purchase title insurance, it will pay the cost thereof.

5. TITLE TO PROPERTY. Owner represents and warrants that Owner has fee title to the Subject Property. Owner shall indemnify and hold UDOT harmless from all claims, demands and actions from lien holders, lessees or third parties claiming an interest in the Subject Property or the amount paid hereunder. Owner will convey marketable title to the Subject Property to the Grantee shown on Exhibit A at Closing by deed(s) in the form shown on Exhibit A, except for easements which Owner will convey in the form also shown on Exhibit A. The provisions of this Section 5 shall survive Closing.

6. OWNER DISCLOSURES CONCERNING ENVIRONMENTAL HAZARDS. Owner represents and warrants that there are no claims and/or conditions known to Owner relating to environmental hazards, contamination or related problems affecting the Subject Property. Owner agrees to transfer the Subject Property free of all hazardous materials including paint, oil and chemicals. The provisions of this Section 6 shall survive Closing.

7. CONDITION OF SUBJECT PROPERTY AND CHANGES DURING TRANSACTION. Owner agrees to deliver the Subject Property to UDOT in substantially the same general condition as it was on the date that Owner signed this Contract.

8. AUTHORITY OF SIGNER(S). If Owner is a corporation, partnership, trust, estate, limited liability company or other entity, the person signing this Contract on its behalf warrants his or her authority to do so and to bind the Owner.

9. COMPLETE CONTRACT. This Contract, together with any attached addendum and exhibits, (collectively referred to as the "Contract"), constitutes the entire contract between the parties and supersedes and replaces any and all prior negotiations, representations, warranties, understandings or contracts between the parties whether verbal or otherwise. The Contract cannot be changed except by written agreement of the parties.

10. ELECTRONIC TRANSMISSION AND COUNTERPARTS. This Contract may be executed in counterparts. Signatures on any of the documents, whether executed physically or by use of electronic signatures, shall be deemed original signatures and shall have the same legal effect as original signatures.

11. ADDITIONAL TERMS (IF APPLICABLE):

The owner is compensated for the following improvements: large trees (\$1,600), medium-large evergreen trees (\$2,400), small evergreen trees (\$2,000), miscellaneous trees/west of path (\$3,000), rock landscaping (\$770), and miscellaneous landscaping (\$1,500), for total of 11,270 included in the total compensation. In an effort to expedite the Project, the Department is offering an incentive payment for properties that must be purchased for this Project. As a result, the compensation for the acquisition of Parcel 1830 includes a \$3,000.00 incentive payment for fully executing a Right of Way Contract within 30 days (or less) from the offer date.



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: S-R199(343) Parcel No.(s): 1830, 1830:E
 Pin No: 19854 Job/Proj No: 74107 Project Location: I-15 Reconstruction; Farmington to Salt Lake City
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 Owner / Grantor (s): Woods Cross City, a municipal corporation

**SIGNATURE PAGE TO
 UTAH DEPARTMENT OF TRANSPORTATION
 REAL ESTATE PURCHASE CONTRACT**

CONSULTANT DISCLOSURE. Owner acknowledges that Desiree Vargas, through WLC Consulting, LLC, is a consultant for the Acquiring Agency, and will receive compensation from the Acquiring Agency for providing Right of Way Acquisition services.

Authorized Signature(s):

100% Print Name: Woods Cross City Date

UTAH DEPARTMENT OF TRANSPORTATION

Ross Crowe Date
 UDOT Director of Right of Way

Grantor's Initials



Utah Department of Transportation

REAL ESTATE PURCHASE CONTRACT

Project No: S-R199(343) Parcel No.(s): 1830, 1830:E

Pin No: 19854 Job/Proj No: 74107 Project Location: I-15 Reconstruction; Farmington to Salt Lake City

County of Property: DAVIS Tax ID(s) / Sidwell No: 06-051-0096

Property Address: Approx. 600 West 1500 South, WOODS CROSS, UT 84087

Owner's Address: 1555 South 800 West, Woods Cross, UT 84087

Primary Phone: 80-167-7100

Owner's Home Phone:

Owner's Work Phone: 80-167-7100

Owner / Grantor (s): Woods Cross City, a municipal corporation

Exhibit A

(Attach conveyance documents)

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(CITY)

Davis County

Tax ID No. 06-051-0096

PIN No. 19854

Project No. S-R199(343)

Parcel No. R199:1830

Woods Cross City, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the SE1/4 SE1/4 of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing I-15, known as Project No. S-R199(343). The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing easterly highway right of way line of I-15 and the existing northerly right of way line of 1600 South, which point is 998.14 feet N.00°19'47"W along the range line and 1296.97 feet West from the Southeast corner of said Section 25; and running thence N.03°17'10"E. (Record N.03°23'30"E.) 223.80 feet along said existing easterly highway right of way line to a point 134.42 feet perpendicularly distant easterly from the I-15 right of way control line of said Project, opposite approximate Engineers Station 2199+34.17; thence S.01°19'21"W. 104.47 feet parallel with said right of way control line to a point opposite Engineers Station 2198+29.69; thence S.09°59'15"E. 20.40 feet to a point 138.42 feet perpendicularly distant easterly from said right of way control line, opposite Engineers Station 2198+09.69; thence S.01°19'21"W. 11.39 feet parallel with said right of way control line to a point opposite Engineers Station 2197+98.31; thence S.12°37'57"W. 45.47 feet to a point 129.50 feet perpendicularly distant easterly from said right of way control line, opposite Engineers Station 2197+53.72; thence S.01°19'21"W. 39.45 feet parallel with said right of way control line to a point of curvature of a curve to the left with a radius of

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Easement

(CITY)

Davis County

Tax ID No. 06-051-0096

PIN No. 19854

Project No. S-R199(343)

Parcel No. R199:1830:E

Woods Cross City, a municipal corporation of the State of Utah, Grantor, hereby GRANTS and CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in Davis County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property situate in the SE1/4 SE1/4 of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, to facilitate the construction of I-15, known as Project No. S-R199(343). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be nonexclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

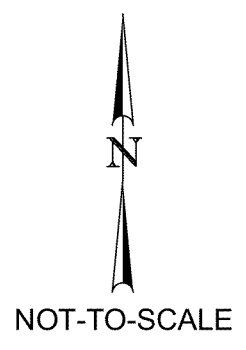
Beginning at the intersection of the northerly boundary line of said entire tract being the existing southerly right of way line of 1500 South Street and the existing easterly highway right of way line of I-15, which point is 1247.79 feet N.00°19'47"W. along the range line and 1,281.20 feet West from the Southeast corner of said Section 25; and running thence N.89°54'40"E. (Record N.89°59'00"W.) 9.10 feet along the northerly boundary line of said entire tract to a point 144.42 feet perpendicularly distant easterly from the I-15 right of way control line of said Project, opposite approximate Engineers Station 2199+60.64; thence S.01°19'21"W. 183.32 feet parallel with said right of way control line to a point opposite Engineers Station 2197+77.32; thence S.12°37'57"W. 48.02 feet; thence S.01°19'21"W. 15.01 feet parallel with said right of way control line;

thence S.86°42'51"E. 16.91 feet to the easterly boundary line of said entire tract, at a point 151.90 feet perpendicularly distant easterly from said right of way control line, opposite approximate Engineers Station 2197+14.64; thence S.03°17'10"W. (Record S.03°23'30"W.) 5.00 feet along said easterly boundary line to the existing northerly right of way line of 1600 South Street; thence N.86°42'50"W. (Record N.86°36'30"W.) 18.38 feet along said existing northerly right of way line to the easterly highway right of way line of said Project, at a point of curvature of a curve to the right with a radius of 4.00 feet; thence along said easterly highway right of way line the following six (6) courses and distances: (1) northwesterly along said curve with an arc length of 6.15 feet, chord bears N.42°41'44"W. 5.56 feet; (2) thence N.01°19'21"E. 39.45 feet; (3) thence N.12°37'57"E. 45.47 feet; (4) thence N.01°19'21"E. 11.39 feet; (5) thence N.09°59'15"W. 20.40 feet; (6) thence N.01°19'21"E. 104.47 feet to said existing easterly highway right of way line of I-15; thence N.03°17'10"E. (Record N.03°23'30"E.) 26.26 feet along said existing easterly highway right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 2,311 square feet in area or 0.053 acre.

Note: Above bearings equal NAD83 Highway bearings.

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
1830	WOODS CROSS CITY	0.016	713		0.646	NONE	0.630
1830:E	WOODS CROSS CITY	0.053	2,311			TEMPORARY	



THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED. IT IS ATTACHED TO ONLY THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

UTAH DEPARTMENT OF TRANSPORTATION	
PROPERTY OWNER:	WOODS CROSS CITY
PROPERTY ADDRESS: APPROX. 600 WEST 1500 SOUTH, WOODS CROSS	

PROJECT	I-15 RECONSTRUCTION; FARMINGTON TO SALT LAKE CITY
PROJECT NUMBER	S-R199(343)
PIN	19854
HORROCKS	
49P	
PARTIAL SUMMARY NO.	
1830-EXHIBIT	
SHEET NO.	

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
1830	WOODS CROSS CITY	0.016	713		0.646	NONE	0.630
1830:E	WOODS CROSS CITY	0.053	2,311			TEMPORARY	



THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED. IT IS ATTACHED TO ONLY THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

UTAH DEPARTMENT OF TRANSPORTATION	
PROPERTY OWNER:	WOODS CROSS CITY
PROPERTY ADDRESS:	APPROX. 600 WEST 1500 SOUTH, WOODS CROSS

PROJECT	I-15 RECONSTRUCTION; FARMINGTON TO SALT LAKE CITY	
PROJECT NUMBER	S-R199(343)	PIN 19854
HORROCKS		
49P		
PARTIAL SUMMARY NO.		
1830-EXHIBIT		
SHEET NO.		

Van Drimmelen & Associates, Inc.

REAL ESTATE APPRAISERS & CONSULTANTS

APPRAISAL OF
A PARTIAL FEE ACQUISITION AND A TEMPORARY EASEMENT

WITHIN PROPERTY OWNED BY
WOODS CROSS CITY, A MUNICIPAL CORPORATION
Contact: Bryce Haderlie (Ph: 801-597-5160 / Email: bhaderlie@woodscross.gov)



LOCATED AT
±600 WEST 1500 SOUTH,
WOODS CROSS, UTAH 84087

PROJECT IDENTIFICATION
PROJECT NO. S-R199(343)
PIN NO. 19854 / PROJECT PARCEL NO. R199:1830

PREPARED FOR
HORROCKS ENGINEERS, LLC
(Client & Intended User)

ON BEHALF OF
THE UTAH DEPARTMENT OF TRANSPORTATION
(Intended User)

PREPARED BY
ERIC VAN DRIMMELEN, MAI
CERTIFIED GENERAL APPRAISER
File No. 708ev1025

EFFECTIVE DATE OF VALUATION
MARCH 18, 2026

DATE OF THE REPORT
APRIL 27, 2026

Van Drimmelen & Associates, Inc.
REAL ESTATE APPRAISERS & CONSULTANTS

April 27, 2026

Project No. S-R199(343)
Pin No. 19854 / Parcel No. R199:1830

Client & Intended User:
Horrocks Engineers, LLC
Attn: Wendy Hansen
Broker – Right of Way Acquisition/Relocation Manager
4919 South 1500 West, Suite 300
Riverton, Utah 84405

Additional Intended User:
The Utah Department of Transportation

Re: An appraisal report of a partial fee acquisition and a temporary easement within property located at ±600 West 1500 South, Woods Cross, Utah. Project No.: S-R199(343); Project Pin No.: 19854; Parcel No.: R199:1830. Appraisal Report File #708ev1025.

Dear Ms. Hansen:

At the request of Horrocks Engineers, LLC, on behalf of the Utah Department of Transportation (UDOT), I have prepared the attached appraisal report on the above referenced property. The purpose of the appraisal is to provide an opinion of market value, as of the specified date of valuation, for the proposed acquisition of the property rights specified. The partial fee acquisition and temporary easement, described herein, are to be acquired by UDOT incident to the widening of existing I-15, known as Project No. S-R199(343).

As demonstrated within the attached appraisal report, I am of the opinion that the **Market Value – As Is** of the fee simple interest (as defined in the attached Report and subject to the definitions, certifications, assumptions, and limiting conditions set forth), of the partial fee acquisition and temporary easement, as of March 18, 2026, is:

FORTY-ONE THOUSAND NINE HUNDRED DOLLARS
(\$41,900)

The subject Larger Parcel comprises Davis County Parcel Number's 06-051-0096, 06-071-0004, 06-071-0041. The owner of record is Woods Cross City, a municipal corporation.

The subject property is improved as a detention basin for municipal purposes. It includes landscaping along a pathway that extends from 1500 South to 1600 South along the west side of the property. The pathway is improved with grass, sprinkler system, landscaping rocks, chain-link fencing and several trees. There are landscaped areas that are located slightly outside of the property along the pathway and down to 1500 South that will be impacted by the project. These landscaping items are city installed and are included in the total award as site improvements impacted.

The partial fee acquisition is identified as Project Parcel No. R199:1830 and is located along the west property line. According to the legal description provided for the partial fee acquisition, the total land area within the acquisition is 713 square feet, or 0.016 acre.

The temporary construction easement, identified as Project Parcel No. 1830:E, is located adjacent east of the acquisition and will be used during the construction phase of the property. Please refer to the maps and documents in the report for further clarification. According to legal descriptions provided by the client, the area of the temporary easement is 2,311 square feet, or 0.053 acre. The temporary easement will be used during the construction phase of the project, specifically to “facilitate the construction of existing I-15, known as Project No. S-R199(343). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.”

Meeting with Property Owner(s):

The current owner of record is Woods Cross City, a municipal corporation. The property owner representative is Bryce Haderlie (Ph: 801-597-5160 / Email: bhaderlie@woodscross.gov), City Administrator for Woods Cross City. Mr. Haderlie was originally contacted in September 2025 and provided copies of the right of way instruments and maps.

For the inspection, the property was inspected with Sam Christiansen (Ph: 801-677-1020 / Email: schristiansen@woodscross.gov), Public Works Director, on October 1, 2025. Mr. Christiansen was concerned about the loss of the landscaping both within the acquisition and just west of the acquisition along the pathway that extends from 1500 South to 1600 South. He also was concerned about impacting the utility of the detention basin. In looking at the proposed acquisition and easement, it appears that the detention basin will remain fully utile and does not appear to be adversely impacted.

Shortly after the inspection the appraisal was placed on hold for some changes to the area of the acquisition and temporary easement. New right of way instruments have

subsequently been provided and forwarded to the property owner representatives. The property was reinspected on March 18, 2026.

No other major concerns were expressed by the owner representatives.

Other:

Definitions of market value and the fee simple estate are included in the attached document. An appraisal is performed in accordance with Standards Rule 1 as defined by the Uniform Standards of Professional Practice (USPAP). The attached report is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(a) of USPAP.

This appraisal report conforms with and is subject to the Uniform Standards of Professional appraisal Practice (USPAP) of the Appraisal Foundation, the Uniform Act, C.F.R. 24.103, the Utah Relocation Assistance Act, Utah Code Section 57-12, Utah State Code Title 78B, the Code of Professional Ethics, UDOT appraisal requirements/scope of work agreement, applicable Uniform Appraisal Standards for Federal Land Acquisitions and FTA Circular 5010.1E.

This report has been prepared for your use. As is customary in assignments of this nature, neither my name, my company name, nor the material submitted may be included in any prospectus, in newspaper publicity, or as part of any printed material; or used in offerings or representations with the sale of securities or participation interests to the public. No parts of this written report, including my name/company name or any value conclusions and/or explanations may be disseminated online or in other medium intended for general public consumption without prior written permission. The use of this appraisal report, by the client or by a third party, will mean acceptance of all assumptions and limiting conditions contained in the Letter of Transmittal, Preface, and attached report. The appraiser is not responsible for unauthorized use of this report.

The value given is subject to the general assumptions and limiting conditions, and specific extraordinary assumptions stated below and/or in the attached report and outlined in the addendum. It is important that the reader of this report review and understand all general and specific assumptions and limiting conditions.

Extraordinary Assumption

Referencing the Uniform Standards of Professional Appraisal Practice, an *extraordinary assumption* is “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.” Reliance on the extraordinary assumption could have impacted assignment results. The following extraordinary assumption has been relied upon in the valuation analysis herein:

1. An extraordinary assumption is made that the information received from the client, county, and city that was relied upon to formulate an opinion of value is correct and reliable.

Hypothetical Condition

Referencing the Uniform Standards of Professional Appraisal Practice, a *hypothetical condition* is “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” The following hypothetical condition has been relied upon in the valuation analysis herein:

1. According to the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (P.L. 91-646) 42.11(c)(1), under eminent domain appraisal, “the appraiser shall disregard any decrease or increase in the fair market value of real property, prior to the date of valuation, caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project other than that due to physical deterioration within the reasonable control of the owner.” As project influence is to be disregarded in the before condition, a hypothetical condition is made that there is no proposed project in the before condition.

This letter must remain attached to the report in order for the value opinion set forth to be considered valid. The effective date of value is March 18, 2026. The date of the report is April 27, 2026.

Your attention is invited to the attached appraisal report, which outlines the data collected and the methods used to formulate an opinion of the market value of the subject property and the partial fee acquisition and temporary easement.

Respectfully submitted,



Eric Van Drimmelen, MAI

Utah State Certified General Appraiser Certificate #5463327-CG00, Expires 5-31-26
--

Enc.

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Certification

Re: An appraisal report of a partial fee acquisition and a temporary easement within property located at ±600 West 1500 South, Woods Cross, Utah. Project No.: S-R199(343); Project Pin No.: 19854; Parcel No.: R199:1830. Appraisal Report File #708ev1025.

I certify that to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analysis, opinions and conclusions.
3. I have no present or prospective interest in the property appraised that is the subject of this report, and no personal interest with respect to the parties involved.
4. I have not performed any services as an appraiser or in any other capacity regarding the property that is the subject of this report within the three-year (3-year) period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analysis, opinions and conclusions were developed, and this report has been prepared in conformity with the *Uniform Standards of Professional Appraisal Practice* (USPAP), and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
9. This appraisal assignment was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
10. I have made a personal inspection of the property that is the subject of this report.
11. No other individuals provided significant real property appraisal assistance to the person signing this certification.
12. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
13. I have complied with the Appraisal Standards of USPAP and the Appraisal Institute in conducting the research and analysis, and in formulating the value conclusion(s) contained in this report.
14. The Ethics Rule of the Uniform Standards shall be enforced solely by enforcement of the Code of Professional Ethics under the existing enforcement procedures of the Appraisal Institute.
15. As of the date of this report, Eric Van Drimmelen, MAI is licensed by the State of Utah, Department of Commerce, Division of Real Estate. Under the state's licensing regulations, Eric Van Drimmelen, MAI is a Certified General Appraiser and his license has not been revoked, suspended, canceled, or restricted.
16. The undersigned hereby acknowledge that I/we have the appropriate education and experience to complete the assignment in a competent manner. The reader is referred to the appraiser's statements of qualifications found in the addenda of this report.
17. As of the date of this report, Eric Van Drimmelen, MAI has completed the continuing education requirements for Designated Members of the Appraisal Institute.

Date Signed: April 27, 2026



Eric Van Drimmelen, MAI

Utah State Certified General Appraiser Certificate #5463327-CG00, Expires 5-31-26
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Summary of Salient Facts and Conclusions

TYPE OF PROPERTY APPRAISED:	±0.646 acres of residential land.
ADDRESS:	±600 West 1500 South, Woods Cross, Utah.
PURPOSE OF THE APPRAISAL:	To provide an opinion of market value, as of the specified date of valuation, for the proposed acquisition of the property rights specified.
PROPERTY RIGHTS APPRAISED:	Fee simple
OWNER(S) OF RECORD:	Woods Cross City, a municipal corporation
COUNTY PARCEL NUMBER(S):	06-051-0096, 06-071-0004, 06-071-0041
SITE/IMPROVEMENT SUMMARY (BEFORE):	
Land Size:	±28,143 square feet, or 0.646 acre
Zoning:	R-1-8 (Single-Family Residential with 8,000 SF minimum lot size)
Improvements:	Detention pond, chain-link fencing, rock landscaping, landscaped rocks and multiple trees
HIGHEST AND BEST USE (BEFORE):	
As Vacant	For single-family residential.
As Improved	Residential development
PROJECT No./ PIN No.:	S-R199(343) / 19854
DESCRIPTION OF ACQUISITION(S):	A partial fee acquisition and a temporary easement.
TOTAL AREA OF ACQUISITION(S):	
<i>Fee Acquisition (1830)</i>	713 square feet, or 0.016 acre
<i>Temporary Easement (1830:E)</i>	2,311 square feet, or 0.053 acre
SITE/IMPROVEMENT SUMMARY (AFTER):	
Land Size:	±27,430 square feet, or 0.630 acres
Improvements:	Detention pond, chain-link fencing, rock landscaping, landscaped rocks and multiple trees.
HIGHEST AND BEST USE (AFTER):	
As Vacant	Residential development

Summary of Salient Facts and Conclusions (Continued)

SUMMARY OF TOTAL AWARD

Partial Fee Acquisition =	\$	9,982
Temporary Easement =	\$	7,541
Site Improvements Acquired =	\$	11,270
Cost to Cure =	\$	13,020
Damages to Remainder =	\$	<u>0</u>
Total Award =	\$	41,813
Rounded to =	\$	41,900

DATE OF VALUATION:
"As Is"

March 18, 2026

DATE OF THE REPORT:

April 27, 2026

Project Map



Subject Photographs



Subject Looking South From 1500 South



Looking West Along Easement Area and North Property Line



Subject Looking SE From 1500 S. Along TCE



Looking South Along Easement



Looking South Along Pathway



Looking East Towards North End of TCE



Looking South Towards Landscaping/Subject From 1500 S.



Landscaping in exiting ROW Outside of TCE that is Impacted



***Looking South Along Pathway
(Acquisition and TCE to left of Pathway)***



***Looking South Along Pathway
(Acquisition and TCE to left of Pathway)***



Looking North Along Partial Fee Acquisition and TCE



Looking North Along Area of Acquisition and TCE



Looking North Along Edge of Detention Basin, Along Partial Fee Acquisition and TCE



Looking North Along Edge of Detention Basin, Along Temporary Easement



Looking South Along Area of Acquisition and Temporary Easement



Looking East Towards Detention Basin



Street: 1500 South Looking West



Street: 1500 South Looking East

Introduction

CLIENT: Horrocks Engineers, LLC
Attn: Wendy Hansen
Broker – Right of Way Acquisition/Relocation
Manager
4919 South 1500 West, Suite 300
Riverton, Utah 84405

APPRAISERS: Eric Van Drimmelen, MAI
Certified General Appraiser
Van Drimmelen & Associates, Inc.
PO Box 711089
Salt Lake City, Utah 84171

SUBJECT: A partial fee acquisition and a temporary easement
within Davis County Assessor's Parcel Number's 06-
051-0096, 06-071-0004, 06-071-0041.

Scope of Work

The purpose of the appraisal is to provide an opinion of market value, as of the specified date of valuation, for the proposed acquisition of the property rights specified. The subject property is improved as a detention basin for municipal purposes. It includes landscaping along a pathway that extends from 1500 South to 1600 South along the west side of the property. The pathway is improved with grass, sprinkler system, landscaping rocks, chain-link fencing and several trees. There are landscaped areas that are located slightly outside of the property along the pathway and down to 1500 South that will be impacted by the project. These landscaping items are city installed and are included in the total award as site improvements impacted.

The Sales Comparison Approach is typically used to value vacant land or land that is being considered as though vacant for appraisal purposes. "Sales comparison is the most common technique for valuing land, and it is the preferred method when comparable sales are available. To apply this method, data on sales of similar parcels of land is collected, analyzed, compared, and adjusted to provide a value indication for the site being appraised. In the comparison process, the similarity or dissimilarity of the parcels

is considered.”¹ Other potential methods to value land include Market Extraction; Allocation; Direct Capitalization: Land Residual Method; Direct Capitalization: Ground Rent Capitalization; and Yield Capitalization: Subdivision Development Method (Discounted Cash Flow Analysis). As adequate land sales are available, only the Sales Comparison Approach is developed herein to estimate market value of the land. No other approaches to value land are considered applicable to appraise the land and are not developed herein.

In preparing this appraisal, the following steps were taken:

- Inspected the subject neighborhood, site, and site improvements;
- determined the highest and best use;
- gathered information on comparable sales, and site improvement costs;
- confirmed and analyzed the data and applied the Sales Comparison Approach in estimating land value and improvements before the acquisitions;
- reconciled the market values of the partial fee acquisition and temporary easement; and
- examined the value of the remainder for any damages.

To formulate the opinion of value the appraiser performed an appraisal as defined by the Appraisal Foundation’s Uniform Standards of Professional Appraisal Practice.² This appraisal report conforms with and is subject to the Uniform Standards of Professional Appraisal Practice (USPAP) of the Appraisal Foundation, the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, C.F.R. 24.103, the Utah Relocation Assistance Act, Utah Code Section 57-12, Utah State Code Title 78B, the Code of Professional Ethics, applicable Uniform Appraisal Standards for Federal Land Acquisitions and FTA Circular 5010.1E. It has been necessary, however, to invoke USPAP’s Jurisdictional Exception Rule in certain instances, to conform these Standards with overriding federal law relating to the valuation of real estate for government acquisition purposes.

¹ The Appraisal of Real Estate, 15th Edition, Appraisal Institute 2020.

²Uniform Standards of Professional Appraisal Practice, Appraisal Foundation, 2026-2027 Edition.

This Appraisal Report is a recapitulation of the appraiser's data, analyses and conclusions. Supporting documentation is retained in the appraiser's file.

Meeting With Property Owner(s)

The current owner of record is Woods Cross City, a municipal corporation. The property owner representative is Bryce Haderlie (Ph: 801-597-5160 / Email: bhaderlie@woodscross.gov), City Administrator for Woods Cross City. Mr. Haderlie was originally contacted in September 2025 and provided copies of the right of way instruments and maps.

For the inspection, the property was inspected with Sam Christiansen (Ph: 801-677-1020 / Email: schristiansen@woodscross.gov), Public Works Director, on October 1, 2025. Mr. Christiansen was concerned about the loss of the landscaping both within the acquisition and just west of the acquisition along the pathway that extends from 1500 South to 1600 South. He also was concerned about impacting the utility of the detention basin. In looking at the proposed acquisition and easement, it appears that the detention basin will remain fully utile and does not appear to be adversely impacted.

Shortly after the inspection the appraisal was placed on hold for some changes to the area of the acquisition and temporary easement. New right of way instruments have subsequently been provided and forwarded to the property owner representatives. The property was reinspected on March 18, 2026.

No other major concerns were expressed by the owner representatives.

Purpose of the Appraisal, Property Rights Appraised, Effective Date(s) and Definitions

PURPOSE OF THE APPRAISAL: The purpose of this appraisal is to provide an opinion of market value, as of the specified date of valuation, for the proposed acquisition of the property rights specified as of the effective valuation date. The definition for market value as defined by Utah State Code is used for analysis purposes. As this appraisal assignment involves an acquisition of the “bundle of rights” associated with the larger parcel, an opinion of the market value of the subject property was developed as a whole property before the acquisition and the market value of the remaining property after the acquisition. The “State Rule” is applied in determining the value of the remainder by deducting the value of the acquisition(s), including any site improvements acquired and/or impacted, from the value of the whole before the acquisition.

INTENDED USERS: The intended users of this report are Horrocks Engineers, LLC and the Utah Department of Transportation (UDOT); their agents and/or assignees. It is acknowledged that the client may provide the property owner(s) with a copy of the report for courtesy review purposes only. The property owner is not the client. Use of this appraisal by the property owners or any other persons not named in the report for mortgage lending/collateral, refinancing, selling/listing, internal partnership allocation or pending contract renegotiation purposes is strictly prohibited, as defined by State and Federal law. This appraisal report cannot be re-addressed to or relied upon by other parties not named as the defined client(s) herein.

INTENDED USE OF THE REPORT: The intended use of this report is to assist the client and intended users in the acquisition of the appraised property through negotiation and/or eminent domain proceedings incident to the widening of existing I-15, known as Project No. S-R199(343).

PROPERTY RIGHTS/INTEREST(S) APPRAISED: Fee simple

PERSONAL PROPERTY, FIXTURES, AND INTANGIBLE ITEMS: No personal property, equipment, detached fixtures, or intangible items are included in the appraised values.

EFFECTIVE DATE(S) OF VALUATION: The property was last inspected on March 18, 2026, which is the effective valuation date for the subject “As Is”. The date of the report is April 27, 2026.

SUBJECT STATUS APPRAISED: As per the client’s request, the subject is valued in its “as is” condition as of the date of inspection. This and other pertinent definitions that may be used in the report are defined below.

DEFINITIONS:

- Definition of Value “As Is”

The value of specific ownership rights to an identified parcel of real estate as of the effective date of the appraisal; relates to what physically exists and is legally permissible and excludes all assumptions concerning hypothetical market conditions or possible rezoning.³

- DEFINITION OF LARGER PARCEL

The larger parcel is defined as that tract, or those tracts, of land, which possess a unity of ownership and have the same, or an integrated, highest and best use. Elements of consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.⁴

- DEFINITION OF HIGHEST AND BEST USE

“The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonable near future...”⁵

- DEFINITION OF EXTRAORDINARY ASSUMPTION

An assignment specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser’s opinions or conclusions.

3 The Dictionary of Real Estate Appraisal, (Sixth Edition) The Appraisal Institute, Chicago, Illinois, 2015.

4 Definition of Larger Parcel; Uniform Standards for Federal Land Acquisitions; 3rd Edition, 2000.

5 Uniform Standards for Federal Land Acquisitions; 3rd Edition, 2000.

Comment: Uncertain information might include physical, legal or economic characteristics of the subject property, or conditions external to the property, such as market conditions or trends, or the integrity of data used in the analysis. ⁶

- DEFINITION OF HYPOTHETICAL CONDITION

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for the purpose of analysis.

Comment: Hypothetical conditions are contrary to known facts about physical, legal or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of the data used in the analysis.⁷

- DEFINITION OF JURISDICTIONAL EXCEPTION

An assignment condition established by applicable law or regulation, which precludes an appraiser from complying with part of USPAP. ⁸

6 Uniform Standards of Professional Appraisal Practice (USPAP); The Appraisal Foundation, 2024 Edition

7 IBID

8 IBID

Factual Data – Before Acquisition

IDENTIFICATION OF PROPERTY:

ADDRESS: ±600 West 1500 South, Woods Cross, Utah

LOCATION: Interior parcel located on the south side of 1500 South at approximately 600 West.

PARCEL NUMBER(S): 06-051-0096, 06-071-0004, 06-071-0041

OWNER(S) OF RECORD: Woods Cross City, a municipal corporation

LEGAL DESCRIPTION: The legal description used in this report was obtained from instruments prepared by Horrocks Engineers, LLC on behalf of UDOT. Additionally, a legal description was obtained from the Davis County Recorder's Office. For the purpose of this report, the information and legal descriptions provided by Horrocks Engineers, LLC are used in the analysis and are assumed to be correct. No responsibility is assumed for any inaccuracies that may exist. A copy of the legal description is contained in the addenda of this report. Review of an A.L.T.A. Survey for the subject property is recommended.

Area Information

There are social, economic, governmental, and environmental forces, which influence the value and marketability of the subject of this report. The main focus of this section of the analysis is in regard to the overall economic condition of the state of Utah, including population trends/demographics; employment; wages, taxable sales; construction and tourism. A more specific analysis of the subject neighborhood will follow in the summary of neighborhood information section.

The 2026 Economic Report to the Governor (ERG) is relied upon extensively in this analysis. According to the 2026 ERG, Utah's population increased by more than 44,000 residents, reaching approximately 3.55 million as of July 1, 2025. Utah's economy continues to experience moderate expansion despite prevailing economic headwinds. Key indicators include a low unemployment rate of 3.3% and continued growth in employment (1.5%), average annual wages (3.2%), population (1.3%), and taxable sales (3.5%). The state's economy remains durable, supported by solid production levels across most sectors. The majority of industries recorded moderate job growth, led by private education and health services and the construction sector. While housing prices increased at a rate below overall inflation, declining homeownership rates indicate ongoing affordability challenges. Utah oil production reached a new all-time high during the period.

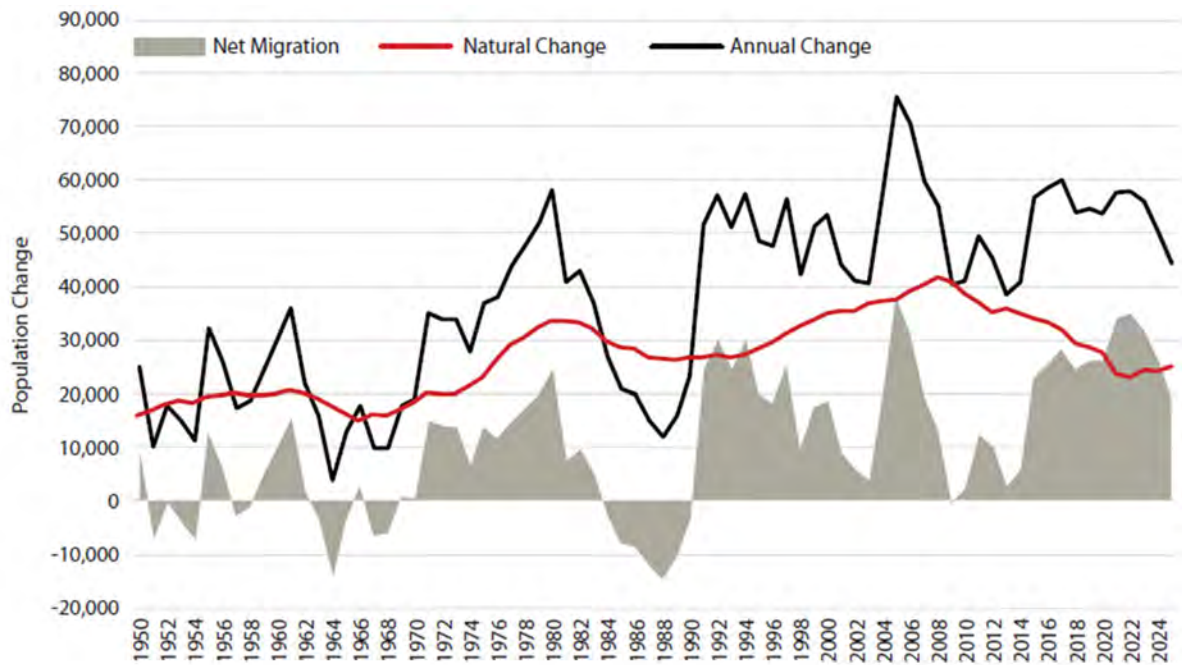
Population Trends/Demographics:

Estimates from the Utah Population Committee indicate that Utah's population increased by more than 44,000 residents, reaching approximately 3.55 million as of July 1, 2025. Population growth was driven primarily by natural increase, with births exceeding deaths by 25,118, consistent with recent years. Net migration declined in 2025, contributing 19,233 residents, or approximately 43% of total population growth.

Utah's total fertility rate of 1.80 ranks among the highest nationally, placing tenth overall. Demographic trends show continued aging of the population, with the retirement-age

cohort (65 and older) increasing by 3.7% between 2023 and 2024, while the under-18 population declined by more than 5,000, led by decreases in the 5- to 13-year-old age group.

State of Utah Components of Population Change, 1950–2025



Source: Utah Population Estimates Committee and Utah Population Committee

The Utah Economic Council projects that Utah’s population will increase by approximately 1.3% between 2025 and 2026, bringing the state’s population to nearly 3.6 million. Net migration is expected to account for a smaller share of this growth, with natural increase continuing at a relatively stable level. Longer-term population projections are addressed in the long-term planning projections chapter of this report.

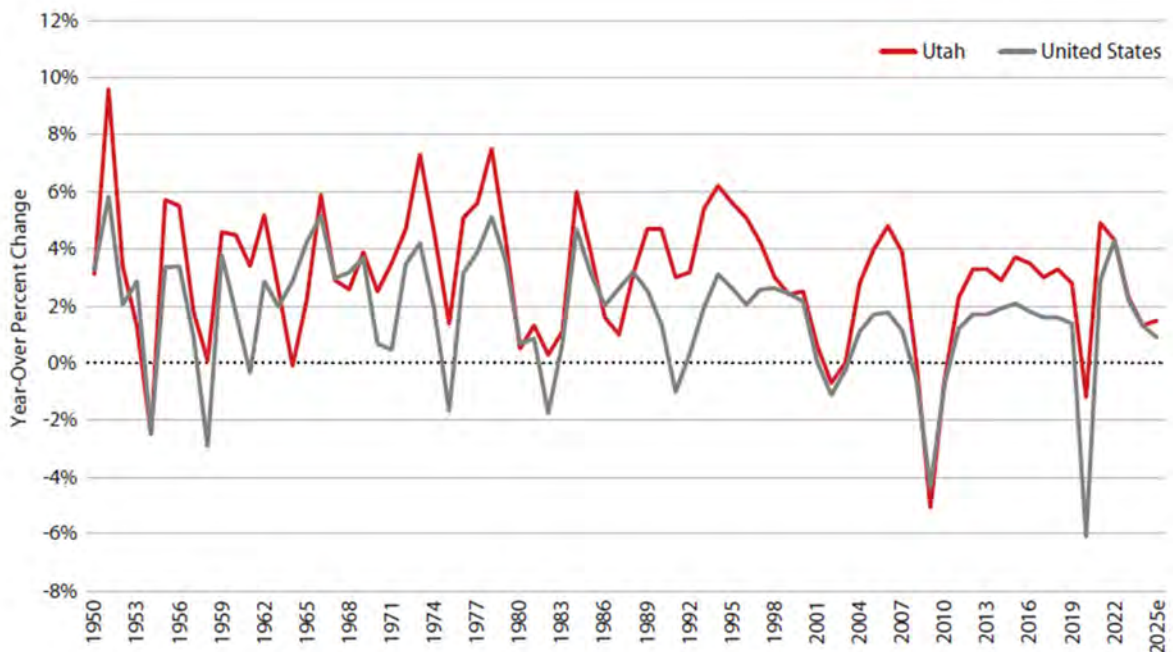
Employment:

Utah’s labor market demonstrated continued resilience in 2025 while showing signs of moderation, reflected by employment growth of 1.5% and an unemployment rate of 3.3%. Ongoing uncertainty related to shifting federal trade policies contributed to a more

cautious business environment, resulting in slower hiring activity across many sectors. Job openings declined, labor force participation edged lower, and layoffs increased modestly as employers adopted a restrained approach to workforce adjustments. Average annual wages increased by 3.2%, modestly exceeding the inflation rate of 2.7%.

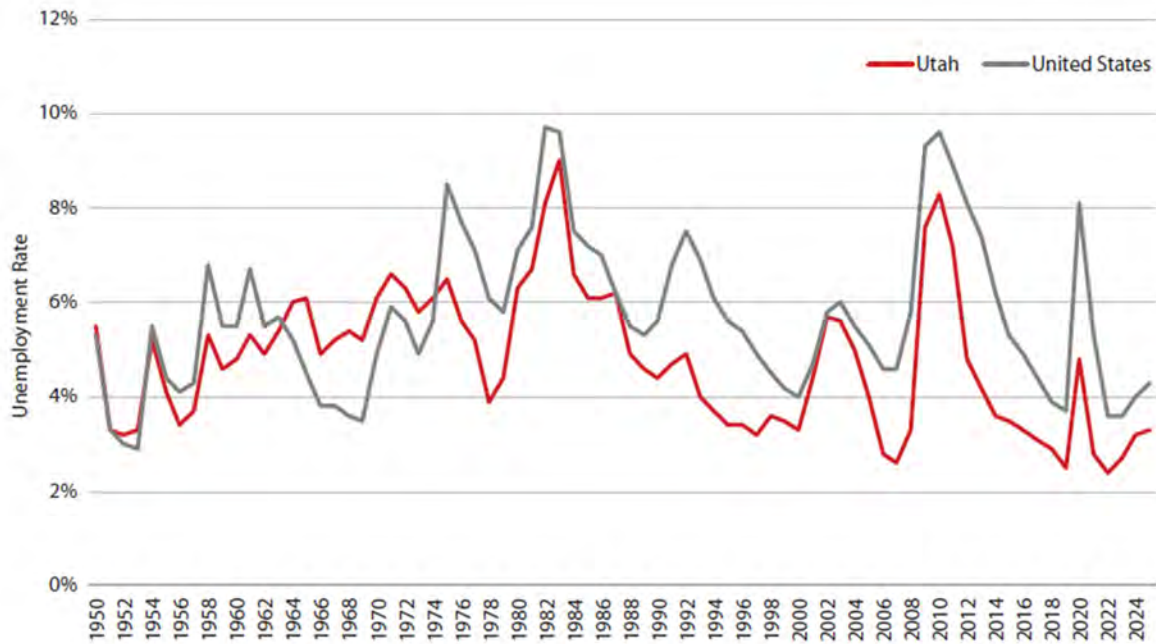
Education and health services accounted for more than one-third of total job gains during the year. Job growth was observed in most counties, with relatively stronger expansion occurring in smaller counties outside the Wasatch Front. The adoption of artificial intelligence continues to expand across industries, and while measurable impacts remain limited, this trend is expected to increasingly influence labor market conditions as the economy adjusts to ongoing technological change.

Annual Average Job Growth Rate for Utah and the U.S., 1950–2025e



Note: e=estimate
Source: U.S. Bureau of Labor Statistics

Annual Unemployment Rate for Utah and the U.S., 1950–2025e



Note: e=estimate
 Source: U.S. Bureau of Labor Statistics

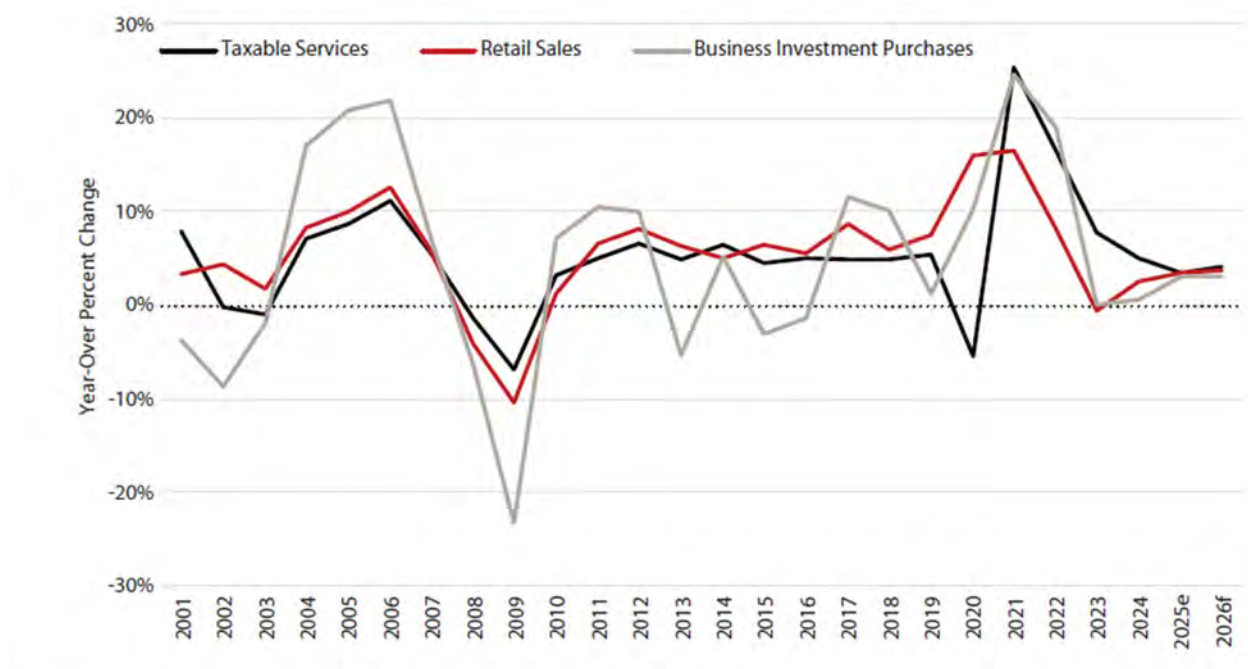
Forecasts indicate continued moderate labor market growth in 2026, with projected employment growth of approximately 1.5% and average annual wage growth of 3.4%. Labor force expansion is expected to remain constrained at roughly 1.5%, influenced by aging demographics, limited in-migration, and federal trade and immigration policies. These constraints are anticipated to support a low unemployment rate of approximately 3.6%, representing a modest increase from 3.3% in 2025. Employment growth is expected to be led by the education and health services sector, with an estimated increase of 2.9%, or approximately 7,200 jobs, followed by gains in public sector employment (approximately 3,000 jobs) and the construction sector (approximately 2,500 jobs).

Taxable Sales:

After two consecutive years of below-average growth, Utah’s total taxable sales increased by an estimated 3.5% to approximately \$108.9 billion in 2025. For the first time since 2022, all four major taxable sales sectors posted positive growth, driven largely by stronger retail activity and a recovery in business investment spending. Despite this improvement, overall taxable sales growth in 2025 remained below pre-pandemic historical averages.

Looking ahead, total taxable sales are projected to increase at a modest rate of approximately 3.5% in 2026. This outlook reflects ongoing headwinds, including lingering macroeconomic pressures and demographic factors that continue to constrain employment and labor force growth.

Annual Percent Change in Utah Taxable Sales by Component, 2001–2026f



e=estimate
 f=forecast
 Source: Utah State Tax Commission and Utah Revenue Assumptions Working Group

Real Estate and Construction:

Residential Construction

Declining interest rates in 2025 helped stabilize residential development activity following three consecutive years of contraction. While residential building permits fell approximately 45% between 2021 and 2024, improved financing conditions in 2025 resulted in an 8.6% year-over-year increase in permitted units, rising from 21,966 units in 2024 to 23,850 units in 2025.

The increase was driven primarily by a sharp rise in apartment development. Despite challenging market conditions characterized by elevated vacancy rates, rental concessions, and declining rents, authorized apartment units increased from 4,801 units in 2024 to an estimated 8,000 units in 2025. In contrast, permits for single-family homes, condominiums, townhomes, and twin homes declined. Single-family authorizations decreased from 10,588 units in 2024 to approximately 10,200 units in 2025, while condominium, townhome, and twin home permits fell from 6,577 units to an estimated 5,500 units.

For the fifth consecutive year, affordable higher-density housing—primarily apartments and condominiums—outpaced single-family development, totaling approximately 13,500 units compared to roughly 10,000 single-family units. This trend reflects continued efforts by residential developers and homebuilders to address sustained demand for more affordable housing options.

Nonresidential Construction

The value of nonresidential construction in Utah reached a record \$4.5 billion in 2025, exceeding the prior peak of \$3.7 billion recorded in 2022. This record level was driven largely by the \$865 million expansion of Texas Instruments' semiconductor wafer fabrication facility in Lehi. Nonresidential construction activity has remained elevated since 2020, averaging approximately \$3.3 billion annually. Prior to 2020, annual

nonresidential construction value did not exceed \$3.0 billion, whether measured in nominal or inflation-adjusted dollars.

Industrial, Warehouse, and Manufacturing Construction: This sector typically accounts for the largest share of nonresidential construction activity. From 2021 through 2023, construction values averaged approximately \$1.1 billion annually, supported by large projects such as the Lakeshore Learning distribution center in Box Elder County. In 2024, construction value declined by 40.5% to \$642.5 million; however, this downturn was short-lived. In 2025, construction activity rebounded sharply to approximately \$2.3 billion, nearly doubling the previous high of \$1.2 billion in 2022, driven primarily by the Texas Instruments expansion.

Office, Bank, and Professional Office Construction: Office construction valuation has declined significantly since 2022, falling from \$677 million to an estimated \$300 million in 2025. Elevated vacancy rates associated with hybrid work arrangements have reduced demand for new office development. Additional headwinds include labor shortages, higher material costs, and elevated financing costs. These factors contributed to the lowest level of office construction activity since 2013.

Retail, Mercantile, and Restaurant Construction: Retail construction value totaled approximately \$450 million in 2025, supported in part by development of a large Costco facility and associated projects in Syracuse, Utah. While retail development slowed following the Great Recession, activity has increased since 2022 in response to population and income growth. Although 2025 represents a record year for this sector in nominal dollars, activity remains below the 2008 peak when adjusted for inflation, which included the \$575 million City Creek Center development in Salt Lake City.

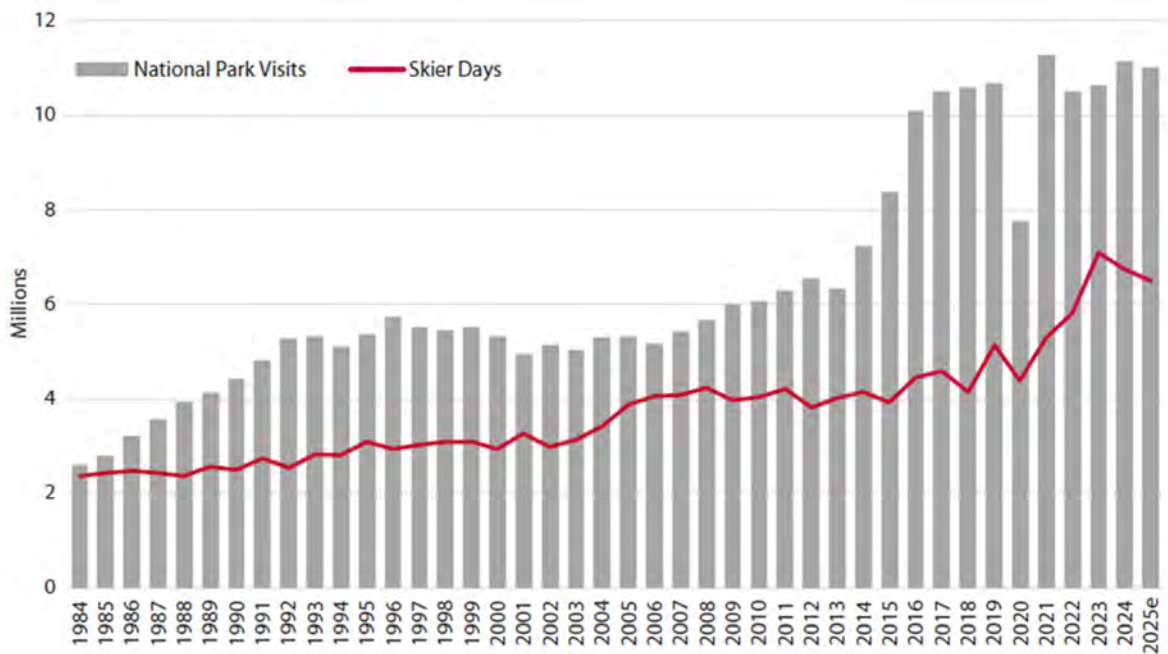
Tourism:

Visitors generated an estimated \$13.3 billion in economic activity in Utah during 2024, and the state's tourism sector remained mixed but generally stable in 2025. Statewide

transient room tax (TRT) revenues were essentially flat through September 2025, although more than half of Utah’s counties reported year-over-year increases. Auto rental and restaurant tax collections increased, while employment growth in the private leisure and hospitality sector remained modest during the first three quarters of the year.

The 2024–2025 ski season ranked as the third-busiest on record, despite a slight decline from the prior season. Visitation to national parks was largely stable, while state park visitation declined. Salt Lake County reported stronger TRT performance and increased event-related spending. In addition, major expansion projects were completed at Salt Lake City International Airport, even as passenger volumes declined slightly through October.

Utah National Park and Skier Visits, 1984-2025(e)



Note: 2025 national park visits is an estimate; ski seasons include December of the year before the year noted through late spring of the noted year (i.e., 2025 represents the 2024-25 ski season).
Source: Ski Utah and National Park Service

The 2026 travel outlook for Utah is cautiously optimistic, with modest growth expected in both international and domestic visitation to the United States. While international arrivals

declined 6.3% in 2025, the U.S. Travel Association (USTA) projects a 3.7% increase in 2026, partly driven by major events such as the World Cup. Domestic air travel is forecast to grow 2.0%, with domestic leisure and business travel rising 1.9% and 2.0%, respectively. Auto travel is expected to remain the primary mode of transportation, increasing approximately 2.0% year-over-year.

Early 2025 data indicate a decline in Canadian visitors—Utah’s largest international market—along with weaker demand from other regions, which could temper visitor spending growth and increase the state’s reliance on domestic travelers. Broader factors, including technological innovation, evolving regulations, and economic uncertainties, may also influence the travel sector. Rapid adoption of artificial intelligence is expected to affect trip planning, itineraries, and hospitality services, presenting both opportunities and challenges.

Additionally, popular destinations are likely to continue implementing visitor caps, timed-entry systems, and permit requirements to protect natural resources and visitor experiences. Rising costs, including inflation and expanded fees such as higher national park entry fees for international visitors in 2026, may increase overall travel expenses. Economic headwinds and potential federal policy changes introduce further uncertainty, potentially affecting travel flows, supply chains, and patterns of both leisure and business travel.

Conclusion and Outlook:

Utah’s economy is projected to continue moderate growth in 2026, supported by steady population and employment gains. The state’s population is expected to increase approximately 1.3% to nearly 3.6 million, with long-term projections indicating growth to 5.6 million by 2066. Employment is forecast to grow 1.5%, supporting modest wage increases, while taxable sales are expected to rise 3.5%. Residential construction is projected to remain strong at roughly 23,200 units, with single-family housing increasing to 11,000 units and apartment development moderating. Nonresidential construction may

decline slightly, partially offset by major projects such as the Eccles Hospital & Health Campus. Overall construction activity, including additions, alterations, and repairs, is expected to remain among the strongest years on record.

Risks to the outlook include elevated inflation and interest rates, housing affordability challenges, potential stock market or trade disruptions, and changes in federal health care funding. Upside potential is supported by lower interest rates, federal tax incentives, improved trade and geopolitical conditions, and ongoing major private and public construction projects. Balancing these factors, Utah's economy is expected to remain resilient and perform well relative to other states in 2026, maintaining moderate growth across population, employment, consumption, and construction activity.

Area Map



Neighborhood Description

Neighborhood characteristics impact the value of real estate. Therefore, an overview of the subject neighborhood is presented below.

Proximity

The subject is located in Woods Cross, Davis County, Utah. South of Woods Cross is North Salt Lake, followed by the Davis County/Salt Lake County border. Bountiful, West Bountiful and Centerville are to the north. Bountiful and the Wasatch Mountains are to the east. The Great Salt Lake is to the west. The Central Business District (CBD) of Salt Lake City is located approximately ±8 miles south of the subject neighborhood.

Boundaries and Accessibility

The boundaries of the neighborhood are best delineated by streets or geographical features. The boundaries are given as follows:

North	400 North (Centerville)
South	Davis/Salt Lake Counties Border
West	Great Salt Lake
East	Wasatch Mountains

Main access for the subject is on 1500 South, which is a collector street that extends east/west and intersects with Highway 89 (500 W.) to the east ±0.20 mile. Highway 89 is a major north/south traffic artery through the subject neighborhood. East/west connectors that intersect Highway 89 and provide access to Interstate 15 (I-15) include 400 North 500 South, and 2600 South. I-15 is a major interstate that extends north/south through the middle of the subject neighborhood. All roads are publicly maintained. The streets are either asphalt or concrete paved and generally kept in good condition. Overall, the accessibility of the neighborhood is rated as average.

Jurisdiction

The neighborhood comprises the southern area of Davis County, including the jurisdictions of Woods Cross City, North Salt Lake, Bountiful, West Bountiful and Centerville. The cities within the neighborhood provide all major services and control development within their respective borders.

Neighborhood Life Stage

According to the *Appraisal of Real Estate*, neighborhoods typically evolve through four states as described below:

1. Growth - A period during which the neighborhood gains public favor and acceptance.
2. Stability – A period of equilibrium without gains or losses.
3. Decline – A period of diminishing demand.
4. Revitalization – A period of renewal, development, modernization and increasing demand.

The immediate subject neighborhood is in a stability/growth stage. The subject land is within an established area of the neighborhood.

Land Use Characteristics

Development within the defined boundaries is mostly residential in nature. Commercial uses are primarily located along major roadways previously mentioned and major intersections. Industrial uses are interspersed throughout the neighborhood, mostly west of I-15. Residential developments are comprised mainly of single-family units, with multifamily throughout the neighborhood. There has been more immediate demand for residential development in the area.

Immediate surrounding development around the subject is mixed with commercial and residential uses being the primary uses. Overall, the neighborhood is approximately 85% developed.

Adjacent Properties

Adjacent properties are generally compatible with the subject as follows:

North	1500 South / Residential
South	Residential
East	Residential
West	I-15 / Residential

Economy

The subject is influenced by the Salt Lake City Metro Area. The Salt Lake City metro area has about 1.3 million residents, ranking among the 50 largest in the U.S. A young population, outdoor access, and strong cultural amenities continue to attract newcomers. Median household income is roughly \$100,000—well above the \$84,000 national average—and population growth reached 12% over the past decade, nearly double the U.S. rate.

The labor market has rebounded strongly, with nearly 90,000 more jobs than pre-pandemic levels. In the first half of the year alone, the metro added 11,200 jobs—more than twice the long-term average, excluding extreme boom and bust periods such as the Great Financial Crisis and the COVID-19 pandemic.

Tourism remains a major economic driver, generating about 40% of Utah’s tourism tax revenue. Salt Lake City International Airport serves as a key gateway to ski resorts and national parks, supported by convention infrastructure. The region’s outlook strengthened further after securing the 2034 Winter Olympics, with an estimated \$6.6 billion economic impact.

The \$4.1 billion airport expansion—“The New SLC”—is progressing through multiple phases, with final completion expected by early 2026 and capacity projected to reach 34 million annual passengers.

Corporate expansions are also fueling growth. CleanJoule plans to invest \$150 million and add 100 jobs, while Strider Technologies expects to create over 150 jobs locally.

While technology is a key pillar, the economy is diversified across manufacturing, tourism, and finance. The region is home to 15 industrial banks, collectively holding about one-fifth of Utah’s financial assets, further reinforcing its economic strength.

SALT LAKE CITY EMPLOYMENT BY INDUSTRY IN THOUSANDS

Industry	CURRENT JOBS		CURRENT GROWTH		10 YR HISTORICAL		5 YR FORECAST	
	Jobs	LQ	Market	US	Market	US	Market	US
Manufacturing	65	1.0	0.46%	-0.27%	1.53%	0.31%	0.92%	0.20%
Trade, Transportation, and Utilities	163	1.1	-0.50%	-0.14%	1.72%	0.74%	0.53%	0.22%
Retail Trade	75	0.9	-0.06%	0.21%	0.28%	-0.07%	0.47%	0.14%
Financial Activities	67	1.4	0.29%	-0.13%	1.99%	1.16%	0.91%	0.25%
Government	121	1.0	0.89%	-0.56%	1.57%	0.58%	0.94%	0.32%
Natural Resources, Mining, and Construction	63	1.3	1.23%	-0.20%	5.08%	1.92%	1.27%	0.56%
Education and Health Services	107	0.7	3.96%	2.35%	3.16%	2.14%	0.91%	0.40%
Professional and Business Services	144	1.2	-0.03%	-0.37%	1.79%	1.16%	0.74%	0.50%
Information	24	1.6	2.02%	0.00%	2.34%	0.58%	0.99%	0.18%
Leisure and Hospitality	71	0.8	0.79%	0.75%	2.05%	0.99%	1.10%	0.85%
Other Services	22	0.7	-1.22%	0.66%	0.60%	0.68%	0.38%	0.18%
Total Employment	848	1.0	0.75%	0.30%	2.12%	1.08%	0.85%	0.39%

Source: Oxford Economics
LQ = Location Quotient

Source: CoStar

Neighborhood Real Estate Overview - Residential

Residential

The subject is positively influenced by its location and the demand for housing, which also drives commercial and industrial development in the area. In examining home sales in southern Davis County, there was continued appreciation until mid-2022. There was a drop in the latter half of 2022 and then a rebound and stabilization. This is illustrated on the following graph, which includes North Salt Lake, Bountiful, West Bountiful, Centerville and Woods Cross through 4th quarter 2025:

Search Criteria: State is Utah, County is Davis, City is Woods Cross or West Bountiful or North Salt Lake or Bountiful or Centerville

Select Graph Type

Click and drag area inside of graph to zoom.



Retail

The retail market remains tight, supported by household growth, above-average incomes, and strong demand for newer, high-quality properties. Vacancy is low, construction is limited, and prime suburban pads command rents above \$40/SF NNN, while overall asking rents average \$27/SF NNN—up 4.6% year-over-year and more than 30% over the past five years. Despite slowing rent growth and retail sales, the market continues to offer mark-to-market opportunities. Downside risks include high consumer prices, slower wage growth, and potential retailer closures, while upside potential exists if wages rise, prices stabilize, or interest rates decline, which could strengthen demand and rents.

Industrial

The industrial market is experiencing elevated vacancy as new deliveries continue to outpace net absorption. Tenant activity has slowed, with available space remaining on

the market for a median of six months—triple the time seen a few years ago. Annual rent growth has cooled to -0.9%, and quarterly growth now measures -0.1%, though many owners continue to benefit from substantial mark-to-market opportunities at lease renewal due to strong pandemic-era rent gains. Small-bay industrial properties (under 50,000 SF) remain tight, with vacancy near 3%, while larger logistics buildings (100,000–500,000 SF) have seen supply grow over 14% in four years, pushing vacancy to roughly 11%, a record high.

Looking ahead, limited new construction—on pace to reach a 16-year low—could tighten vacancies in the second half of 2026 and support a rebound in rents. While weaker absorption is expected due to slower U.S. retail spending, tariffs, and persistently high interest rates, Salt Lake City’s long-term industrial fundamentals remain strong. Strategic location, robust logistics infrastructure, and a growing population, along with proximity to the Salt Lake City International Airport, continue to support demand and market stability.

Influences

There is some uncertainty currently with the future of the economy and how it will impact real estate. Positive influences stem primarily from the relative strong growth of the Wasatch Front area in general with respect to strong job formation and population growth over the past several years and projections for continued population growth in the state. Other positive influences include the relatively stable demand in the real estate market sector.

Conclusion

In summary, the immediate neighborhood is a mix of residential, with neighborhood and regional commercial support, east of I-15; and industrial primarily to the west of I-15. Future growth is anticipated from the increasing population and demand for goods and services. The long-term outlook is for a relatively stable growth pattern with stabilizing/improving property values.

Neighborhood Map



Larger Parcel Determination

In typical right-of-way appraisal assignments, it is necessary to determine and clearly define the larger parcel of which the acquisition(s)/easement(s) are a part. The definition of larger parcel as per the Dictionary of Real Estate Appraisal, sixth edition (2015) is as follows:

- Larger Parcel

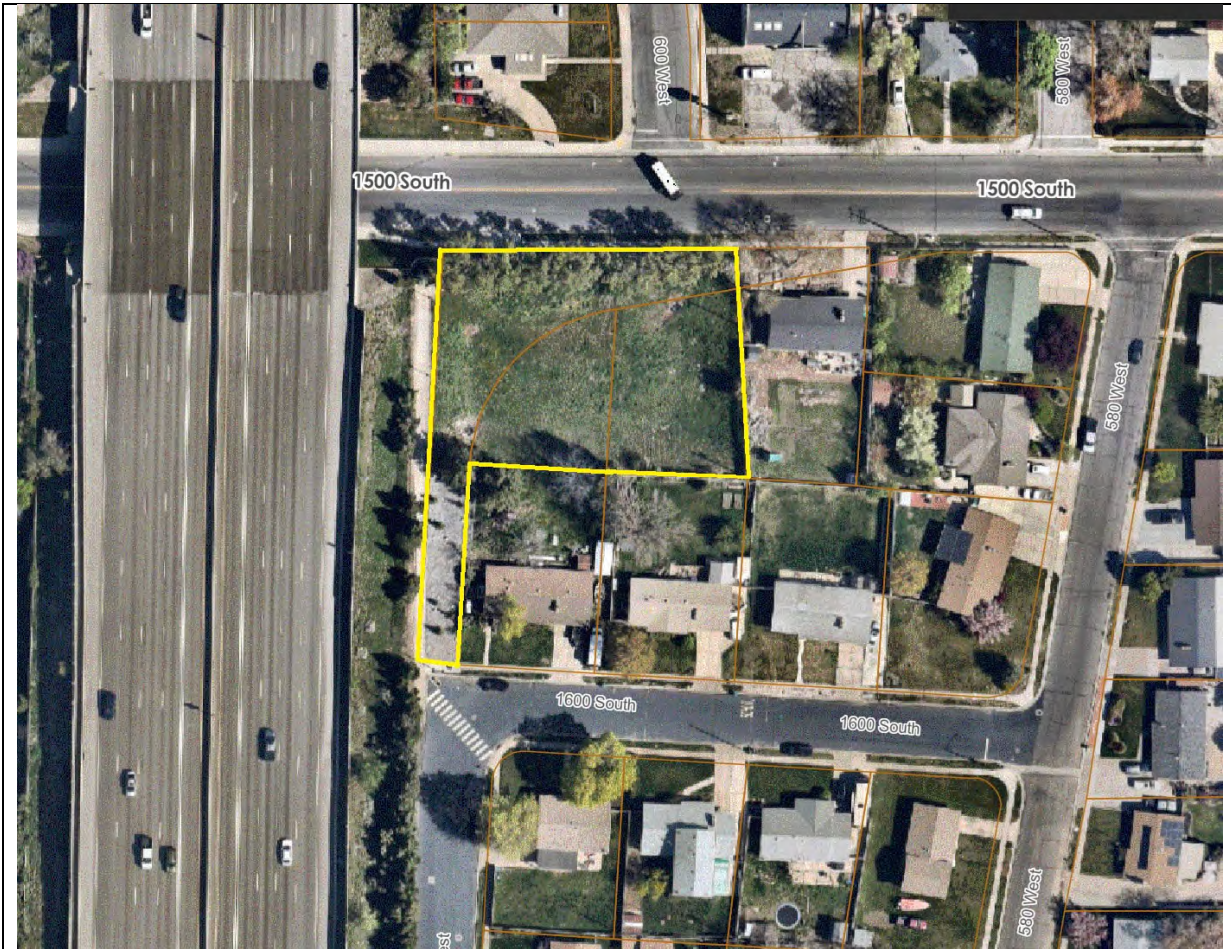
1. *In condemnation, the tract or tracts of land that are under the beneficial control of a single individual or entity and have the same, or an integrated, highest and best use. Elements for consideration by the appraiser in making a determination in this regard are contiguity, or proximity, as it bears on the highest and best use of the property, unity of ownership, and unity of highest and best use.*
2. *In condemnation, the portion of a property that has unity of ownership, contiguity, and unity of use, the three conditions that establish the larger parcel for the consideration of severance damages in most states. In federal and some state cases, however, contiguity is sometimes subordinated to unitary use.*

The three main tests in determination of the larger parcel include contiguity, unity of ownership, and unity of use (highest and best use).

The subject Larger Parcel comprises three parcels identified as Davis County Parcel Number's 06-051-0096, 06-071-0004, 06-071-0041. The total area of the subject parcel is ±28,143 square feet, or 0.646 acre, as per the calculated area from the legal descriptions provided by the client. The owner of record is Woods Cross City, a municipal corporation.

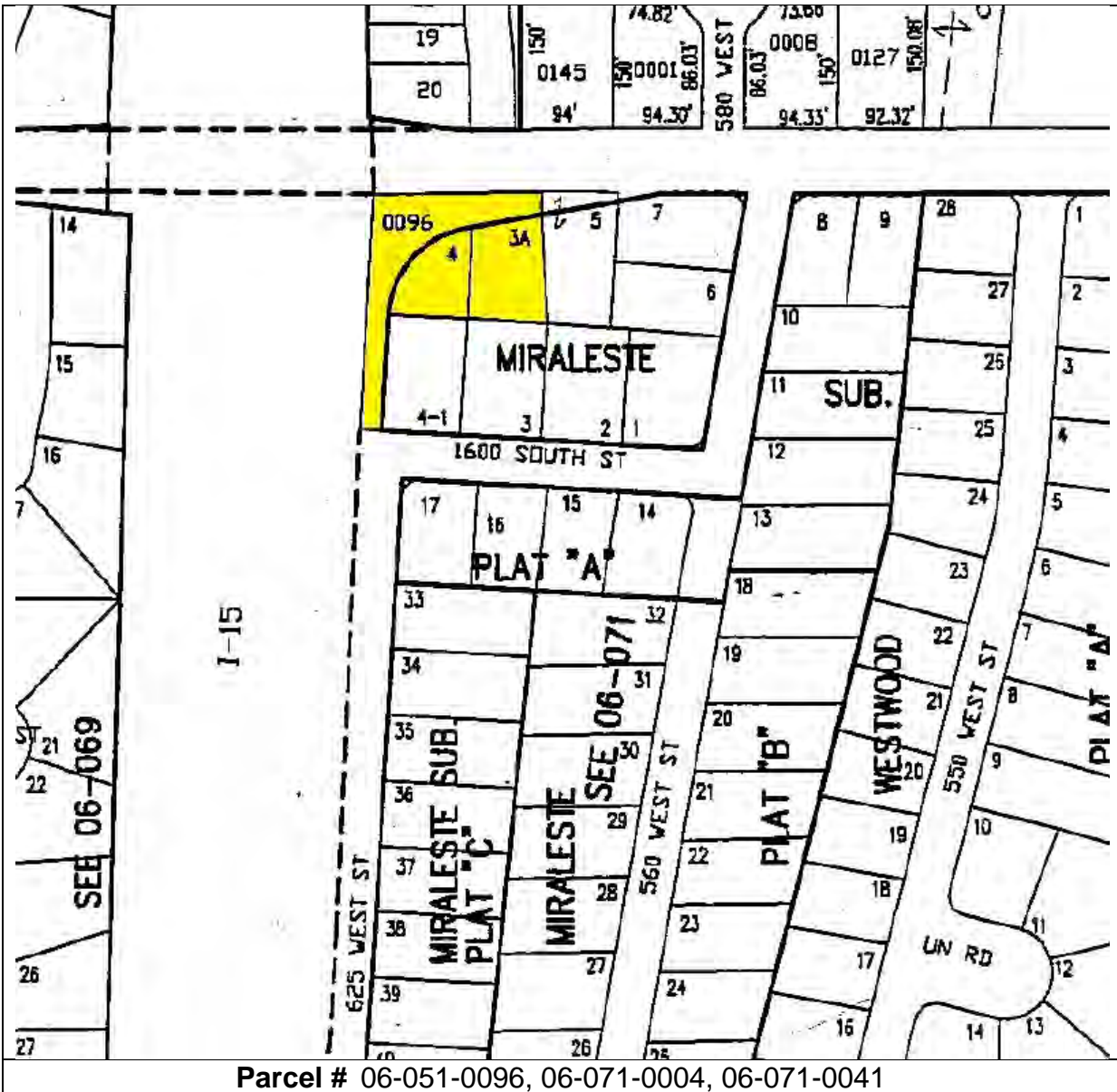
Please refer to the highest and best use, plat map and zoning map contained herein for further clarification.

COUNTY AERIAL PARCEL MAP



Parcel # 06-051-0096, 06-071-0004, 06-071-0041

COUNTY PLAT MAP



Parcel # 06-051-0096, 06-071-0004, 06-071-0041

Description of Larger Parcel

The subject comprises three tax parcels containing a total area of $\pm 28,143$ square feet, or 0.646 acre. Review of an A.L.T.A. Survey of the subject property is recommended.

General Site Data:

- Land Area* $\pm 28,143$ square feet, or 0.646 acre

- County Parcel No(s)*. 06-051-0096, 06-071-0004, 06-071-0041

- Street Orientation* Interior.

- Shape* Slightly irregular.

- Frontage* ± 185 linear feet on 1500 South and ± 20 linear feet on 1600 South/625 West. The subject has frontage on, but no direct access to, I-15 adjacent to the west.

- Access* The subject has adequate frontage and direct access from 1500 South and 1600 South/625 West. Legal access to the entire larger parcel is assumed in this analysis that would be sufficient for development to the concluded highest and best use.

- Depth* Maximum depth is ± 238 linear feet.

- Topography* Level/sloping; The site ingress/egress is generally at or near street grade with 1500 South and 1600 South/625 West. The site is used for detention and is therefore open to a below grade area near the center of the property to collect water with

-
- a berm around the perimeter. For development, the site would need to be leveled.
- Drainage* Natural drainage is westerly.
- Soil* Soil studies have not been made available to the appraiser. Soil stability is assumed to be adequate for slab on grade construction. Review of a geo-technical investigation prepared by a qualified engineer/firm is recommended.
- Wetland Areas* A GIS aerial overlay and wetland study indicating the existence of wetlands was not provided. Determination of wetlands is beyond my area of expertise. No obvious signs of wetlands or other wet areas were readily observable during the property inspection. This analysis assumes that there are no wetland areas contained within the subject. Review of a wetlands investigation by a qualified firm is recommended.
- Street Improvements* 1500 South and 1600 South are both two lane (one lane per direction of travel) asphalt paved streets with curb, gutter, and sidewalk improvements along the subject's frontage.
- Traffic Counts* 14,000 annual average daily traffic (AADT) on 1600 South as per a 2024 UDOT Traffic Study.
- Utilities* Utilities are provided to the immediate subject area and/or site and are adequate to support development. The subject has access to municipal water, municipal sewer, power, natural gas, and telephone.
- Abutting Rights-of-Way* 1500 South and 1600 South/625 West. I-15 to the west.

*-Easements, Restrictions
and Encroachments*

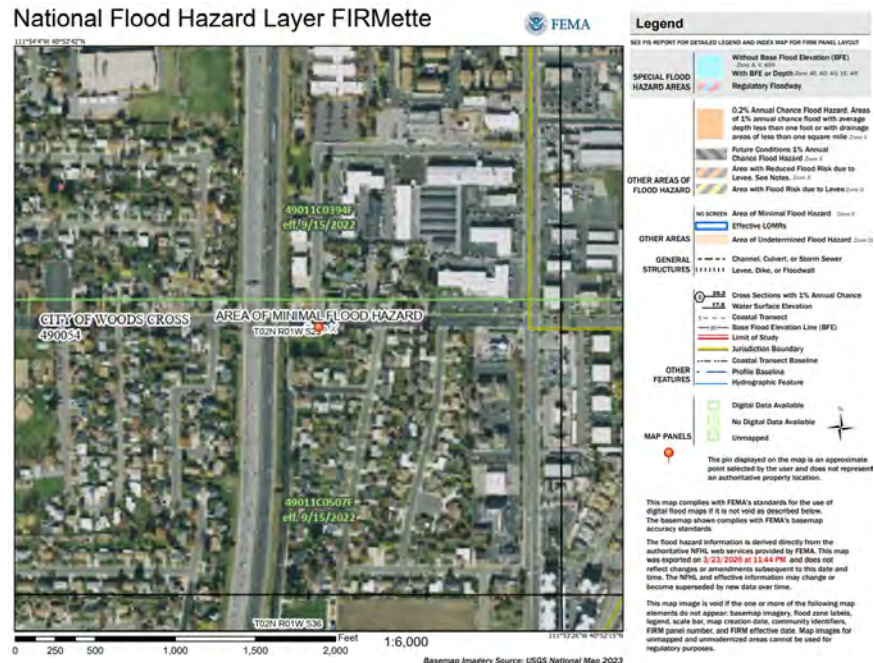
A title policy was not provided for review in conjunction with this report. The following is a map obtained for the project that shows the subject and location of existing utility lines in the before condition.



No unusual easements, restrictions, and/or encroachments are indicated in the legal description for the subject parcel. No unusual encumbrances or encroachments were noted during inspection. Outside of being an existing water detention area, it is assumed that there are no easements and/or rights-of-way that would adversely impact the development potential of the subject site.

-Special Hazards

Flood Zone: Zone X. Community Panel #49011C0507F; dated September 15, 2022. A copy of the applicable section of the flood zone map is as follows:

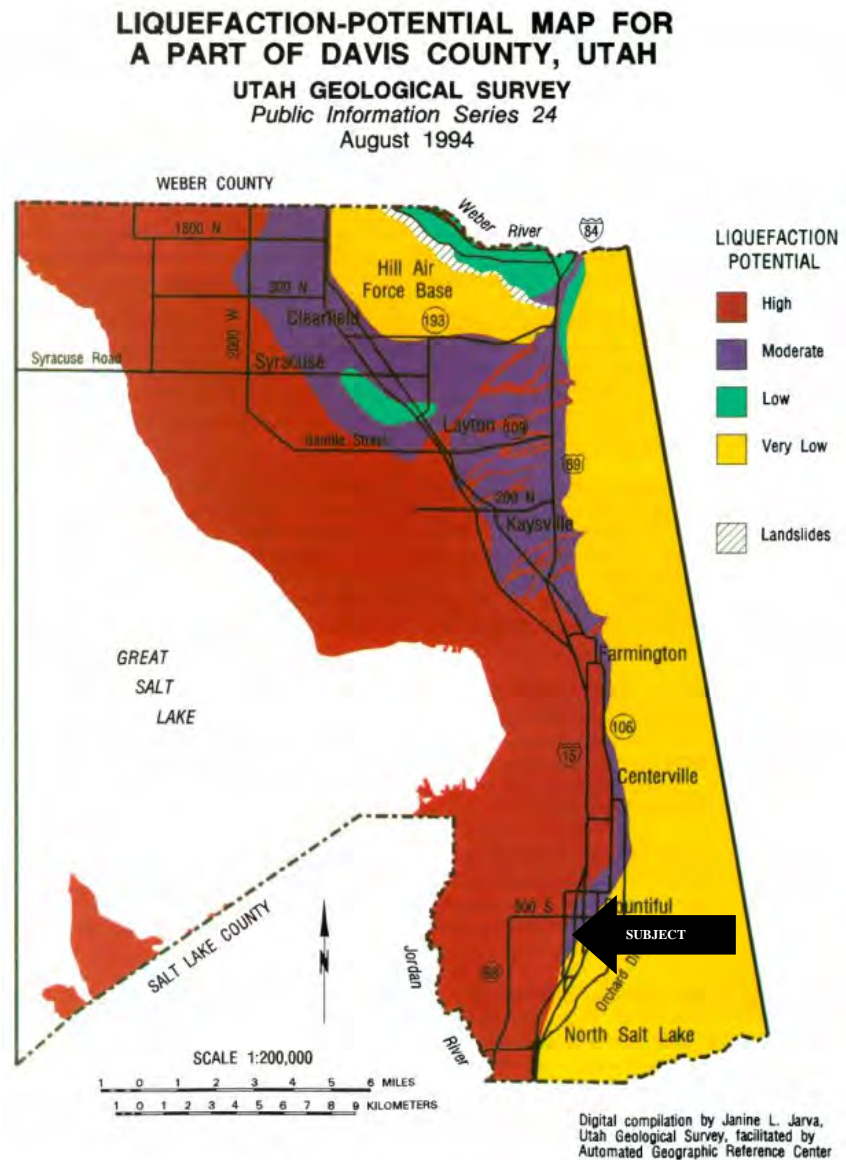
FEMA Flood Map

Environmental: There is no direct current evidence of environmental problems associated with the subject. The client has not provided Phase I or Phase II Environmental Site Assessments relative to the subject. Without Phase I and Phase II Environmental Site Assessments, this analysis assumes that no environmental hazards/contamination exist on the subject premises. Should a Phase I or II Environmental Site Assessment be provided indicating the existence of environmental contamination/hazards and detailing remediation costs associated with the contamination, the value estimate conclusions contained herein may need to be reevaluated and would likely be lowered. Review of a

complete Phase I Environmental Site Assessment specific to the subject property, performed by a qualified engineer/firm is recommended.

Earthquake Zone:

The subject is located in a moderate liquefaction potential zone. This is a typical classification for properties located in the immediate subject neighborhood.



This map is for general reference only and was modified from Anderson, L.R., Kaaton, J.R., Aubry, Kevin, and Ellis, S.J., 1994. Liquefaction potential map for Davis County, Utah: Utah Geological Survey Contract Report 94-2, 50 p., scale 1:48,000.

-Zoning

The subject is zoned R-1-8 (Single-Family Residential with 8,000 SF minimum lot size). The purpose of the R-1-8 zone as per the Woods Cross City zoning ordinance is to “provide areas within the City of Woods Cross for single-family dwellings. The regulations of this zone are designed to promote, stabilize and protect an environment suitable for family life. This zone is characterized by attractively landscaped lots and open spaces with lawns, shrubs and trees, a minimum of vehicular traffic and quiet neighborhoods.”

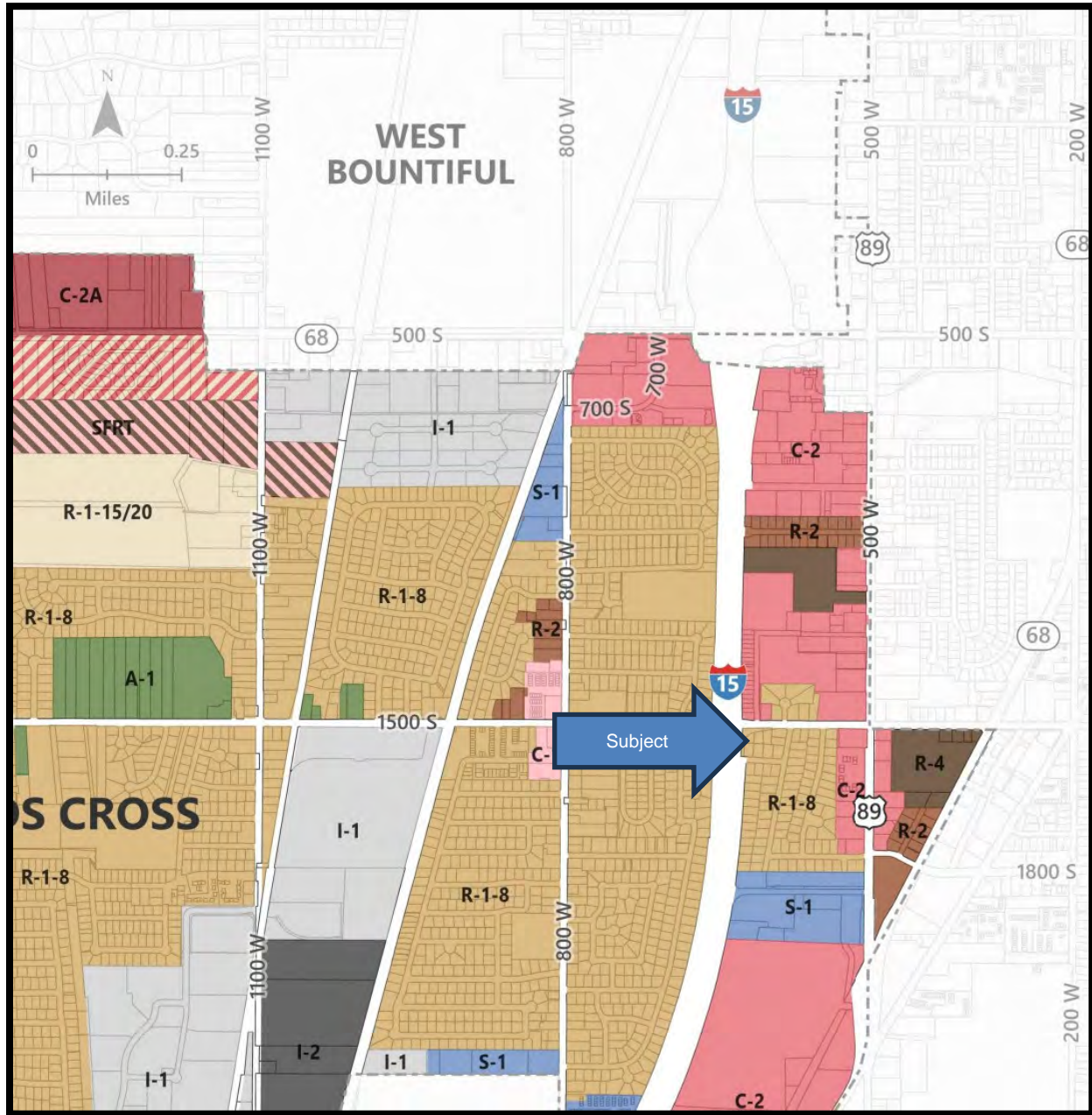
Permitted and conditional uses vary but generally allow single-family residential development and accessory uses. Minimum lot size is 8,000 square feet.

Required Setbacks are as follows:

Front Yard:	25 Feet
Side Yard:	8 Feet (18 feet total for both sides)
Rear Yard:	25 Feet

The general plan for the subject indicates Single-Family Residential.

Zoning Map



-Site Utility

The subject Larger Parcel is an interior parcel that comprises three tax parcels. The property is improved for a detention basin and wouldn't be developable without that designation being removed. The majority of the site is located below grade to allow for detention water and would require fill for

development. The subject has adequate access. Utilities for development are nearby. Overall, development utility of the site is rated slightly below average given the detention basin use that would require fill.

IMPROVEMENT DESCRIPTION

The subject property is improved as a detention basin for municipal purposes. It includes landscaping along a pathway that extends from 1500 South to 1600 South along the west side of the property. The pathway is improved with grass, sprinkler system, landscaping rocks, chain-link fencing and several trees. There are landscaped areas that are located slightly outside of the property along the pathway and down to 1500 South that will be impacted by the project. These landscaping items are city installed and are included in the total award as site improvements impacted.

RECENT HISTORY OF THE PROPERTY: USPAP requires a three (3) year reporting history for the appraised property, while UDOT right-of-way appraisal guidelines dictate a five (5) year reporting history requirement.

The current owner of record is Woods Cross City, a municipal corporation. The current owner has owned the property since 1968.

There are no reported sales, listings or offers within the past five years. A search of the Wasatch Front MLS, CoStar and LoopNet did not reveal any other sales within the last five (5) years or current active listings.

REAL ESTATE TAXES & ASSESSMENTS: Real estate tax information for the subject for 2025 is shown in the following table.⁶ It is noted that the subject is tax exempt as it is owned by a government entity.

2025 Assessment Information									
Parcel	Assessed Value					Total Taxes			
	Land	Improvements	Total	Exemptions	Taxable Value	Effective Tax Rate	Ad Valorem Tax ¹	Special Assessments ²	Total Tax
06-051-0096	\$231,845	\$0	\$231,845	(\$231,845)	\$0	-	-	\$ -	-
06-071-0004	\$18,963	\$0	\$18,963	(\$18,963)	\$0	-	-	\$ -	-
06-071-0041	\$20,906	\$0	\$20,906	(\$20,906)	\$0	-	-	\$ -	-
Total	\$271,714	\$0	\$271,714	(\$271,714)	\$0	-	-	\$ -	-

¹Applies to real estate only. Taxes on personal property, improvement fixtures, etc., if any are excluded.
²Special assessments include bond payments and/or other taxes that do not vary according to assessed value.
Source: Davis County - Applicable for Tax Year 2025

The subject is tax exempt and there are no delinquencies reported by Davis County. The 2025 assessed value of the land (\$271,714) equates to \$9.65 per square foot.

The appraisal analyzes current market data and makes specific adjustments to each sale in order to derive an indication of market value for the subject. The assessed value is typically computer generated and is not specific in adjustments. Thus, no weight is placed on the assessed value as a market value indicator.

⁶ Taxes in Utah are calculated by applying a tax rate to taxable value. Taxable value is a percentage of the assessor's estimate of market value. The percentage is 100 percent for commercial properties and about 55 percent for residential properties. The tax rate varies depending on a given county's budget.

Data Analysis and Conclusions – Before Acquisition

ANALYSIS OF HIGHEST AND BEST USE:

Two procedures are used to determine a property's highest and best use. The first is an analysis of the site as if vacant. The second is an analysis of any existing improvements and their influence upon the site's highest and best use. The use(s) concluded in the analyses to be highest and best must meet the criteria of being 1) physically possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive.

HIGHEST AND BEST USE AS VACANT

Physically Possible

The subject is an interior parcel located on the south side of 1500 South at approximately 600 West in Woods Cross, Utah. The total area of the subject land is $\pm 28,143$ square feet, or 0.646 acre. The site is slightly irregular in shape and the topography is level/sloping. Natural drainage appears to be westerly. The total frontage is ± 185 linear feet on 1500 South and ± 20 linear feet on 1600 South/625 West. Access is via 1500 South and 1600 South/625 West. 1500 South and 1600 South are both two lane (one lane per direction of travel) asphalt paved streets with curb, gutter, and sidewalk improvements along the subject's frontage. The nearest available traffic counts are 14,000 annual average daily traffic (AADT) on 1600 South.

The land size at approximately $\pm 28,143$ square feet, or 0.646 acre, is large enough to support development and possible subdivision. The property is being used as a detention basin and sits below grade. This is a special use. Given the topography, fill would be required for development. However, the subject is in an area that would support residential development.

Legally Permissible

There are generally two areas of concern regarding legally allowable improvements to a property. The first is associated with title or deed restrictions, which can limit the potential

uses of a property. The second is associated with zoning ordinances, which often limit both the type and size of development constructed on a site. No deed restrictions, easements, or rights-of-way are believed to exist that would restrict the development of the parcel. Potential uses are limited only by permissible and legal uses allowed in the zoning classification for the subject property.

As noted previously, the subject property is under the jurisdiction of Woods Cross City and is currently zoned R-1-8 (Single-Family Residential with 8,000 SF minimum lot size). The general plan shows low density single-family residential use.

Financial Feasibility

A financially feasible use must be one that can provide the highest return on an improvement over a prolonged period of time. The use will be constrained by zone restrictions and the physical characteristics of the land. Also considered are current economic trends, neighborhood influences, and existing supply/demand characteristics, as they pertain to real estate.

Location is a significant determinant and plays a large role in the highest and best use conclusion. The subject is located in a mixed-use area of Woods Cross. Immediate surrounding uses are residential in nature. There are various commercial uses in the area at major intersections and along busier traffic arteries. The subject is adjacent to the I-15 corridor but has limited visibility as it sits below the interstate with a sound wall. Linkages are rated as average. The location in a residential built up area lends itself to residential development. The subject would have wide market appeal and would likely sell within a typical timeframe if it became available on the open market.

Maximally Productive Use and Conclusion (As Vacant)

After reviewing the above, it is concluded that the maximally productive use of the subject as vacant would be for single-family residential development. The most probable buyer

could be a home builder or owner user. Given the location and current market conditions, the timing for development is likely within the immediate to near future.

Highest and Best Use of the Site As Improved

The subject property is a detention pond that is currently improved with chain-link fencing, grass, sprinklers, rock landscaping, and various trees. The existing improvements reflect an amenity use to the property for public use with the pedestrian trail that extends adjacent west of the subject. The site improvements impacted by the project are included in the analysis as these improvements have been installed and maintained by the city.

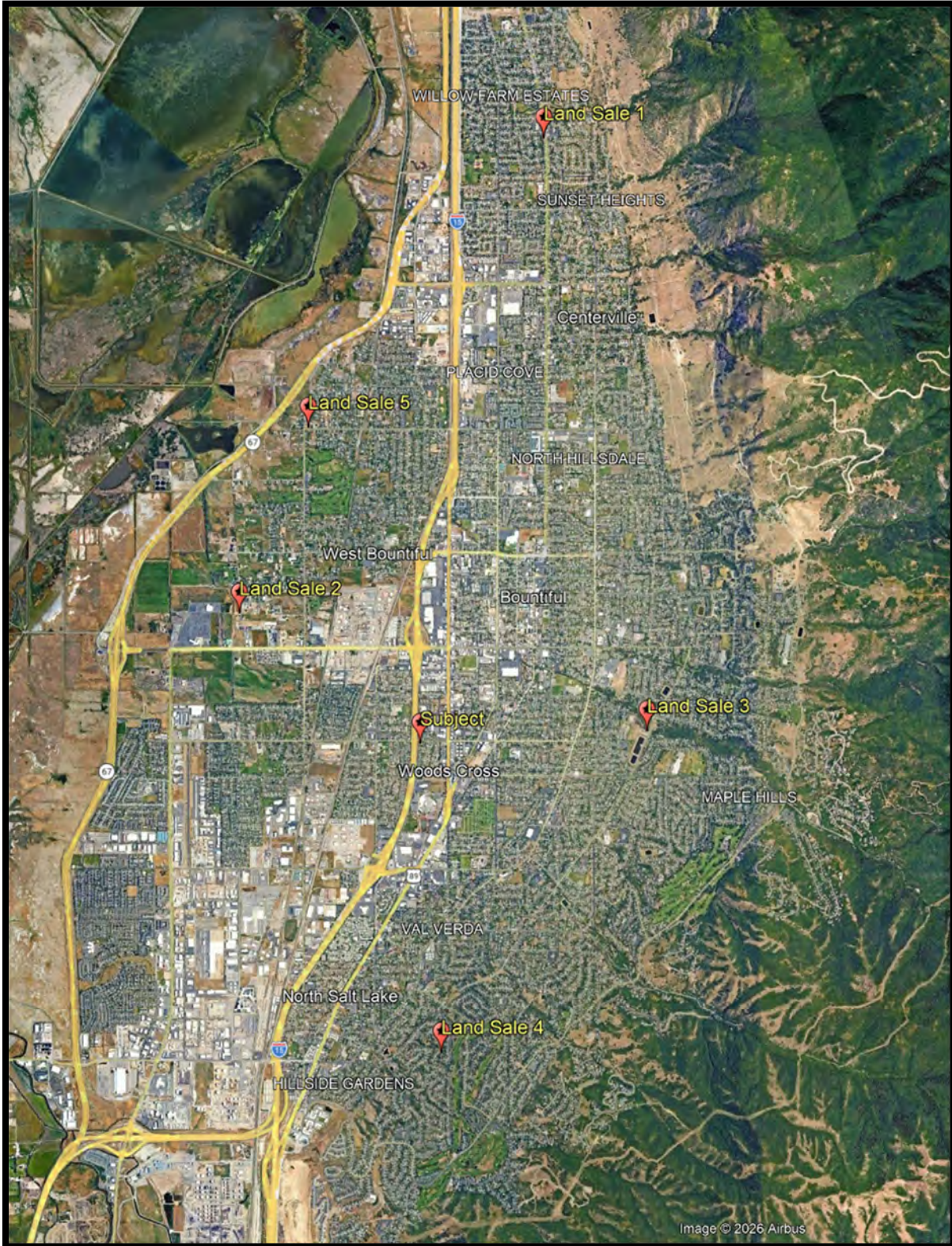
LAND VALUATION

The method used to assist in formulating the appropriate market land value is based on the traditional approach to land value, namely the Sales Comparison Approach. This involves obtaining land sales with similar characteristics and comparing those sales to the subject site. Adjustments are made to the comparables for differing features. The adjusted values of the comparables are then reconciled into a single estimate of value for the subject land. The unit of comparison is the price per square foot.

The concluded highest and best use is for single-family residential. Land sales with similar highest and best use are sought. Five land sales are used in the analysis. The following table is a summary of the land sales used in this report. The comparable data sheets are contained within the addenda of the report.

SUMMARY OF COMPARABLE LAND SALES (BEFORE ADJUSTMENTS)						
ID	Subject	1	2	3	4	5
Address	600 W. 1500 S.	1421 N. Main Street	181 S. 1450 W.	835 E. Abby Lane	106 N. Acorn Dr.	1090 W. 1600 N.
City/Utah	Woods Cross	Centerville	W. Bountiful	Bountiful	North SL	W. Bountiful
Land Size (Acres)	0.65	0.31	0.62	1.08	0.64	0.50
Land Size (Sq.Ft.)-Est.	28,143	13,504	27,007	47,045	27,878	21,780
Shape	Irregular	Rect./Deep/Narrow	Rect./Deep/Narrow	Irregular	Rectangular	Irregular
Street Orientation	Interior/2 Streets	Interior	Interior	Minor Corner	Interior	Minor Corner
Topography	Below Grade/Det.	Level	Level	Sloping	Sloping	Level
Utilities	All Available	All Available	All Available	All Available	All Available	All Available
Street Imp.	Typical	Typical	Typical	Typical	Typical	Typical
Zoning	R-1-8	R-L	R-1-22	R-4	PD	R-1-22
Date of Sale	N/A	Jan-26	Oct-25	Aug-25	Aug-25	Apr-25
Sales Price	N/A	\$285,000	\$375,000	\$680,000	\$388,000	\$305,000
Sales Price/Sq.Ft.	N/A	\$21.11	\$13.89	\$14.45	\$13.92	\$14.00

COMPARABLE SALES MAP



Analysis and Reconciliation of Land Sales

Market evidence and appraiser judgment determined the degree of adjustment made to each sale. Each adjustment made reflects careful consideration and analysis of various factors. The factors considered in any adjustment include an analysis of paired sales data, when they are available, and information acquired from market participants. Also considered are the costs associated with bringing a site to a developable condition. It is believed that the adjustments made correspond closely with the thinking of market participants and allow for a tighter frame of reference when comparing sales data to the subject site. The unit of comparison for each sale is the price per square foot.

If needed, dollar adjustments are made in the areas of property rights conveyed, conditions of sale, and financing. The resulting value reflects the “normal sales price” of the comparable. Percentage adjustments are then made to account for market conditions that change over time. Thereafter, additive percentage adjustments are made in each of the remaining areas of analysis. This is described in detail below.

PROPERTY RIGHTS CONVEYED: Each sale reportedly included the transfer of a fee simple title to the buyer(s). The property rights conveyed were similar to those appraised. No adjustments are made.

FINANCING TERMS: The value shown for a comparable is a cash-equivalent value. When a seller writes a contract with a buyer and the seller has financing terms better than those available in the market, the seller is often paid a higher price for the property. These circumstances require an adjustment to the sale. All sales were sold on a cash-to-seller basis or similar terms and no adjustments are necessary.

CONDITIONS OF THE SALE: All of the comparable sales were reportedly arms-length transactions with no unusual conditions of sale reported. No adjustment is necessary.

EXPENDITURES IMMEDIATELY AFTER SALE: No adjustments are necessary.

MARKET CONDITIONS: Market conditions refer to price changes occurring over time due to various market forces. The sales occurred from April 2025 to January 2026. As indicated in the market overview, the real estate market in general peaked in mid-2022 and then began to experience some slight downward adjustment thereafter due to rising interest rates. The immediate subject neighborhood appears to have had stable market values over the past year, likely attributed to the strong demand and lack of supply, or available land.

As all of the sales occurred within the last year, no adjustments are necessary for market conditions.

LOCATION FACTORS: Location adjustments are made to account for differences in the desirability or characteristics of the location between the subject property and the comparable sales.

Sale 1 is located in Centerville on Main Street in a residential area. It is overall similar in location and is not adjusted.

Sale 2 is located in West Bountiful in a less developed area. It is inferior and is adjusted upward.

Sale 3 is located in Bountiful in an area that is superior in demand with superior views. It is adjusted down for location.

Sale 4 is located in North Salt Lake in an area with superior demand that offers valley views. This sale is adjusted down for location.

Sale 5 is located in West Bountiful in a less developed area. It is inferior and is adjusted upward for location.

PHYSICAL CHARACTERISTICS: The physical characteristics of the subject property are similar to many of the physical features of the comparables. Adjustments were made in the following areas:

Size: Size adjustments account for differences associated with the land size and associated price per unit. It is a common market trend that smaller land parcels tend to sell at a higher price per unit (e.g., per square foot or per acre) when compared to larger parcels. This phenomenon is primarily influenced by the total purchase price and the corresponding pool of potential buyers.

The subject property has a smaller-than-typical residential lot size of ±28,143 square feet, or 0.646 acre. The sales bracket the subject and range from 0.31 to 1.08 acres. While residential lots are often discussed on a per-square-foot basis for right of way analysis, they typically transact based on overall utility and total purchase price, not strictly on a per-unit basis. This is accounted for in the adjustments applied and overall reconciliation. In other words, the overall dollar amount is considered when making appropriate adjustments.

Sale 1 is adjusted down for smaller size and sale 3 is adjusted upward for larger size. The remaining sales are close enough in size that no additional adjustments are necessary.

Shape: Shape refers to the physical shape or layout of a site or parcel of raw land. Typically, rectangular, square, or even moderately irregular configurations are more desirable than severely irregular configurations because they allow the developer to maximize the potential development of the land with the least amount of wasted or excess land.

The subject is irregular in shape. Sales 1, 2, 3 and 5 are either irregular in shape or are deeper and narrower. These four sales are not adjusted. Sale 4 is rectangular in shape and is adjusted down.

Street Orientation: Street orientation can influence the desirability and value of residential lots. In most residential markets, interior and cul-de-sac lots are typically preferred over corner or more exposed lots due to factors such as greater privacy, reduced traffic, and lower noise levels. As a result, interior and cul-de-sac parcels often command a premium compared to corner lots, which may have increased traffic exposure, reduced usable yard space, and less privacy.

This pattern contrasts with commercial properties, where high visibility and access are often more valuable, and corner or high-traffic locations can command higher prices.

In the case of the subject property, while it backs to Interstate 15 (I-15), there is an existing sound wall that provides a substantial buffer. Based on market observations, this sound wall effectively mitigates the negative influence of the freeway, and no adjustment has been applied for this factor.

Street orientation adjustments are applied where necessary in the sales comparison approach, particularly when comparing interior or cul-de-sac lots to corner parcels. The specific adjustment varies depending on the degree of exposure and the overall impact on utility and marketability.

The subject is an interior parcel located on the south side of 1500 South at approximately 600 West. The subject has access from both 1500 South and 1600 South. Sales 1, 2 and 4 are interior parcels and are not adjusted. Sales 3 and 5 are minor corners and are also not adjusted.

Topography/Developability: Adjustments made for this area of adjustment recognize those differences in a site's topography and/or need of fill in order to accommodate development. Typically, sites that are relatively level with stable and adequate fill conditions, sell for a higher per unit basis. The reason is that there is less site work cost incurred on a buyer's part in bringing these sites into a developable condition versus a site that has a sloping or undulating terrain and/or one that is in need of fill.

The subject is currently being used for water retention. It would require fill for development purposes and generally is considered similar to a sloping parcel. Sales 3 and 4 are similar in sloping topography and are not adjusted. The remaining sales are level and are adjusted down.

Utilities: The subject property has all utilities available. All the sales are similar and are not adjusted.

Street Improvements: The subject and all sales have typical street improvements and no adjustments are made in this area of adjustment.

Zoning: The subject property is currently zoned for residential use. All the sales have residential zonings and are not adjusted.

Other: No other adjustments are necessary.

An adjustment grid is presented below that outlines each of the adjustments made:

LAND ADJUSTMENT GRID						
		COMPARABLES SALES				
	Subject	1	2	3	4	5
Address	600 W. 1500 S.	1421 N. Main Street	181 S. 1450 W.	835 E. Abby Lane	106 N. Acorn Dr.	1090 W. 1600 N.
City/Utah	Woods Cross	Centerville	W. Bountiful	Bountiful	North SL	W. Bountiful
Sales Price		\$285,000	\$375,000	\$680,000	\$388,000	\$305,000
Adjustments:						
Property Rights		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$285,000	\$375,000	\$680,000	\$388,000	\$305,000
Financing Terms		\$0	\$0	\$0	\$0	\$0
Condition of Sale		\$0	\$0	\$0	\$0	\$0
Expenditures		\$0	\$0	\$0	\$0	\$0
Adjusted Price		\$285,000	\$375,000	\$680,000	\$388,000	\$305,000
Date of Sale		Jan-26	Oct-25	Aug-25	Aug-25	Apr-25
Market Conditions		0.00%	0.00%	0.00%	0.00%	0.00%
Adjusted Price		\$285,000	\$375,000	\$680,000	\$388,000	\$305,000
Unit of Comparison						
Square Feet	28,143	13,504	27,007	47,045	27,878	21,780
Price Per Sq.Ft.		\$21.11	\$13.89	\$14.45	\$13.92	\$14.00
Other Adjustments:						
Location		0%	5%	-10%	-10%	10%
Physical Characteristics						
Size		-20%	0%	20%	0%	0%
	28,143	13,504	27,007	47,045	27,878	21,780
Shape		0%	0%	0%	-5%	0%
	Irregular	Rect./Deep/Narrow	Rect./Deep/Narrow	Irregular	Rectangular	Irregular
Street Orientation		0%	0%	0%	0%	0%
	Interior/2 Streets	Interior	Interior	Minor Corner	Interior	Minor Corner
Topography		-10%	-10%	0%	0%	-10%
	Below Grade/Det.	Level	Level	Sloping	Sloping	Level
Utilities Available		0%	0%	0%	0%	0%
	All Available	All Available	All Available	All Available	All Available	All Available
Street Improvements		0%	0%	0%	0%	0%
	Typical	Typical	Typical	Typical	Typical	Typical
Zoning		0%	0%	0%	0%	0%
	R-18	R-L	R-122	R-4	PD	R-122
Other/Amenities		0%	0%	0%	0%	0%
Adjusted Price Per SF		\$14.77	\$13.19	\$15.90	\$11.83	\$14.00
Net % Change		-30%	-5%	10%	-15%	0%
Gross % Change		30%	15%	30%	15%	20%
Summary of Adjusted Values						
	Low	High	Median	Mean		
Adjusted Value Range	\$11.83	\$15.90	\$14.00	\$13.94		

RECONCILIATION OF LAND VALUE – BEFORE ACQUISITION

Prior to adjustments, the sales range from \$13.89 to \$21.11 per square foot. After adjusting, the adjusted sales indicate a range from \$11.83 to \$15.90 per square foot. The adjusted median is \$14.00 and the adjusted mean is \$13.94 per square foot.

All of the sale require adjustments and the weight is given to the overall mean and median.

After reviewing characteristics of the subject and the comparable sales, the concluded market value is \$14.00 per square foot. The concluded per unit value appears to be reasonable and is market-supported.

Subject Land -- 28,143 SF x \$14.00 per square foot = \$394,002

MARKET VALUE OF WHOLE – BEFORE ACQUISITION

The concluded market value as a whole is shown below. The subject is improved with ancillary site improvements that have contributory value for the special use nature of the subject as a detention pond and landscaping along the pedestrian trail. Specific site improvements impacted are included in the site improvements acquired and/or cost to cure.

Summary of Market Value of Whole (Land Only)

Subject Land – ±28,143 square feet x \$14.00 per square foot =	\$ 394,002
Contributory Value of the improvements (Not Appraised) =	<u>\$ 0</u>
Total Market Value – Before Acquisition	\$ 394,002

Proposed Project

DESCRIPTION OF PROPOSED PROJECT: The proposed project consists of the widening of existing I-15, known as Project No. S-R199(343). The I-15 expansion project will extend from Farmington to Salt Lake City. The project will include construction for five general purpose lanes and one Express Lane in each direction. The project aims to improve mobility and accommodate future travel demands in the corridor, with a focus on incorporating transit, local road, and pedestrian/bike improvements.

DESCRIPTION OF ACQUISITION(S):

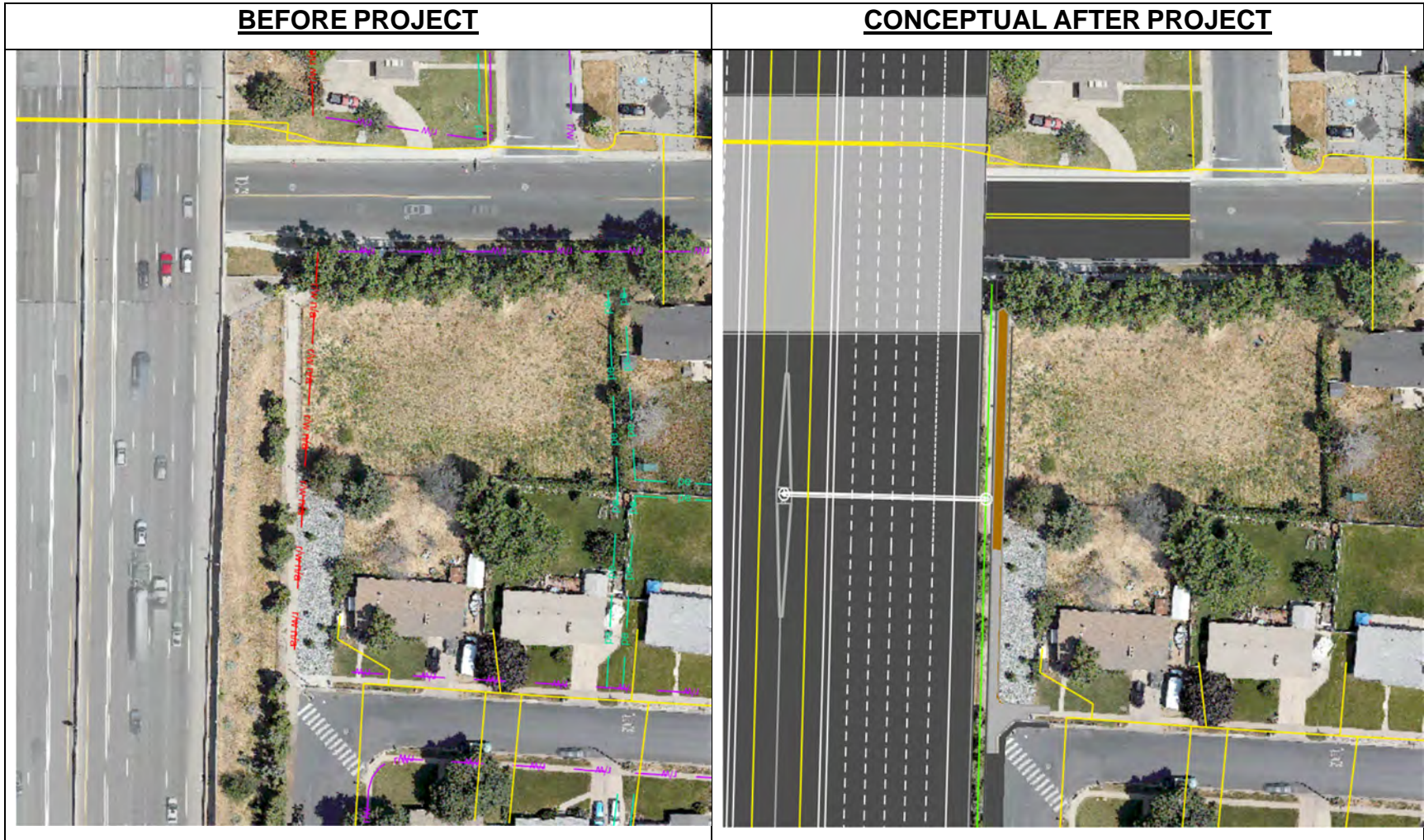
- **PARTIAL FEE ACQUISITION**

The partial fee acquisition is identified as Project Parcel No. R199:1830 and is located along the west property line. According to the legal description provided for the partial fee acquisition, the total land area within the acquisition is 713 square feet, or 0.016 acre.

- **TEMPORARY CONSTRUCTION EASEMENT**

The temporary construction easement, identified as Project Parcel No. 1830:E, is located adjacent east of the acquisition and will be used during the construction phase of the property. Please refer to the maps and documents in the report for further clarification. According to legal descriptions provided by the client, the area of the temporary easement is 2,311 square feet, or 0.053 acre. The temporary easement will be used during the construction phase of the project, specifically to “facilitate the construction of existing I-15, known as Project No. S-R199(343). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.”

Project maps and legal descriptions are included in the addenda. A side-by-side conceptual plan for the subject in the before and after condition are shown as follows:



Valuation of the Acquisition(s)

VALUATION OF THE PARTIAL FEE ACQUISITION: The partial fee acquisition contains 713 square feet, or 0.016 acre. The method used to arrive at a value for the partial fee acquisition was to first appraise the property as a whole. The land value of the subject as a whole is estimated at \$14.00 per square foot. The value of the partial fee acquisition is calculated based on a pro-rata breakdown of the land value per square foot. The total value of the partial fee acquisition is calculated as follows:

- **Parcel No. 1830**

713 SF x \$14.00 per square foot = \$9,982

DESCRIPTION AND VALUATION OF THE IMPROVEMENTS ACQUIRED/IMPACTED: As per Federal and State right-of-way appraisal requirements, the contributory value of all landscaping and site improvements within the acquisitions is to be included in the compensation. Contributory value is a real estate term that refers to the contribution that a particular component (i.e. fences, landscaping, trees, etc.) has to the overall value of the whole property. Contributory value takes into consideration the degree of depreciation for a particular site improvement item/component as well as the added value of that component to the value of the overall site and differs from replacement cost new. This area of consideration focuses on those site/landscaping improvements that do not need to be replaced or cannot reasonably be replaced. Deduction for depreciation is necessary when considering site improvement acquired items.

The area of the partial fee acquisition and temporary construction easement are within the west portion of the subject land. The site improvements include landscaping items such as decorative landscape rock, 6 foot chain-link security fencing, sprinkler/irrigation lines, and various trees. There are several trees located outside of the subject's property that are along the path that extends from 1500 South to 1600 South. There is also some

landscaping near the northwest corner of the subject that is just outside of the subject's property line that will also be impacted. The improvements that have been installed and maintained by the city are included in the compensation.

There are noted to be several lamps along the fence that will be relocated as part of the project. There will be a retaining wall to avoid impacts to the detention basin.

The chain-link fencing on the west side of the path will be reconstructed as part of the project, as well as the concrete sidewalk path.

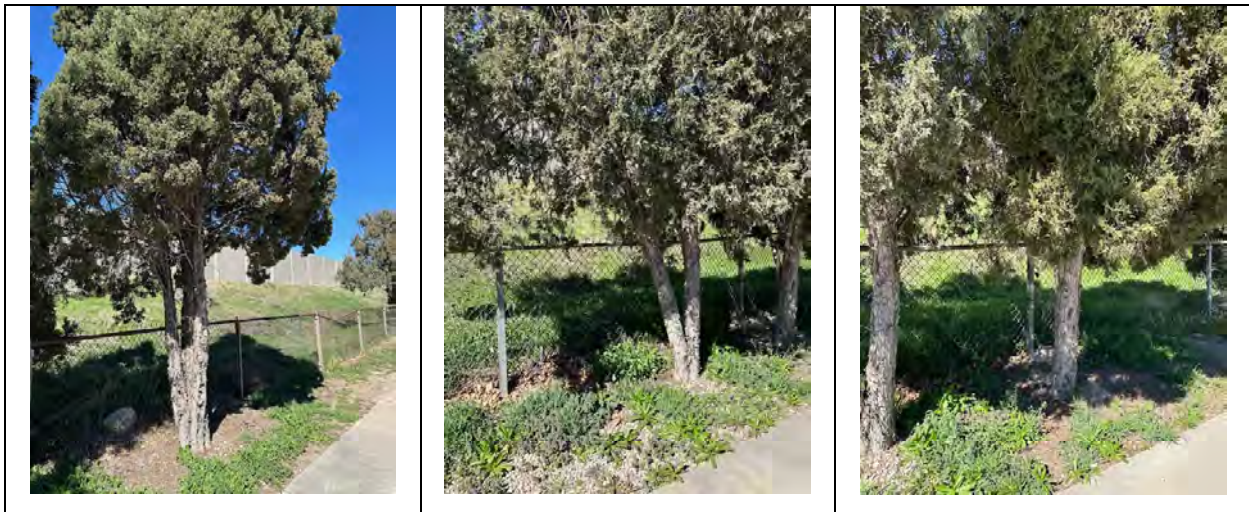
Any other items that can be restored after completion of the project are included as costs-to-cure later in the report.

Pictures of the trees potentially impacted by the project include the following:





Pictures of Trees on West Side of Path





Several sources have been used to estimate the contributory market value of the landscaping improvements impacted. These sources include the landscapers; general contractors; nurseries; home improvement retailers, bids/cost estimates on proposed properties appraised in our office; and the Marshall-Swift Valuation Service. Historical and current data have been reviewed and estimates for each individual component have been made as shown below. The final estimate is based on a composite of all estimates and information obtained and considers the depreciation of each item. A few of the contractors and suppliers over the last several years that have been used as a resource include:

- Ben Wilkens, Wasatch Front Lawncare, LLC;
- Craig Newbold with Fullmer Brothers Landscape Maintenance Inc.;
- Brent Osbourne, General Contractor with Extreme Custom Homes;
- Justin Sampson with Sampson Landscaping;
- Shawn Beal with Bland Brothers Nursery;
- All State Landscaping & Property Maintenance;
- Ryan McDonigal with Big Stack Masonry;
- Custom Fencing;
- Gale Stott with Stonetree Concrete Fence Systems/AFTEC
- Innovative Excavation (block walls)
- Millcreek Gardens Nursery;
- Glover Nursery in Orem;
- Paul with Beuhner Block;
- Jeremy Christiansen with Wrightway Landscaping and Property Management
- Home Depot;
- Lowe's Home Improvement; and the
- Marshall-Swift Valuation Service; a national subscription cost index.

Based on information derived during the property inspection and the sources outlined above, site improvements acquired is estimated at \$11,270 as outlined in the grid below.

SITE IMPROVEMENTS AQUIRED						
Improvements Acquired	Quantity	Unit	Unit Price	% Deprec	Adj. Unit Price	Totals
Large Trees	2	Each	\$800	0%	\$800	\$1,600
Med-Large Evergreen Trees	3	Each	\$800	0%	\$800	\$2,400
Small Evergreen Trees	4	Each	\$500	0%	\$500	\$2,000
Misc. Trees/West of Path	10	Each	\$300	0%	\$300	\$3,000
Rock Landscaping	220	SF	\$3.50	0%	\$3.50	\$770
Misc. Landscaping	1	Total	\$1,500	0%	\$1,500	\$1,500
TOTAL						\$11,270

VALUE OF THE REMAINDER AS PART OF THE WHOLE: The value of the remainder as part of the whole is calculated by deducting the values of the partial fee acquisition and/or pertinent site improvements acquired (if the vertical improvements are appraised) from the Market Value of the Subject as a Whole, or the value in the Before Condition. This calculation is made prior to measuring any damages to the remainder, temporary easement and/or cost to cure. This is calculated as follows:

Market Value of the Subject as a Whole (Land Only)	=	\$	394,002
Less: Value of Partial Fee Acquisition	=	(\$	<u>9,982</u>)
Market Value of the Remainder as Part of the Whole	=	\$	384,020*

*Land Only

Data Analysis and Conclusions – After Acquisition

DESCRIPTION OF PROPERTY – AFTER ACQUISITION: This area of analysis describes and considers the physical aspects of the remainder. Any item not discussed below is assumed to remain unchanged in comparison to the before condition.

LOT AREA: Before the acquisition, the larger parcel contains $\pm 28,143$ square feet, or 0.646 acre. The area of the acquisition is 713 square feet, or 0.016 acre. As such, the remainder contains 27,430 square feet, or 0.630 acres.

SHAPE: The shape of the remainder will remain slightly irregular.

TOPOGRAPHY: The topography will remain similar to the before condition.

ACCESS: Access to the subject will remain unchanged from the before condition.

STREET IMPROVEMENTS: The street improvements will be similar to the before condition.

IMPROVEMENTS: The property is improved with a detention pond, chain-link fencing, rock landscaping, landscaped rocks and multiple trees. The detention pond will remain in place and no damages to the site improvements, outside of site improvements acquired and costs to cure, are concluded herein.

HIGHEST AND BEST USE – AFTER ACQUISITION: This section addresses any change in the highest and best use of the subject property resulting from the acquisition, compared to its highest and best use before the acquisition. Physical differences resulting from the acquisition have been outlined in the prior section of this report.

After reviewing the above, it is concluded that the highest and best use of the remainder parcel is unchanged from the before condition.

DAMAGES TO THE REMAINDER: In cases involving a partial fee or other acquisition, an analysis of damages and special benefits is necessary for the remaining portion of the parcel to determine if there is any loss in value to the remainder of the subject property in the after condition as a result of the partial acquisition, and/or if there are any special benefits resulting from the partial acquisition that may be used to offset damages. The International Right of Way Association defines damages as: “In condemnation, the loss in value to the remainder in a partial taking of a property. Generally, the difference between the value of the whole property before the taking and the value of the remainder after the taking is the measure of value of the part taken and the damages to the remainder.”⁹ Damages are typically classified as either consequential damages, or severance damages. Consequential damages and severance damages are defined as follows:

- **Consequential Damages:**

Consequential damages are defined as a “loss in value of a parcel of land, no portion of which is acquired, resulting from a public improvement.”¹⁰

- **Severance Damages:**

Severance damages are defined as a “loss in value of the remainder of a parcel resulting from an acquisition, sometimes called indirect damages.”

Severance damages are also defined as “the diminution of the market value of the remainder area, in the case of a partial taking, which arises (a) by reason of the taking (severance), and/or (b) the construction of the improvement in the manner proposed.”¹¹

As indicated, the size of the remainder parcel is 27,430 square feet, or 0.630 acres. The remainder will be similar to the before condition and highest and best use remains unchanged. No damages are concluded (\$0).

⁹ *Principles of Right of Way*, International Right of Way Association, Torrance, California, 2001, pg.208

¹⁰ *IBID*, pg.207

¹¹ *IBID*, pg.216, 222

VALUATION OF THE TEMPORARY EASEMENT: The temporary easement is identified as Project Parcel No.: 1830:E and contains 2,311 square feet, or 0.053 acre. The temporary easement will be used during the construction phase of the project, specifically to “facilitate the construction of existing I-15, known as Project No. S-R199(343). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, *or for three (3) years, whichever first occurs. The easement shall be non-exclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities.*”

The temporary easement will be used for a period of three (3) years, or until completion of the project. As the timeline for the end of project construction is unknown, a three (3) year term is assumed herein.

In order to formulate an opinion of the market value for the temporary construction easement, the easement land lease rate is first calculated. The easement land lease rate is a rate of return on the fee value of the easement land area based on a one-year period. The annual easement lease payment is then multiplied by three (3) years to account for three annual payments of the easement. Finally, the annual payments are discounted to the present value to provide one lump sum payment for the easement. Easement land lease rates a slightly different than ground lease rates as a ground lease rate is for the exclusive use of the tenant, while in the case of an easement, it is a non-exclusive use for the party encumbering the temporary easement and the easement is only used during the period of time necessary for construction. This factor is considered in the lower discount to present value as will be determined.

Typical annual temporary easement lease rates range from 5-10 percent. For non-exclusive easements, a rate at the lower end of the range is considered reasonable as the owner will have the ability to use the property at any time in a manner which does not interfere with construction activities. Furthermore, the easement shall continue only until

project construction on the property is complete, or for three years, whichever first occurs. Construction for most temporary construction easements is complete prior to the three-year time period. Considering the subject and proposed easement, it is concluded that an annual temporary easement lease rate of eight percent (8%) is appropriate to calculate the annual payment for the temporary easement proposed on the subject property. The annual payment attributed to the temporary easement is calculated by multiplying an 8 percent temporary easement annual rate by the value of the land within the easement. This will be shown in the calculation at the end of this analysis.

A typical land easement is usually paid on an annual basis for the duration of the lease. Since the owner will be compensated for the easement in one payment up front, the present value of the future cash payments is calculated. A present value factor is used to calculate the net present value of the annual lease payments for the duration of the lease.

The discount rate used in the analysis is based on projected safe rates, considering that the payment is from a government entity, namely UDOT. Municipal bonds currently range from about 3.25% for a 1 year to 3.15% for a 5 year. An easement is lower risk and an estimated discount rate of three percent (3.00%) is appropriate given the non-exclusive use of the easement and the low risk factors involved.

The temporary easement will expire upon completion of the construction of the said project or three (3) years, whichever occurs first. As the completion of the project construction is unknown, a three-year term is assumed. The present value factor is calculated as follows:

Present Value Factor

Term =	3 payments made at beginning of cycle
Interest % or Discount Rate =	3 Percent
Payment =	\$1
Future Value =	\$0
Solve For Present Value Factor =	2.91347

The area of the temporary construction easement is 2,311 square feet, or 0.053 acre. The market value of the fee simple interest of the remainder land has been concluded at \$14.00 per square foot. The market value of the temporary easement is then calculated by multiplying the area of the easement x \$14.00/square foot x the above determined temporary easement annual lease rate or eight percent (0.08) x the present value factor of 2.91347. The market value of the temporary construction easement is \$7,541 and is calculated as follows:

Parcel No(s). 1830:E

$$2,311 \text{ SF} \times \$14.00/\text{SF} = \$32,354 \times 0.08 = \$2,588.32 \times 2.91347 = \quad \$ \quad 7,541$$

COSTS TO CURE:

Costs to cure consider the replacement cost for any items within the acquisition that can be relocated and within the temporary easement that will need to be reset, reconfigured or replaced once project construction is complete.

As part of the project, any hardscape improvements within the temporary easement, such as gravel, concrete or asphalt paving, will be replaced as part of the project. Compensation is only provided for those improvements within the easement that will not be reinstalled as part of the project.

Using the same sources as outlined in site improvements acquired, the estimated cost to cure is \$13,020, calculated as follows:

COST-TO-CURE						
Cost-to-Cure	Quantity	Unit	Unit Price	Adj. Factor	Adj. Unit Price	Totals
6' Chain-Link Security Fencing	120	LF	\$58.50	1.00	\$58.50	\$7,020
Drip Lines/Irrigation/Sprinkler	1	Each	\$2,500	1.00	\$2,500	\$2,500
Temporary Sprinkling	1	Each	\$1,500	1.00	\$1,500	\$1,500
Rock Landscaping/Misc.	1	Total	\$2,000	1.00	\$2,000	\$2,000
TOTAL						\$13,020

SPECIAL BENEFITS: In the subject jurisdiction, special benefits are generally used to offset severance damages resulting from a partial acquisition. The International Right of Way Association defines special benefits as “advantages accruing from a given highway improvement to a specific property and not to others generally.”¹²

After reviewing the subject in the after condition, severance damages have been concluded. Special benefits can offset damages. However, after reviewing the proposed project, no special benefits are noted. Thus, benefits are shown as \$0 herein.

¹² Principles of Right of Way, International Right of Way Association, Torrance, California, 2001, pg.216

Summary of Values

A.) VALUE OF THE SUBJECT AS A WHOLE PROPERTY (LAND ONLY)	
Subject Land -- 28,143 SF x \$14.00 per square foot =	\$ 394,002
Subject Improvements (Not Appraised) =	<u>\$ 0</u>
Total	\$ 394,002
B.) VALUE OF THE ACQUISITIONS:	
Partial Fee Acquisition – Parcel No.: 1830 =	\$ 9,982
Site Improvements Acquired:	<u>\$ 11,270</u>
Total	\$ 21,252
C.) VALUE OF THE REMAINDER AS PART OF THE WHOLE (LAND ONLY)	
Land: 28,143 SF – 713 SF = 27,430 SF @ \$14.00/SF =	\$ 384,020
Improvements (N/A)	<u>\$ 0</u>
Total	\$ 384,020
D.) VALUE OF THE REMAINDER AFTER THE ACQUISITION (LAND ONLY)	
Remainder as part of the whole =	\$ 384,020
Less: Damages =	(\$ 0)
Less: Temporary Easement =	<u>(\$ 7,541)</u>
Value of Remainder Parcel =	\$ 376,479
E.) DAMAGES	
<i>Incurable Severance Damages:</i>	\$ 0
<i>Cost To Cure:</i>	\$ 13,020
<i>Temporary Easement:</i>	\$ 7,541
Total	<u>\$ 20,561</u>
F.) SPECIAL BENEFITS	
<i>Special Benefits: =</i>	<u>\$ 0</u>
G.) TOTAL AWARD	
Partial Fee Acquisition	\$ 9,982
Temporary Easement	\$ 7,541
Improvements Acquired	\$ 11,270
Severance Damages	\$ 0
Less: Special Benefits	(\$ 0)
Cost To Cure	<u>\$ 13,020</u>
Total Award	\$ 41,813
Rounded to	\$ 41,900

Reconciliation and Final Estimate of Value

In order to value the proposed acquisition(s), the Sales Comparison Approach was used to formulate an opinion of the market value of the subject land. This method adequately accounts for investor motivation, which is directly tied to the principle of substitution, which states that a potential buyer will pay no more for a property than he or she would for a similar property with comparable characteristics and utility.

After analyzing all of the data presented in the report, I am of the opinion that the market value of the partial fee acquisition and temporary easement, including any necessary site improvements acquired, cost to cure, severance damages and/or special benefits, as of March 18, 2026, is:

<p style="text-align: center;">FORTY-ONE THOUSAND NINE HUNDRED DOLLARS (\$41,900)</p>

Exhibits & Addenda

Comparable Land Sales

Land Sale #1

Identification:

Location	1421 N. Main Street
City/State	Centerville, Utah
Parcel #	02-261-0002



Land Description:

Land Size	±0.31 acre; 13,504 square feet
Shape	Rectangular - Deep/Narrow
Street Orientation	Interior
Topography	Level
Utilities	All available
Street Improvements	Typical
Zoning	R-L (Residential-Low)

Transaction:

Date of Sale	January 21, 2026
Conditions	Arms-Length
Sales Price	\$285,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$285,000
Listing Price	\$290,000
Days on Market (DOM)	36
Grantor	Eric Defries
Grantee	William & Megan Barth
Verification	Porter Rappleye, Listing agent with MS2 & Associates, LLC

Unit of Comparison:

Sales Price/Sq.	\$21.10
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Remarks:

This is a recent sale of a residential lot in Centerville. The lot was noted to be deeper and narrower. It has frontage on Main Street in a residential area.

Land Sale #2**Identification:**

Location	181 S. 1450 W.
City/State	West Bountiful, Utah
Parcel #	06-410-0026

**Land Description:**

Land Size	±0.62 acre; 27,007 square feet
Shape	Rectangular – Deep/Narrow
Street Orientation	Interior
Topography	Level
Utilities	All available
Street Improvements	Typical
Zoning	R-1-22

Transaction:

Date of Sale	October 8, 2025
Conditions	Arms-Length
Sales Price	\$375,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$375,000
Listing Price	\$424,900
Days on Market (DOM)	231
Grantor	Dusty Saddle LLC
Grantee	Parker Baldwin
Verification	Lincon Tayler, Listing agent with EXP Realty, LLC

Unit of Comparison:

Sales Price/Sq.	\$13.89
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Remarks:

This is larger residential lot within the Highgate Estates in West Bountiful, near the Woods Cross/West Bountiful line.

Land Sale #3**Identification:**

Location	835 E. Abby Lane
City/State	Bountiful, Utah
Parcel #	04-198-0006

**Land Description:**

Land Size	±1.08 acres; 47,045 square feet
Shape	Irregular
Street Orientation	Minor Corner
Topography	Sloping
Utilities	All available
Street Improvements	Typical
Zoning	R-4

Transaction:

Date of Sale	August 26, 2025
Conditions	Arms-Length
Sales Price	\$680,000
Financing	Cash to seller
Cash Equivalent Sales Price	\$680,000
Listing Price	\$700,000
Days on Market (DOM)	10
Grantor	David Cope
Grantee	Tom Stuart
Verification	Todd Jones, Listing agent with Jones & Associates Real Estate, LLC

Unit of Comparison:

Sales Price/Sq.	\$14.45
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Remarks:

This is a residential lot located within the Creek Side Views Subdivision. This lot has a small area of level land on Abby Lane but then steps down to the northwest.

Land Sale #4**Identification:**

Location	106 N. Acorn Drive
City/State	North Salt Lake, Utah
Parcel #	01-175-0015

**Land Description:**

Land Size	±0.64 acre; 27,878 square feet
Shape	Rectangular
Street Orientation	Interior
Topography	Sloping
Utilities	All available
Street Improvements	Typical
Zoning	PD

Transaction:

Date of Sale	August 15, 2025
Conditions	Arms-Length
Sales Price	\$388,000
Financing	Seller Financing at reported market terms
Cash Equivalent Sales Price	\$388,000
Listing Price	\$388,000
Days on Market (DOM)	331
Grantor	Wade Patten
Grantee	WTP Horizon Properties, LLC
Verification	Cindy DeHart, Listing agent

Unit of Comparison:

Sales Price/Sq.	\$13.92
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Remarks:

This is a lot located in the Scenic Hills Subdivision in North Salt Lake.

Land Sale #5**Identification:**

Location	1090 W. 1600 N.
City/State	West Bountiful, Utah
Parcel #	06-427-0006

**Land Description:**

Land Size	±0.50 acre; 21,780 square feet
Shape	Irregular
Street Orientation	Minor Corner
Topography	Level
Utilities	All available
Street Improvements	Typical
Zoning	R-1-22

Transaction:

Date of Sale	April 29, 2025
Conditions	Arms-Length
Sales Price	\$305,000
Financing	Seller Financing at reported market terms
Cash Equivalent Sales Price	\$305,000
Listing Price	\$315,000
Days on Market (DOM)	91
Grantor	Gregory Kelsey
Grantee	Tomie J. Wall
Verification	Michael Heslop, Listing Agent

Unit of Comparison:

Sales Price/Sq.	\$14.00
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Remarks:

This is a lot located on a minor corner in West Bountiful. The lot is within the Ashby Acres Subdivision.

Legal Descriptions / Right-of-Way Instruments

OWNERSHIP RECORD

Title by: LBA

Date: October 2025

County: Davis

Parcel No.: R199:1830

Type Ownership: Government

Tax ID No.: 06-051-0096, 06-071-0004, 06-071-0041

Project No.: S-R199(343)

PIN No.: 19854

Recorded Owners: Woods Cross City, a municipal corporation

Address: 1555 South 800 West, Woods Cross, Utah 84087

Property Address: Approx. 600 West 1500 South, Woods Cross, Utah 84087

(Tax ID No. 06-051-0096)

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
325736	402	376	Quit Claim Deed	24 Oct 1968	04 Nov 1968

Description:

A parcel of land situated in the SE1/4SE1/4 of Section 25, T. 2 N., R. 1 W., S.L.B.&M. The boundaries of said parcel of land are described as follows:

Beginning at the NW. corner of Lot 5, Miralesta Subdivision, Plat "A", in Woods Cross City; thence N. 3°11'05" W. 22 ft more or less, to the southerly right of way line of 1500 South Street in Woods Cross City; thence N. 89°59' W. 178 ft., more or less, to the easterly no-access line of a highway known as Project No. 15-7; thence S. 3°23'30" W. 250 ft., more or less, along said no-access line to the southerly boundary line of Lot 4 produced of said Miralesta Subdivision; thence S. 86°36'30" E. 25 ft. more or less, to the southwesterly corner of said Lot 4; thence N. 3°23'30" E. 122.48 ft. to a point of tangency with a 100.0-foot radius curve to the right; thence Northeasterly 133.69 ft. along the arc of said curve; thence N. 79°59'30" E. 80.64 ft. to the point of beginning. The above described parcel of land contains 0.30 acre, more or less.

The above described parcel of land adjoins easterly the easterly no-access line of the above project and is without access to or from the adjoining state highway over and across the westerly boundary line of the above described parcel of land.

In accepting this deed the grantee agrees that should the above described tract of land be used for anything other than public purposes, title to said land will revert to the Utah State Road Commission.

Assessed Area: The above described tract of land contains 0.300 acre.

Calculated area: The above described tract of land contains 13,028 square feet or 0.299 acre.

Grantor: The State Road Commission Of Utah, by its duly appointed, qualified and acting Director of the Department of Highways

Also:

(Tax ID No. 06-071-0004)

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
363106	483	191	Warranty Deed	29 Mar 1972	07 Apr 1972

Description:

Lot 4, MIRALESTE SUBDIVISION, Plat "A", Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, except the South 120.0 feet thereof.

Assessed Area: The above described tract of land contains 0.150 acre.

Calculated area: The above described tract of land contains 6,361 square feet or 0.146 acre.

Grantor: Don H. Dearden and Connie S. Dearden

Also:

(Tax ID No. 06-071-0041)

Entry No.	Book	Page	Type Instr.	Date Signed	Date Recorded
363107	483	192	Warranty Deed	29 Mar 1972	07 Apr 1972

Description:

Lot 3, MIRALESTE SUBDIVISION, Plat "A", Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, except the South 120.0 feet thereof.

Assessed Area: The above described tract of land contains 0.210 acre.

Calculated area: The above described tract of land contains 8,754 square feet or 0.201 acre.

Grantor: Don H. Dearden and Connie S. Dearden

Assessed Area: The above combined tracts of land contain 0.660 acre.

Calculated area: The above combined tracts of land contain 28,143 square feet or 0.646 acre.

Note: Included for reference Miraleste Plat A, according to the official plat thereof recorded August 30, 1962, as Entry No. 240558 in Book S of LL etc at Page 221, in the office of the Davis County Recorder.

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Quit Claim Deed

(CITY)

Davis County

Tax ID No. 06-051-0096

PIN No. 19854

Project No. S-R199(343)

Parcel No. R199:1830

Woods Cross City, a municipal corporation of the State of Utah, Grantor, hereby QUIT CLAIMS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described parcel of land in Davis County, State of Utah, to-wit:

A parcel of land in fee, being part of an entire tract of property, situate in the SE1/4 SE1/4 of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, for the widening of existing I-15, known as Project No. S-R199(343). The boundaries of said parcel of land are described as follows:

Beginning at the intersection of the existing easterly highway right of way line of I-15 and the existing northerly right of way line of 1600 South, which point is 998.14 feet N.00°19'47"W along the range line and 1296.97 feet West from the Southeast corner of said Section 25; and running thence N.03°17'10"E. (Record N.03°23'30"E.) 223.80 feet along said existing easterly highway right of way line to a point 134.42 feet perpendicularly distant easterly from the I-15 right of way control line of said Project, opposite approximate Engineers Station 2199+34.17; thence S.01°19'21"W. 104.47 feet parallel with said right of way control line to a point opposite Engineers Station 2198+29.69; thence S.09°59'15"E. 20.40 feet to a point 138.42 feet perpendicularly distant easterly from said right of way control line, opposite Engineers Station 2198+09.69; thence S.01°19'21"W. 11.39 feet parallel with said right of way control line to a point opposite Engineers Station 2197+98.31; thence S.12°37'57"W. 45.47 feet to a point 129.50 feet perpendicularly distant easterly from said right of way control line, opposite Engineers Station 2197+53.72; thence S.01°19'21"W. 39.45 feet parallel with said right of way control line to a point of curvature of a curve to the left with a radius of

WHEN RECORDED, MAIL TO:
Utah Department of Transportation
Right of Way, Fourth Floor
Box 148420
Salt Lake City, Utah 84114-8420

Temporary Easement

(CITY)

Davis County

Tax ID No. 06-051-0096

PIN No. 19854

Project No. S-R199(343)

Parcel No. R199:1830:E

Woods Cross City, a municipal corporation of the State of Utah, Grantor, hereby GRANTS and CONVEYS to the UTAH DEPARTMENT OF TRANSPORTATION, Grantee, at 4501 South 2700 West, Salt Lake City, Utah 84114, for the sum of TEN (\$10.00) Dollars, and other good and valuable considerations, the following described easement in Davis County, State of Utah, to-wit:

A temporary easement, upon part of an entire tract of property situate in the SE1/4 SE1/4 of Section 25, Township 2 North, Range 1 West, Salt Lake Base and Meridian, to facilitate the construction of I-15, known as Project No. S-R199(343). This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for three (3) years, whichever first occurs. The easement shall be nonexclusive such that the Grantor may use the property at any time in a manner which does not interfere with construction activities. The boundaries of said easement are described as follows:

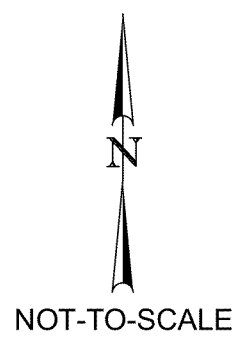
Beginning at the intersection of the northerly boundary line of said entire tract being the existing southerly right of way line of 1500 South Street and the existing easterly highway right of way line of I-15, which point is 1247.79 feet N.00°19'47"W. along the range line and 1,281.20 feet West from the Southeast corner of said Section 25; and running thence N.89°54'40"E. (Record N.89°59'00"W.) 9.10 feet along the northerly boundary line of said entire tract to a point 144.42 feet perpendicularly distant easterly from the I-15 right of way control line of said Project, opposite approximate Engineers Station 2199+60.64; thence S.01°19'21"W. 183.32 feet parallel with said right of way control line to a point opposite Engineers Station 2197+77.32; thence S.12°37'57"W. 48.02 feet; thence S.01°19'21"W. 15.01 feet parallel with said right of way control line;

thence S.86°42'51"E. 16.91 feet to the easterly boundary line of said entire tract, at a point 151.90 feet perpendicularly distant easterly from said right of way control line, opposite approximate Engineers Station 2197+14.64; thence S.03°17'10"W. (Record S.03°23'30"W.) 5.00 feet along said easterly boundary line to the existing northerly right of way line of 1600 South Street; thence N.86°42'50"W. (Record N.86°36'30"W.) 18.38 feet along said existing northerly right of way line to the easterly highway right of way line of said Project, at a point of curvature of a curve to the right with a radius of 4.00 feet; thence along said easterly highway right of way line the following six (6) courses and distances: (1) northwesterly along said curve with an arc length of 6.15 feet, chord bears N.42°41'44"W. 5.56 feet; (2) thence N.01°19'21"E. 39.45 feet; (3) thence N.12°37'57"E. 45.47 feet; (4) thence N.01°19'21"E. 11.39 feet; (5) thence N.09°59'15"W. 20.40 feet; (6) thence N.01°19'21"E. 104.47 feet to said existing easterly highway right of way line of I-15; thence N.03°17'10"E. (Record N.03°23'30"E.) 26.26 feet along said existing easterly highway right of way line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

The above described parcel of land contains 2,311 square feet in area or 0.053 acre.

Note: Above bearings equal NAD83 Highway bearings.

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
1830	WOODS CROSS CITY	0.016	713		0.646	NONE	0.630
1830:E	WOODS CROSS CITY	0.053	2,311			TEMPORARY	



THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED. IT IS ATTACHED TO ONLY THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

UTAH DEPARTMENT OF TRANSPORTATION	
PROPERTY OWNER:	WOODS CROSS CITY
PROPERTY ADDRESS: APPROX. 600 WEST 1500 SOUTH, WOODS CROSS	

PROJECT	I-15 RECONSTRUCTION; FARMINGTON TO SALT LAKE CITY	
PROJECT NUMBER	S-R199(343)	19854
HORROCKS		
49P		
PARTIAL SUMMARY NO.		
1830-EXHIBIT		
SHEET NO.		

1830:STATES

PARCEL NO.	OWNER	ACRES	SQ FT	EXIST. R/W AC. IN DEED	OWNERSHIP ACRES	REMAINING AC. LEFT	REMAINING AC. RIGHT
1830	WOODS CROSS CITY	0.016	713		0.646	NONE	0.630
1830:E	WOODS CROSS CITY	0.053	2,311			TEMPORARY	



THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES AND AS A NEGOTIATION TOOL FOR THE DEED. IT IS ATTACHED TO ONLY THIS EXHIBIT DOES NOT REPRESENT ANY FIELD SURVEY WORK OR THAT A RECORD OF SURVEY HAS BEEN FILED WITH THE RECORDER'S OR SURVEYOR'S OFFICE THAT THIS DOCUMENT IS OR MAY BE RECORDED IN.

UTAH DEPARTMENT OF TRANSPORTATION	
PROPERTY OWNER:	WOODS CROSS CITY
PROPERTY ADDRESS:	APPROX. 600 WEST 1500 SOUTH, WOODS CROSS

PROJECT	I-15 RECONSTRUCTION; FARMINGTON TO SALT LAKE CITY
PROJECT NUMBER	S-R199(343)
PROJECT NUMBER	19854
HORROCKS	
49P	
PARTIAL SUMMARY NO.	
1830-EXHIBIT	
SHEET NO.	

Assumptions and Limiting Conditions

ASSUMPTIONS AND LIMITING CONDITIONS

1. This is an Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an Appraisal Report. The report is written in a full narrative format, but some supporting documentation concerning the data, reasoning, and analyses may be retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. For purposes of this appraisal, any marketing program for the sale of the property would assume cash or its equivalent.
3. No detailed soil studies covering the subject property were available for this appraisal. It is therefore assumed that soil conditions are adequate to support standard construction consistent with highest and best use.
4. The date of value to which the conclusions and opinions expressed in this report apply, is set forth in the letter of transmittal. Further, the dollar amount of any value opinion rendered in this report is based upon the purchasing power of the American dollar existing on that date.
5. The appraisers assume no responsibility for economic or physical factors, which may affect the opinions in this report that occur after the valuation date.
6. The appraisers reserve the right to make such adjustments to the analyses, opinions and conclusions set forth in this report as may be required by consideration of additional data or more reliable data that may become available.
7. No opinion as to title is rendered. Data relating to ownership and legal description was obtained from the client or public records and is considered reliable. Title is assumed to be marketable and free and clear of all liens, encumbrances, easements and restrictions except those specifically discussed in the report. The property is appraised assuming it to be under responsible ownership and competent management, and available for its highest and best use.
8. If no title policy was made available to the appraisers, they assume no responsibility for such items of record not disclosed by customary investigation.
9. The appraisers assume no responsibility for hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for arranging for engineering studies that may be required to discover them.
10. The property is appraised assuming it to be in full compliance with all applicable federal, state, and local environmental regulations and laws, unless otherwise stated.
11. The property is appraised assuming that all applicable zoning and use regulations and restrictions have been complied with, unless otherwise stated.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

12. The property is appraised assuming that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based, unless otherwise stated.
13. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separated allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. No engineering survey has been made by the appraiser. Except as specifically stated, data relative to size and area was taken from sources considered reliable and no encroachment of real property improvements is considered to exist.
15. No opinion is expressed as to the value of subsurface oil, gas or mineral rights or whether the property is subject to surface entry for the exploration or removal of such materials except as is expressly stated.
16. Maps, plats and exhibits included in this report are for illustration only as an aid in visualizing matters discussed within the report. They should not be considered as surveys or relied upon for any other purpose, nor should they be removed from, reproduced, or used apart from the report.
17. No opinion is intended to be expressed for matters which require legal expertise or specialized investigation or knowledge beyond that customarily employed by the real estate appraisers.
18. Possession of this report, or copy of it, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event only with proper written qualification and only in its entirety.
19. Testimony or attendance in court or at any other hearing is not required by reason of rendering this appraisal, unless such arrangements are made a reasonable time in advance.
20. The appraisers have personally inspected the subject property and found no obvious evidence of structural deficiencies, except as may be stated in this report; however, no responsibility for hidden defects or conformity to specific governmental requirements, such as fire, building and safety, earthquake or occupancy codes can be assumed without provision of specific professional or government inspections.

ASSUMPTIONS AND LIMITING CONDITIONS (CONTINUED)

21. Unless otherwise noted, no consideration has been given in this appraisal to the value of the property located on the premises which is considered by the appraisers to be personal property, nor has consideration been given to the cost of moving or relocating such personal property; only the real property has been considered.
22. Information obtained for use in this appraisal is believed to be true and correct to the best of our ability; however, no responsibility is assumed for errors or omissions, or for information not disclosed which might otherwise affect the valuation estimate.
23. Unless otherwise stated in this report, the appraisers signing this report have no knowledge concerning the presence or absence of toxic materials in the improvements and/or hazardous waste on the land. No responsibility is assumed for any such conditions or for any expertise or engineering to discover them.
24. Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute.
25. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute) shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without the prior written consent and approval of the appraiser.
26. This analysis assumes no environmental hazards exist on site that would adversely affect the final value estimate. Review of a Phase I Environmental Site Assessment performed by a qualified engineer/firm is recommended.

CONSIDERATION OF HAZARDOUS SUBSTANCES IN THE APPRAISAL PROCESS

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, or other environmental conditions, were not called to the attention of nor did the appraisers become aware of such during the appraiser's inspection. The appraisers have no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraisers, however, are not qualified to test such substances or conditions. If the presence of such substances, such as asbestos, urea formaldehyde foam insulation, or other hazardous substances or environmental conditions, may affect the value of the property, the value estimated is predicated on the assumption that there is no such condition on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions, nor for any expertise or engineering knowledge required to discover them.

AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act (“ADA”) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect upon the value of the property. Since we have no direct evidence relating to this issue, we did not consider possible noncompliance with the requirements of ADA in estimating the value of the Property.

SPECIFIC LIMITING CONDITIONS, EXTRAORDINARY ASSUMPTIONS AND/OR HYPOTHETICAL CONDITIONS

Extraordinary Assumptions

Referencing the Uniform Standards of Professional Appraisal Practice, an *extraordinary assumption* is “an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser’s opinions or conclusions.” Reliance on the extraordinary assumptions could have impacted assignment results. The following extraordinary assumptions have been relied upon in the valuation analysis herein:

1. An extraordinary assumption is made that the information received from the client, county, and city that was relied upon to formulate an opinion of value is correct and reliable.

Hypothetical Condition

Referencing the Uniform Standards of Professional Appraisal Practice, a *hypothetical condition* is “a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.” The following hypothetical condition has been relied upon in the valuation analysis herein:

1. According to the Uniform Relocation Assistance and Real Property Acquisition Policy Act of 1970 (P.L. 91-646) 42.11(c)(1), under eminent domain appraisal, “the appraiser shall disregard any decrease or increase in the fair market value of real property, prior to the date of valuation, caused by the project for which the property is to be acquired, or by the likelihood that the property would be acquired for the project other than that due to physical deterioration within the reasonable control of the owner.” As project influence is to be disregarded in the before condition, a hypothetical condition is made that there is no proposed project in the before condition.

Qualifications of Appraiser

Qualifications of Eric J. Van Drimmelen, MAI

CONTACT INFORMATION:

Eric Van Drimmelen, MAI
 Van Drimmelen & Associates, Inc.
 Real Estate Appraisers / Consultants
 PO Box 711089
 Salt Lake City, Utah 84171
 Ph: 801-483-3000 / Direct: 801-536-6468
 Mobile: 801-510-3318
 E-Mail: eric@valueutah.com

EDUCATION BACKGROUND AND APPRAISAL TRAINING:

BS Degree, Finance	University of Utah, 8-98
Fundamental Appraisal	O'Brien Schools, 7-96
Appraising Residences	O'Brien Schools, 7-96
Standards of Professional Practice (USPAP)	O'Brien Schools, 7-96
Real Estate Principles	University of Utah, 3-98
Real Estate Law	University of Utah, 6-98
Advanced Income Capitalization, AI 510	Appraisal Institute, St. Paul, MN 7-99
Advanced Application, AI 550	Appraisal Institute, SLC, UT 10-99
Advanced Sales and Cost Approaches, AI 530	Appraisal Institute, Portland, OR 3-00
Highest and Best Use, AI 520	Appraisal Institute, Denver, CO 6-00
Report Writing, AI 540	Appraisal Institute, SLC, UT 10-00
USPAP, AI 410	Appraisal Institute, 4-01
USPAP, AI 420	Appraisal Institute, 5-01
Demonstration Report Writing	Appraisal Institute, 10-02
Separating Real and Personal Property from Intangible Business Assets, AI 800	Appraisal Institute, 2-03
Appraisal Institute Summer Seminar 2003, Growth Trends-Past, Present, Future; Data Management	Utah Chapter Appraisal Institute, 6-03
Environmental Concerns on Property Development	Utah Chapter Appraisal Institute, 6-03
Scope of Work, Expanding Your Range of Services	Appraisal Institute, 9-03
Rates and Ratios: Making Sense of GIMs OARs, and DCFs	Appraisal Institute, 2-04
7-Hour National USPAP Update	Appraisal Institute, 5-04
Appraisal Regulations; Retail and Office Development (AI Northern Branch Mtg.)	Appraisal Institute, 10-05
Feasibility Analysis, Market Value and Investment Timing: Introducing the Impact of Option Value	Appraisal Institute, 2-06
7-Hour National 2006 USPAP Update	Appraisal Institute, 4-06
Small Hotel/Motel Valuation: Limited-Service Lodging	Appraisal Institute, 5-06
Analyzing Operating Expenses	Appraisal Institute, 5-06

EDUCATION BACKGROUND AND TRAINING (Continued):

Appraisal & Appraisal Review Expectation	Utah Department of Transportation, 5-06
7-Hour National USPAP Update Course	Appraisal Institute, 5-08
HVCC Update	Utah Chapter, Appraisal Institute, 10-08
Utah Housing Market & Subdivisions	Utah Chapter, Appraisal Institute, 11-08
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-09
Mid-Year 09 Real Estate Economic Update	Utah Association of Appraisers, 8-09
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-10
St. George Appraisal Symposium	Utah Chapter, Appraisal Institute, 3-11
7-Hour National USPAP Update Course	Appraisal Institute, 3-12
Supervisory Appraiser and Appraiser Trainee Course	Appraisal Institute, 2-14
Caravan 2014 – Utah Division of R.E.	Utah Division of Real Estate, 4-14
2014 Legislative Update – Board of Equalization Class for Hearing Officers	Utah Association of Appraisers, 4-14
7-Hour National USPAP Update Course	Appraisal Institute, 5-14
Caravan 2016 – Utah Division of Real R.E.	Utah Division of Real Estate, 4-16
2016-2017 7-Hour National USPAP Update	McKissock, 5-16
The Nuts and Bolts of Green Building	McKissock, 5-16
Appraisal of Fast Food Facilities	McKissock, 5-16
The Dirty Dozen	McKissock, 4-17
2018-2019 7-Hour National USPAP Update	McKissock, 8-18
Valuation Resources for Solar Photovoltaic System	Appraisal Institute, 4-18
A Review of Disciplinary Cases	Appraisal Institute, 4-18
Drone Technology and Its Impact on the Appraisal Industry	Appraisal Institute, 11-18
Caravan 2019 – Utah Division of Real R.E.	Utah Division of Real Estate 5-19
Business Practices and Ethics	Appraisal Institute, 12-19
2020-2021 7-Hour National USPAP Update	Appraisal Institute, 5-20
2020-2022 7-Hour National USPAP Update	Appraisal Institute, 5-22
Residential Construction and the Appraiser	McKissock, 5-22
Residential Property Inspection	McKissock, 5-22
Appraisal of Self-Storage Facilities	McKissock, 5-22
2024 7-Hour National USPAP Update	Appraisal Institute, 5-24
Appraiser's Guide to Appraisal Inspections	Appraiser eLearning, 5-24
Appraisal of Medical Office Buildings	Appraisal Institute, 5-24
Forecasting Revenue	Appraisal Institute, 5-24
Business Practices and Ethics	Appraisal Institute, 5-25
Valuation Bias: The Invisible Fence of Racial Discrimination	Appraisal Institute, 6-25
The Discounted Cash Flow Model: Concepts, Issues, and Apps	Appraisal Institute, 6-25

RIGHT-OF-WAY EDUCATION AND TRAINING:

Real Estate Law	University of Utah, 6-98
Eminent Domain Seminar	Utah State Capitol, 3-01

RIGHT-OF-WAY EDUCATION AND TRAINING (Continued):

Principles of Real Estate Engineering, IRWA 900	International Right of Way Association, 3-03
Eminent Domain Training for Attorneys and Appraisers, NHI Course No. 141036	The National Highway Institute & the State of Utah Department of Transportation, 1-04
Uniform Relocation Assistance and Real Property Acquisition Policies Act (URA) 49 CFR Part 24 (effective 02/03/05)	Prepared by FHWA, Utah Department of Transportation, 4-05
Appraisal & Appraisal Review Expectation	Utah Department of Transportation, 5-06
Litigation Skills for the Appraiser	Appraisal Institute, 2-07
Eminent Domain Update	Utah Land Institute, 2-08
FHWA-NHI-141044 Appraisal Review for Federal Aid Highway Programs	National Highway Institute, 3-08
IRWA Course #400, Principles of Real Estate Appraisal	International Right of Way Association, 2-12
IRWA Course #410, Reviewing Appraisals in Eminent Domain	International Right of Way Association, 3-14
IRWA Course #403, Easement Valuation	International Right of Way Association, 9-14
Expert Witness for Commercial Appraisers	McKissock, 3-17
Litigation Appraising: Specialized Topics and Applications	Appraisal Institute, 10-19

PROFESSIONAL EXPERIENCE:

Public Relations & Researcher	Bodell-Van Drimmelen & Assoc., 1994-1995
Appraiser, Market Analyst, & Researcher	Bodell-Van Drimmelen Commercial Appraisers, 1995-1999
Staff Appraiser	Wal-Mart Realty Co., a division of Wal-Mart Stores, Inc., 1999-2000
Appraiser	Bodell-Van Drimmelen Commercial Appraisers, 2000-2002
President/CEO	Bodell-Van Drimmelen Commercial Appraisers, 2002-2010
President/CEO	Van Drimmelen & Associates, Inc. 2010-Present

PROFESSIONAL AFFILIATIONS:

Appraisal Institute	MAI Designated Member
International Right of Way Association	Member No. 196
Utah State Certified General Appraiser	License #5463327-CG00, Expires 5-31-26

CLIENTS – PARTIAL LIST*

America First Credit Union	First National Bank Of Layton	US Bank
Bank of Utah	First Colony Mortgage	Wells Fargo
Bank of the West	Matrix Capital Bank	Western Community Bank
Banterra Bank	Republic Mortgage	Zions First National Bank
Brighton Bank	State of Utah	
Deseret First Credit Union	UDOT	
C.T. Investments	Various Municipalities	

*Many companies, developers, attorneys, and individuals

GENERAL APPRAISAL EXPERIENCE:

I am a second generation appraiser and have been around the appraisal profession nearly my entire life. I have been assisting and appraising real properties since 1995. I have appraised a variety of properties in Utah and surrounding states. My appraisal experience has been diverse and has included a variety of property types in commercial, residential, industrial, lodging and agricultural real estate. I am a MAI designated member of the Appraisal Institute, showing a commitment to advanced education, higher ethical requirements and elevated expectations for the appraisal profession as a whole. I began my career in appraising at Bodell-Van Drimmelen in 1995, where I worked as a researcher, market analyst, and appraiser. In early 1999 I accepted an offer from Wal-Mart Realty, a division of Wal-Mart, as a staff appraiser at the headquarters of Wal-Mart in Bentonville, Arkansas. At Wal-Mart, I was one of three appraisers who provided consultation, analysis, appraisal review, and valuations for internal investment decisions and marketing purposes on both land and buildings throughout the United States. After gaining experience on the national level, I decided to return to Utah to continue working with Bodell-Van Drimmelen Commercial Appraising, Inc. In 2002, I became President of the company and in 2010 changed the name of the company to Van Drimmelen & Associates, Inc. Some of the types of property appraised/assisted with during my career are listed below:

- Airports/Hangars
- Church/Public Buildings
- Easements
- Greenhouses
- Land (all types)
- Pad Sites/Outlots
- Retail (all types)
- Subdivisions
- Apartments
- C-Stores
- Eminent Domain
- Home/Office/Retail
- Lodging
- Recreational Properties
- Restaurants
- Theaters
- Bowling Alley
- Day Care
- Farm/Ranch
- Industrial
- Office
- Residential (all types)
- Service/Gas Stations
- Storage Units

STATE OF UTAH DEPARTMENT OF COMMERCE DIVISION OF REAL ESTATE	
ACTIVE LICENSE	
DATE ISSUED:	06/07/2024
EXPIRATION DATE:	05/31/2026
LICENSE NUMBER:	5463327-CG00
LICENSE TYPE:	Certified General Appraiser
ISSUED TO:	ERIC VAN DRIMMELEN 6769 WALKER MILL DR SALT LAKE CITY UT 84121
 SIGNATURE OF HOLDER	  REAL ESTATE DIVISION INTERIM DIRECTOR

Discussion Item

Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: May 29, 2026

Re: Discussion of Interim Budget and Truth in Taxation Process



During this agenda item, we will review the remaining steps and processes related to the FY27 Interim Budget, FY27 Final Budget, Truth in Taxation process, and other matters that must be addressed in the coming weeks.

This may include setting dates for budget discussions related to capital projects, confirming what can and can't happen at the August 4th city council meeting/TNT public hearing, and any other steps necessary and required by law regarding the FY27 budget and proposed property tax increase.

Staff Reports

Community Development Report

MEMORANDUM

To: Mayor Westergard, City Council Members
From: Curtis Poole, Community Development Director
Date: June 2, 2026
Re: Community Development Department Report



Below is the report for the month of May.

Building Permits and Land Use Applications

- 9 Residential Building Permits (3 New Single-Family)
 - \$1,350,902 total valuation
 - \$41,306 total permit fees
- 1 Commercial Building Permits
 - \$711,700 total valuation
 - \$8,109 total permit fees
- 7 Miscellaneous Building Permits
 - \$ 64,217 total valuation
 - \$806 total permit fees
- 1 Site Plan Application
- 8 Miscellaneous Land Use Applications

Business Licenses

- 3 new Business Licenses
- 1 new Home Occupation Licenses
- 721 total Business Licenses

Code Enforcement

- 47 new Cases
- 142 total Active Cases
- Top Cases
 - Parking violations – parking on lawn, illegal driveways, inoperable vehicles, etc.
 - Debris and junk
 - Tall weeds and grass
- If residents come to Council members regarding potential code violations, please refer them to Leah or me without promising actions that will be taken to resolve the potential code violations.

Updates

- We have seen an alarming increase in parking violations as Leah has been proactively enforcing the code. Residents most common response after being informed of how they are in violation is, “I have been doing this for decades and nobody has said anything about it.” Leah has been compiling a pretty extensive list of parking violations as she drives through the city. Some of the most common violations are:
 - Parking on the grass or dirt
 - Jumping the curb to park on grass or a gravel “patch” by the side of the home
 - Parking non-recreational vehicles on a gravel “RV pad”
 - Installing an illegal second driveway. This is usually a driveway on the opposite side of the home from the existing driveway, with gravel used most often. The property owner may install steel risers or lay wood beams in the gutter to allow them to jump the curb. Some of these have existed for many years, a few are newer.

With this proactive enforcement approach, members of the Council will most likely be contacted by residents with concerns or frustrations. Please refer them to Leah or me. The city has received negative but also positive comments on social media regarding this proactive approach.

- Sam continues to work with our building permit and business license software provider to add all land use applications to the portal. This will allow applicants to upload, pay for, and track their applications from the portal. This will also allow all reviews to occur electronically.
- New construction projects underway
 - DC Customs and the Boat Shack – next to Pace’s Dairy Ann
 - The Crossing townhomes – northeast of Woods Cross High and across 500 West from The Hills apartments
 - Salmon Electric office warehouse – 1379 S Redwood Road
 - Auto Savvy – north of Woods Cross High (The dealership is expanding their lot to the east to accommodate more space for staging vehicles and more employee parking. There is no building being constructed; however, it has generated a lot of interest and inquiries by residents.)
- New businesses coming to the city
 - Alofa and Armor Collective – Polynesian Clothing and Lifestyle Brand – 1290 S 500 W
 - Custom DME – Prosthetic Fabrication – 1423 W 500 S

City
Administrator
Report

Memo

To: Woods Cross Mayor and City Council

From: Bryce K Haderlie, City Administrator

Date: May 29, 2026

Re: City Administrator Report



-
1. Staff has been heavily involved in preparing for the upcoming FY27 Budget adoption and Truth In Taxation process.
 2. We enjoyed a wonderful Memorial Day celebration.
 3. Regular meetings for the city hall/Hogan Park project design and meetings with staff to ensure that future needs are being met.

Council Reports Directions to Staff

WOODS CROSS CITY

Sworn Statement Regarding Closed Meeting of City Council

Location: 1555 S. 800 W, Woods Cross City, UT 84087

STATE OF UTAH)

: § June 2, 2026

COUNTY OF DAVIS)

I, Wallace Larrabee, hereby affirm as follows:

1. I am the Mayor of Woods Cross City and make the following averments based on personal knowledge.
I presided at a duly noticed meeting of the Woods Cross City Council on June 2, 2026
2. Upon motion and a unanimous vote, the City Council closed the regular meeting and held a closed session for the sole purpose of discussing the acquisition or sale of real property, deployment of security systems, pending litigation and/or to discuss the character and/or competence of an individual(s) (Utah Code §52-4-205).
3. Upon conclusion of that discussion, the City Council meeting adjourned.



Wallace Larrabee, Mayor Protem

Subscribed and sworn to before me this June 2, 2026

Annette Hanson, City Recorder

Vote in favor of closed meeting:

Yea/Nay/Absent	Julie Checketts
Yea/Nay/Absent	Eric Sharp
Yea/Nay/Absent	Rachel Peterson
Yea/Nay/Absent	Jim Grover
Yea/Nay/Absent	Wally Larrabee