



June 3, 2026

**City Council Meeting
Information Packet**

Agenda Item # 1

Public Comment

Agenda Item #2

Summary Action Items

- a. Approval of Minutes from the
May 18, 2026 City Council Regular
Meeting

- b. Approval of bills

MINUTES OF THE RESCHEDULED REGULAR BUSINESS MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MAY 18, 2026 AT THE GRANTSVILLE CITY HALL, LOCATED AT 429 EAST MAIN STREET, GRANTSVILLE, UTAH AND ELECTRONICALLY VIA ZOOM. THE MEETING BEGAN AT 6:30 P.M.

Mayor and Council Members Present:

Mayor Heidi Hammond

Rhett Butler

Derek Dalton *excused at 9:24 p.m.*

Brittany Skinner

Jake Thomas

Jeff Williams

Council Members Excused: none.

Appointed Officers and Employees Present:

Michael Resare, City Manager *via Zoom*

Alicia Fairbourne, City Recorder

Tysen Barker, City Attorney

Bill Cobabe, Community Development Director
via Zoom

Citizens and Guests Present or on Zoom: Kevin Casey, Camille Burt, Marla Spencer, Jason Harris, Randy Smith, Jody Erickson, Laurie Erickson, Jeremey Yetter, Kami Ekins, Doug Ekins, Dean Matthews, Betty Matthews, Grant Sunada, David Givens, Jessica Givens, Brittany Coggle, Bob Marriott, Michelle Marriott, Rigginn Marriott, Kaycee Marriott, JoAnn Jacobs, Jessica Perschon, Scott Perschon, Jeremy Bendixen, Cameron Moulton, Chance Peterson, Annalyn Abraham Greer, Necole Hamilton, Frank Anderson, Suzanne Hostetler, Elliot Lawrence, Mike Hodgson, RJ Dorman, Jaime Topham, Steve Rogers, David DeCaro, Craig Durfee, Kristin Dorman, Rick Barchers, Leisa Lingwall, Katherine Weiss, Michael Vanwyck, and others who may not have signed in or used their full name via Zoom.

Mayor Hammond called the rescheduled regular meeting and public hearing of the Grantsville City Council to order at 6:30 p.m. Mayor Hammond explained that the May 20, 2026 meeting had been rescheduled to May 18, 2026 due to conflicts with the Tooele County School District graduation ceremonies and noted that postponing the meeting further would have conflicted with the Memorial Day holiday schedule. Mayor Hammond conducted a roll call of Councilmembers present and announced that the Pledge of Allegiance would be postponed until after the closed session.

AGENDA:

1. Closed Session – (Imminent Litigation, Real Estate Negotiations, Personnel)

This portion of the meeting is closed to the public pursuant to the Open and Public Meetings Act, UCA § 52-4-205

Motion: Councilmember Dalton moved to go into a Closed Session to discuss imminent litigation, real estate negotiations, or personnel.

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

Present: *Mayor Heidi Hammond, Council Member Rhett Butler, Council Member Derek Dalton, Council Member Brittany Skinner, Council Member Jake Thomas, Council Member Jeff Williams, Alicia Fairbourne, Tysen Barker, Aspen Clegg, Bill Cobabe (via Zoom), Michael Resare (via Zoom), Jason Harris (Fieldstone Homes), Randy Smith (Fieldstone Homes).*

Upon conclusion of the meeting:

Motion: Councilmember Butler moved to adjourn the Closed Session and proceed into the open meeting.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

Mayor Hammond called the meeting back into open session at 7:09 p.m. and led the Pledge of Allegiance.

Mayor Hammond welcomed those in attendance and announced that volunteers were needed on Friday at 9:00 a.m. to assist with placing flags at the cemetery on the graves of military veterans in observance of Memorial Day. Mayor Hammond described the activity as a humbling experience and invited members of the public to participate.

2. Public Comment

Mayor Hammond then opened the floor for public comment at 7:10 p.m.

Kevin Casey addressed the Council regarding the proposed Fiscal Year 2027 budget and potential property tax increase. Mr. Casey expressed concern regarding the timing and notice associated with the rescheduled May 18, 2026 meeting, stating that the agenda, council packet, and property tax materials were posted late on Friday evening prior to the Monday meeting, which he believed limited meaningful public review and participation. Mr. Casey further expressed concern regarding the structure of the budget process and stated his belief that the tentative budget already incorporated the proposed property tax increase prior to completion of the Truth in Taxation process. Mr. Casey requested that the Council slow the process, present a version of the budget based on the certified tax rate, identify reductions or deferred expenditures, and provide residents with additional opportunity to review and comment on the proposed budget and tax increase before further action was taken.

Michelle Marriott addressed the Council regarding the proposed Wellstone Subdivision General Plan amendment and rezone requests. Ms. Marriott read a letter expressing concerns about continued high-density residential development within Grantsville City and stated that additional density would place increased strain on roads, schools, emergency services, irrigation water, and

culinary water systems. Ms. Marriott stated that growth should occur thoughtfully and at a pace consistent with available infrastructure and community expectations.

Ms. Marriott further stated that residents were concerned that increased housing density would alter the rural character of the community and argued that larger lots and smaller homes would better preserve the character of Grantsville while still allowing development. She challenged statements regarding housing affordability associated with the proposed development and stated that reducing home sizes rather than reducing lot sizes could also lower housing costs.

Ms. Marriott also questioned whether sufficient irrigation and culinary water resources existed to support continued high-density growth and stated that many residents did not support additional high-density housing developments. She urged the Council to adhere to the existing General Plan and zoning designations, evaluate infrastructure capacity prior to approving additional development, and prioritize preservation of the community's rural character. Ms. Marriott further stated that a petition opposing the proposal had received more than 200 signatures within approximately 48 hours, which she believed reflected significant public concern regarding the proposed development and future growth patterns within the City.

Grant Sunada, Public Health Director for Tooele County, addressed the Council regarding a community wellbeing survey being conducted in partnership with Utah State University and Dr. Courtney Flint. Mr. Sunada explained that the survey was designed to gather information regarding residents' perceptions of personal wellbeing, emotional wellbeing, recreation opportunities, environmental quality, economic growth, and community connection. He stated that the survey results could assist both the health department and local governments in identifying community priorities, evaluating public health concerns, and guiding future planning and resource allocation decisions.

Mr. Sunada explained that the survey included both scaled-response questions and open-ended questions intended to help identify issues most affecting local residents and their quality of life. He noted that the survey would remain open through the first of June and stated that participating communities would receive individualized reports and presentations summarizing the results. Mr. Sunada further stated that Grantsville had recently joined the survey effort and already had one of the highest response totals among participating communities.

Mayor Hammond asked where members of the public could access the survey. Mr. Sunada stated that the survey would be available through the Tooele County Health Department website, the City website, and the City's social media platforms.

JoAnne Jacobs addressed the Council regarding the proposed property tax increase. Ms. Jacobs stated that, through her experience working in real estate, she believed many residents were already struggling financially to meet basic living expenses. She expressed concern that a significant increase in property taxes could create additional hardship for homeowners and potentially make it difficult for some residents to maintain home ownership. Ms. Jacobs urged the Council to carefully consider the financial impact the proposed increase could have on families within the community.

Marla Spencer addressed the Council regarding the proposed Wellstone Subdivision General Plan amendment and rezone requests. Ms. Spencer referenced a letter she had previously submitted in opposition to the proposal and discussed the history and purpose of the City's General Plan and

zoning designations. She stated that significant time, effort, and expense had gone into development of the General Plan and noted that the existing half-acre zoning south of Durfee Street was intentionally established for infrastructure and community planning reasons.

Ms. Spencer expressed concern that the area's roads, sewer infrastructure, and water supply were not sufficient to support the additional density proposed within the development. She also discussed concerns regarding irrigation water availability and stated that reduced water allocations in recent years highlighted the uncertainty of long-term water resources despite the existence of water shares. Ms. Spencer urged the Council to consider the original intent of the General Plan and the infrastructure limitations associated with additional high-density development.

Jeremy Bendixen addressed the Council regarding recent budget discussions, the wastewater treatment plant inspection contract, and the proposed property tax increase. Mr. Bendixen thanked the Council for selecting the lower-cost wastewater treatment plant inspection proposal, which he stated saved approximately \$90,000 while remaining similarly scored to the higher-cost proposal. He stated that he appreciated the Council's efforts to remain fiscally responsible with public funds.

Mr. Bendixen also expressed opposition to the proposed 84 percent property tax increase and stated that smaller incremental increases over time would be more reasonable. He discussed concerns regarding prior City expenditures, including development of Scenic Slopes Park and financial contributions associated with Solberg's Market, and questioned whether those funds could have been better utilized for infrastructure needs such as the wastewater treatment plant.

Mr. Bendixen encouraged the Council to reduce spending, prioritize essential services over nonessential projects, and carefully evaluate departmental budgets before seeking additional tax revenue from residents. He stated that he hoped the Council would continue reviewing expenditures critically and exercise fiscal restraint moving forward.

Leisa Lingwall addressed the Council regarding the proposed property tax increase and the proposed Wellstone Subdivision development. Ms. Lingwall expressed opposition to the proposed property tax increase and stated that she did not believe many residents could afford the additional financial burden. She further expressed opposition to the proposed Wellstone Subdivision General Plan amendment and rezone, stating that the existing infrastructure, traffic capacity, and water resources were insufficient to support the proposed increased density.

Ms. Lingwall stated that her property was located adjacent to the proposed development area near Quirk Street and Pear Street and expressed concern regarding the direct impact additional development would have on surrounding neighborhoods and traffic conditions. She further stated that she believed higher-density development should instead occur in areas already planned for smaller lot sizes rather than within existing half-acre residential areas. Ms. Lingwall emphasized that she believed many community members opposed the proposed zoning changes and requested that the Council deny the proposal.

Michael Vanwyck addressed the Council regarding prior development agreements, infrastructure obligations, and the proposed property tax increase. Mr. Vanwyck expressed concern that the City had previously assumed infrastructure costs that he believed should have been paid by developers, including costs associated with water infrastructure and other capital improvements. He referenced prior development agreements and impact fee discussions involving the North Star water tank and

Scenic Slopes development and stated that he believed the City had not consistently held developers accountable for agreed-upon obligations.

Mr. Vanwyck further stated that staffing shortages and administrative turnover in prior years may have contributed to oversight issues related to development agreements and infrastructure responsibilities. He urged the Council to carefully review prior agreements, impact fee arrangements, and developer obligations before increasing taxes on residents. Mr. Vanwyck stated that he believed additional diligence was needed to ensure developers paid their fair share of infrastructure costs rather than shifting those expenses onto the community through increased taxes and utility rates.

Brittany Coggle addressed the Council regarding the proposed property tax increase and continued residential growth within the City. Ms. Coggle stated that rising taxes, utility costs, fuel prices, and grocery expenses were creating financial hardship for many residents, particularly those living on fixed incomes. She explained that she worked multiple jobs while supporting her household and expressed concern that additional property tax increases would become unaffordable for many residents within the community.

Ms. Coggle also expressed opposition to additional high-density residential development and proposed zoning changes that would reduce lot sizes from one-half acre to one-quarter acre lots. She stated that she believed the City's infrastructure and residents could not support continued rapid growth at the proposed density levels. Ms. Coggle urged the Council to consider the financial impact of future decisions on residents and requested that the Council avoid actions that could price residents out of their homes.

Rick Barchers addressed the Council regarding the proposed General Plan amendment and future land use decisions. Mr. Barchers encouraged the Council to consider not only the residents present at the meeting, but also those who were unable to attend but shared similar concerns regarding growth and zoning changes. He referenced the extensive public participation process that occurred during development of the City's General Plan and land use planning efforts and noted that many residents had invested significant time and input into shaping the existing plan. Mr. Barchers urged the Council to carefully consider the community's prior involvement and concerns before making changes to the General Plan.

There being no further comments from the public, Mayor Hammond closed the floor at 7:40 p.m.

3. Summary Action Items

- a. Approval of Minutes from the May 1, 2026 City Council Special Work Meeting**
- b. Approval of Minutes from the May 6, 2026 Regular City Council Meeting**
- c. Approval of Minutes from the May 11, 2026 City Council Special Work Meeting**

Motion: Councilmember Thomas moved approve the May 1, 2026 City Council Special Work Meeting minutes, the May 6th, 2026 Regular City Council Meeting minutes, and the May 11, 2026 City Council Special Work meeting minutes as presented.

Second: Councilmember Skinner seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

d. Approval of the bills

Motion: Councilmember Skinner moved approve the invoices.

Second: Councilmember Williams seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

4. Council Appeal Decision: Consideration of Resolution 2026-15 approving a driveway deviation for property located at 175 N Hatchet Ranch Drive, subject to certain conditions

City Engineer Barry Bunderson presented Resolution 2026-15 regarding a requested driveway deviation for property located at 176 North Hatchet Ranch Drive. Mr. Bunderson explained that the property owner had widened an existing driveway and completed a curb cut without obtaining prior City approval or permits. He stated that the unauthorized work created multiple ordinance compliance issues, including excessive driveway width, proximity to a fire hydrant, and encroachment within the required setback from the adjacent property line. Mr. Bunderson further explained that violation notices and certified mail notifications had previously been issued to the property owner regarding the unauthorized work and required corrective actions.

Councilmember Thomas asked whether the City could take a more proactive approach in educating contractors and residents regarding curb cut permit requirements and alterations to City infrastructure. Mr. Bunderson stated that additional public education efforts would likely be beneficial and noted that many residents may not know where to locate applicable City code requirements. Community Development Director Bill Cobabe explained that staff was working to implement a recurring “Code Enforcement Corner” section within the City newsletter to provide information regarding common code compliance issues, staff contact information, and links to City ordinances.

Councilmember Skinner asked questions regarding the fire hydrant clearance requirements and whether the existing curb cut created public safety concerns for emergency responders. Mr. Bunderson explained that Utah law prohibited parking within 15 feet of a fire hydrant and stated that staff recommended replacement of a portion of the removed curb and gutter in order to restore the required fire access clearance area. Mayor Hammond noted that the unauthorized curb cut appeared to extend through the previously painted red curb area adjacent to the hydrant.

Councilmember Butler stated that the existing condition appeared unacceptable and expressed support for requiring replacement of the removed curb and gutter to a location consistent with City standards and fire hydrant clearance requirements. Councilmember Butler also asked whether any permits had been submitted for additional structures or accessory uses on the property. Mr. Cobabe stated that no such permits had been submitted and clarified that the current request related only to

driveway and access improvements rather than additional structures.

Councilmember Skinner asked for clarification regarding the nature of the requested deviation. Mr. Bunderson explained that the property owner was requesting approval to maintain the driveway and curb cut substantially as currently constructed rather than restoring the curb and gutter to comply with existing City standards.

Motion: Councilmember Butler moved to deny Resolution 2026-15 as presented and direct the property owner to replace approximately 12 feet of curb and gutter adjacent to the fire hydrant in order to restore the required clearance area and bring the driveway approach into compliance with City standards, while allowing the driveway flare to begin at the edge of the existing approved driveway.

Second: Councilmember Skinner seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

5. Discussion and Council direction of the Townhomes on Willow sidewalks

City Engineer Barry Bunderson presented discussion regarding sidewalk and roadway improvements associated with the Townhomes on Willow project. Mr. Bunderson explained that the project contractor was unable to attend the meeting due to a scheduling misunderstanding related to the rescheduled meeting date.

Councilmember Thomas stated that he had met with the three existing homeowners located south of the townhome project along the west side of the roadway and discussed possible modifications intended to reduce impacts to existing landscaping and infrastructure while maintaining the planned roadway width for future traffic capacity. Councilmember Thomas proposed maintaining the roadway width as originally designed while reducing the park strip width from approximately three and one-half feet to two feet and reducing the sidewalk width to four feet in front of the three existing homes. He further proposed utilizing a modified rolled curb design in front of the existing homes before transitioning back to standard high-back curb, sidewalk, and roadway improvements within the new subdivision area.

Mr. Bunderson reviewed the proposed modifications and discussed related engineering considerations, including AASHTO park strip recommendations, sidewalk widths, drainage concerns, pedestrian safety, and the reduced curb height associated with a rolled curb design. Councilmember Skinner asked clarifying questions regarding the location and extent of the proposed modifications and expressed concern regarding safety near the fire hydrant and roadway edge. Councilmember Thomas acknowledged the concerns and stated that he had discussed potential drainage and water intrusion concerns directly with the affected homeowners.

Councilmember Dalton stated that he supported Councilmember Thomas’s proposal following discussions with the homeowners and site visits to the area. Councilmember Dalton further requested that existing widened driveway areas associated with the adjacent homes be allowed to remain. Councilmember Williams also expressed support for maintaining the existing driveway

widths.

Mayor Hammond clarified that the item was for discussion and Council direction only and that no formal motion was required. Mr. Bunderson summarized the Council's direction, including use of rolled curb improvements in front of the three existing homes, reduction of the park strip and sidewalk widths in that area, preservation of the planned roadway width, and transition back to standard roadway and sidewalk improvements within the subdivision. Councilmember Thomas additionally requested that the contractor coordinate closely with the affected homeowners regarding construction timing and impacts during the improvement work.

6. Consideration of Ordinance 2026-21 amending the fee schedule to add code enforcement fees related to nuisance abatement, civil citations, and administrative costs

City Attorney Tysen Barker presented Ordinance 2026-21 regarding proposed amendments to the fee schedule related to nuisance abatement, civil citations, and administrative code enforcement costs. Mr. Barker explained that the City's current code enforcement fees were scattered throughout multiple sections of the Land Use and Beautification Codes, making them difficult to locate and interpret. He stated that staff had identified the need for a more comprehensive and centralized approach to code enforcement fee provisions.

Mr. Barker recommended that the Council table the ordinance temporarily in order to allow staff additional time to prepare a broader revision consolidating the fee provisions into a more uniform and easily accessible fee schedule structure. He stated that the proposed ordinance represented only a limited fix to a larger issue and that staff intended to return with more comprehensive revisions at a future meeting.

Motion: Councilmember Butler moved to table Ordinance 2026-21 amending the fee schedule to add code enforcement fees related to nuisance abatement, civil citations, and administrative costs.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, "Aye"; Councilmember Dalton, "Aye"; Councilmember Skinner, "Aye"; Councilmember Thomas "Aye"; Councilmember Williams, "Aye". There were none opposed. The motion carried.

7. Public Hearing Item: Consideration of Ordinance 2026-19 approving a General Plan Amendment for the Wellstone Subdivision

Community Development Director Bill Cobabe presented Ordinance 2026-19 regarding a proposed General Plan amendment for the Wellstone Subdivision. Mr. Cobabe explained that the Planning Commission had previously conducted a public hearing on the proposal and voted to recommend denial of both the General Plan amendment and the related rezone request. Mr. Cobabe stated that the current General Plan designated the area for low-density residential development and emphasized that amendments to the General Plan should be given significant consideration because the General Plan reflected the will of the community developed through extensive public input and planning efforts. He further explained that General Plan amendments were generally appropriate

only when a prior mistake had occurred or when substantial changes within the community justified reconsideration of the adopted plan. Mr. Cobabe stated that the primary policy questions before the Council were whether the proposal represented the appropriate land use for the area and whether the timing was appropriate for such a change.

Jason Harris, representing Fieldstone Homes, addressed the Council regarding the proposed amendment and associated rezone request. Mr. Harris argued that the proposal aligned with portions of the written General Plan related to housing goals, residential growth, compatibility with surrounding areas, and infrastructure connectivity. He stated that the proposed R-1-12 zoning would produce approximately 2.2 to 2.5 units per acre and emphasized that the development would remain single-family residential rather than high-density housing.

Mr. Harris further argued that the visual character of the subdivision would remain substantially similar because both the existing and proposed zoning districts utilized similar street frontage requirements and that the primary difference would occur in rear yard depth rather than the streetscape appearance. Mr. Harris stated that reducing lot sizes from approximately one-half acre to 12,000-square-foot lots could reduce overall housing costs by approximately \$100,000 per home through reductions in land, landscaping, fencing, and irrigation and water costs. He further stated that broader housing affordability concerns and changing market conditions since adoption of the General Plan justified consideration of the amendment request.

Councilmember Butler asked whether residents and landowners within the area wished to comment regarding the proposal and noted that the current zoning already allowed significant residential development.

Mayor Hammond opened the public hearing at 8:18 p.m. and noted that letters had been received from Frank Anderson, Scott Bridges, and Marla Spencer regarding the proposal. Multiple residents then addressed the Council in opposition to the General Plan amendment.

Michelle Marriott stated that she lived adjacent to the proposed development area and expressed concern that reducing lot sizes would significantly change the character of the neighborhood and increase pressure on infrastructure, schools, and water resources. She disputed statements regarding the visual similarity between one-half-acre and smaller lots and stated that the surrounding neighborhoods clearly reflected differences in density and spacing.

Kevin Casey expressed concern that approving the amendment would establish precedent for future General Plan amendment requests from developers and stated that the City should adhere to the existing General Plan absent substantial community changes or errors within the plan itself.

Rick Marriott stated that he believed General Plan amendments should occur only under extraordinary circumstances and argued that the proposal would not meaningfully improve housing affordability while still substantially changing the area's established land use pattern.

Katherine Weiss addressed the Council and expressed concern regarding increased water demands, infrastructure strain, and long-term affordability impacts associated with continued higher-density development. She urged the Council to deny the amendment request.

Rick Barchers expressed concern regarding future land use precedent and stated that once the General Plan and zoning were changed, the City would have limited control over future

development outcomes. Mr. Barchers also questioned irrigation water allocations associated with the development area and stated that preserving one-half-acre lots maintained greater diversity in housing options within the community.

JoAnne Jacobs expressed concern regarding increasing traffic impacts associated with continued residential growth and noted that expanding road infrastructure could further contribute to increased taxes and public costs.

Leisa Lingwall questioned claims regarding water savings associated with smaller lots and stated that larger lots often encouraged more responsible landscaping and irrigation practices. Ms. Lingwall further stated that she believed reducing lot sizes primarily benefited the developer rather than the community.

Michael Vanwyck questioned whether any future school site discussions were connected to the proposed density changes and cautioned the Council against entering into agreements that could negatively impact the City financially or operationally in the future.

Marla Spencer again discussed concerns regarding long-term water availability and stated that irrigation water allocations had significantly decreased over time despite the existence of water shares. She stated that additional residential density would further increase water demands within an already water-constrained area.

There being no further public comments, Mayor Hammond closed the public hearing and returned the matter to the Council for discussion at 8:36 p.m.

Mr. Harris responded to several public comments and clarified that the proposal involved minimum 12,000-square-foot lots rather than typical one-quarter-acre lots and stated that average lot sizes would likely be closer to one-third acre. He further discussed increasing housing costs and market conditions since adoption of the General Plan and reiterated his position that the proposal would improve affordability while maintaining neighborhood character.

Councilmember Dalton stated that he generally opposed developers requesting zoning changes after purchasing property with knowledge of the existing zoning and General Plan designations. Councilmember Dalton emphasized the importance of maintaining consistency with the adopted General Plan and noted that the City had previously denied similar requests in other areas of the community. He stated that approving frequent General Plan amendments would undermine the purpose and value of the City's planning efforts.

Councilmember Thomas stated that the subject area had been intentionally designated for larger lots during prior General Plan discussions and noted that the surrounding neighborhoods were developed with one-half-acre and larger lots specifically to preserve the area's character. Councilmember Thomas stated that he supported following the adopted General Plan and the Planning Commission's recommendation for denial.

Councilmember Williams stated that he believed the area's rural character and larger lot pattern should remain consistent with the existing General Plan. Councilmember Skinner stated that the City already had additional opportunities for townhomes and smaller lots elsewhere within the community and expressed support for maintaining the adopted General Plan designations in the Wellstone area.

Councilmember Butler stated that the area was intended to remain more open and rural in character and that the current one-half-acre designation remained appropriate for the area at the present time.

Motion: Councilmember Butler moved to deny Ordinance 2026-19 approving a General Plan Amendment for the Wellstone Subdivision.

Second: Councilmember Dalton seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

8. Public Hearing Item: Consideration of Ordinance 2026-20 approving a rezone from R-1-21 to R-1-12 for the Wellstone subdivision

At 8:49 p.m., Mayor Hammond opened the public hearing for Ordinance 2026-20 regarding the proposed rezone for the Wellstone Subdivision from R-1-21 to R-1-12. Mayor Hammond noted that the proposal had already been discussed extensively during the prior public hearing related to the General Plan amendment. No additional public comments were received either in person or online, and Mayor Hammond closed the public hearing. Mayor Hammond then invited additional Council discussion or a motion regarding the proposed rezone request.

Motion: Councilmember Dalton moved to deny Ordinance 2026-20 approving a rezone from R-1-21 to R-1-12 for the Wellstone subdivision.

Second: Councilmember Butler seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, “Aye”; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

9. Discussion of the FY27 budget (*Discussion item only. No action or public comment will be taken during this meeting.*)

Finance Director Aspen Clegg presented the discussion regarding the proposed Fiscal Year 2027 budget and reviewed several revisions made following the Council budget work session held the previous week. Ms. Clegg explained that staff had adjusted several budget line items based on Council feedback and departmental review, including revisions related to rental property maintenance, public works safety equipment allocations, judicial leave calculations, and water meter revenue accounting. Ms. Clegg also provided follow-up information requested by the Council during a prior meeting and reported that Grantsville City had received approximately \$3.3 million in federal COVID relief funding through CARES Act and ARPA programs in recent years.

Ms. Clegg stated that staff consulted with the City’s CPA regarding the possibility of budgeting road supervisor wages through Class C road funds. She explained that the CPA recommended waiting until sufficient historical data existed before budgeting wages through that funding source. Ms. Clegg also reviewed the estimated fiscal impacts associated with potential cost-of-living

adjustments for employees and explained that eliminating all proposed COLA increases would reduce expenditures by approximately \$193,000, while limiting increases to hourly employees only would reduce expenditures by approximately \$57,000.

Ms. Clegg further explained that the anticipated \$18 million water credit transaction proceeds had not been incorporated into the proposed budget at that time and clarified that the current budget proposal was not dependent upon use of those funds. She also explained that the proposed transfer to the Capital Projects Fund had been reduced to approximately \$386,000 to cover only the Scenic Slopes Park bond payment because unused project funds from the current year would roll forward into the next fiscal year.

Councilmembers discussed the current projected General Fund shortfall and reviewed multiple options for reducing the proposed property tax increase. Ms. Clegg stated that the revised budget proposal reduced the previously discussed 84 percent property tax increase to approximately 46 percent, resulting in an estimated monthly impact of approximately \$15.29 for the average home valued at approximately \$530,000.

Councilmember Thomas thanked department heads and staff for participating in detailed budget review meetings and noted that departments had significantly reduced or deferred many requested expenditures, staffing additions, vehicles, and equipment purchases in an effort to reduce the proposed tax increase.

Councilmember Skinner expressed support for continuing employee COLA increases and stated that departments were already operating with limited staffing resources. Councilmember Skinner also expressed support for exploring a collaborative funding approach utilizing a combination of fund balance, water credit proceeds, and reduced property tax increases in order to lessen impacts on residents.

Councilmember Dalton expressed support for utilizing a portion of the anticipated water credit proceeds to offset the remaining budget deficit and advocated for limiting the Fiscal Year 2027 property tax increase to approximately five percent rather than implementing a larger increase all at once. Councilmember Dalton stated that he preferred reevaluating the budget annually and considering smaller incremental property tax increases in future years as needed. He further stated that, under that approach, he would support maintaining the proposed COLA increases for all City employees. Ms. Clegg explained that a five percent property tax increase would generate approximately \$104,000 in additional revenue and would increase taxes on the average home by approximately \$1.66 per month.

Councilmembers Butler, Thomas, Williams, and Mayor Hammond discussed their original support for the water credit transaction and stated that they viewed the proceeds as a long-term community investment intended to support future grant matching opportunities, infrastructure improvements, water-related investments, parks, sidewalks, and other capital needs that could benefit the City over time. Councilmembers also discussed the importance of preserving flexibility with the funds while balancing immediate financial pressures facing residents.

Additional discussion occurred regarding historic property tax adjustments within Grantsville City, the use of fund balance in prior years, inflationary pressures affecting City operations, future infrastructure needs, and comparisons to property tax rates in neighboring communities. Ms. Clegg

stated that staff had already reduced proposed expenditures by approximately \$582,000 through internal departmental cuts and Council work session discussions.

Mayor Hammond confirmed that the item was for discussion only and asked whether additional direction was needed from the Council. Ms. Clegg stated that staff would proceed with preparation of the tentative budget using the Council's current direction, including a proposed five percent property tax increase and temporary use of fund balance pending final determination regarding use of water credit proceeds.

Councilmember Dalton was excused at 9:24 p.m.

10. Presentation of the Proposed Property Tax Impact Schedule

Ms. Clegg presented the proposed Property Tax Impact Schedule related to the tentative Fiscal Year 2027 budget.

Ms. Clegg explained that the Property Tax Impact Schedule being presented reflected the original tentative budget proposal presented at the May 6, 2026 meeting and stated that the figures were now outdated due to subsequent Council budget discussions and revisions. Ms. Clegg stated that the original proposal reflected an increase in the property tax rate from 0.001368 to 0.002517, which exceeded the certified tax rate and was estimated to generate approximately \$1,749,007 in additional property tax revenue, representing an approximate 84 percent increase above the certified tax rate. Ms. Clegg explained that updated figures reflecting the Council's revised budget direction would be incorporated into the interim budget and revised Property Tax Impact Schedule presented at a future meeting.

Councilmember Butler clarified for the public that the Council was no longer considering the original 84 percent increase reflected within the initial schedule and stated that the budget discussions had significantly reduced the projected increase. Ms. Clegg explained that the City was still required to formally present the original Property Tax Impact Schedule as part of the Truth in Taxation process requirements, despite the ongoing revisions.

Councilmember Skinner asked whether consideration of Resolution 2026-37 could be postponed until the June 3, 2026 meeting after the revised figures were finalized. City Recorder Alicia Fairbourne explained that the City was required to adopt a tentative or interim budget prior to June 30, 2026 in order to continue operations at the start of the new fiscal year. Ms. Fairbourne further explained that if the City proceeded with any property tax increase above the certified rate, the City would still be required to complete the Truth in Taxation process, including a separate public hearing in August specifically addressing the proposed tax increase. Ms. Clegg clarified that the interim budget would remain in effect until final budget adoption following completion of the Truth in Taxation process prior to September 1, 2026.

11. Consideration of Resolution 2026-37 declaring the intent of Grantsville City to consider an increase in property tax revenue above the certified tax rate for Fiscal Year 2027 pursuant to the requirements of Utah House Bill 236 (2026), publishing a property tax impact disclosure and establishing the time and place of a Truth in Taxation public hearing

Motion: Councilmember Butler moved to table Ordinance 2026-37 until the June 3, 2026 meeting.

Second: Councilmember Thomas seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, Absent; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

12. Council Reports

During Council reports, Councilmember Skinner encouraged residents to participate in the community wellbeing survey previously discussed during public comment and noted that Grantsville had already received a strong number of responses.

Councilmember Williams clarified for the public that the meeting had been rescheduled due to conflicts with local graduation ceremonies, including scheduling conflicts affecting multiple Councilmembers, as well as the upcoming Memorial Day holiday weekend. Mayor Hammond thanked members of the public for attending and participating in the meeting.

13. Adjourn

There being no further business, Mayor Hammond asked for a motion to adjourn.

Motion: Councilmember Thomas moved to adjourn.

Second: Councilmember Skinner seconded the motion.

Vote: The vote was as follows: Councilmember Butler, “Aye”; Councilmember Dalton, Absent; Councilmember Skinner, “Aye”; Councilmember Thomas “Aye”; Councilmember Williams, “Aye”. There were none opposed. The motion carried.

The meeting adjourned at 9:24 p.m.

Agenda Item #3

Update from the victim advocate

Agenda Item # 4

Consideration of Resolution 2026-40 authorizing the addition of a solar energy component to the Wastewater Treatment Plant capital project and authorizing the use of bond proceeds for solar development



**GRANTSVILLE CITY
RESOLUTION NO. 2026-40**

**A RESOLUTION OF THE CITY COUNCIL OF GRANTSVILLE CITY AUTHORIZING
THE ADDITION OF A SOLAR ENERGY COMPONENT TO THE GRANTSVILLE
WATER RECLAMATION FACILITY CAPITAL PROJECT AND AUTHORIZING THE
USE OF BOND PROCEEDS FOR SOLAR DEVELOPMENT**

Be it resolved by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City is currently engaged in the construction and improvement of the Grantsville Water Reclamation Facility, a capital improvement project funded in whole or in part through bond financing (the “Project”); and

WHEREAS, physical construction work of a significant nature has commenced on the Project; and

WHEREAS, the Inflation Reduction Act of 2022 provides that tax-exempt entities, including municipalities, may receive a direct payment (“Direct Pay” or “Elective Pay”) equal to the value of applicable federal clean energy tax credits, including the Investment Tax Credit for qualifying solar energy systems; and

WHEREAS, current federal guidance provides that certain solar energy components may qualify for Direct Pay incentives if construction is deemed to have commenced prior to applicable federal deadlines; and

WHEREAS, the City Council finds it to be in the best interest of Grantsville City to evaluate and pursue the inclusion of a solar and battery energy component as part of the Project in order to reduce long-term operational energy costs, improve resiliency, and maximize the use of available federal incentives; and

WHEREAS, the City Council further finds that incorporating solar infrastructure into the existing Project is related to and supportive of the public purposes for which the Project is being undertaken;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Authorization of Solar Component: The City Council hereby authorizes the evaluation, planning, design, engineering, and development of a solar and battery energy system as a component of the Grantsville Water Reclamation Facility capital project.

Section 2. Incorporation into Project Scope: The solar and battery energy component is hereby incorporated into the scope of the Project, and the Project schedule may be amended as



necessary to accommodate installation and implementation as a subsequent phase of construction.

Section 3. Authorization of Bond Proceeds: Subject to applicable bond covenants and legal requirements, the City hereby authorizes the use of available bond proceeds from the financing issued for the Project for costs associated with solar feasibility analysis, engineering, design, procurement, and construction related to the solar and battery energy component of the Project.

Section 4. Administrative Authorization: The Mayor, City Manager, Finance Director, and other appropriate City officials are hereby authorized to take such actions and execute such documents as may be necessary to carry out the intent of this Resolution and to pursue applicable federal Direct Pay incentives.

Section 5. Effective Date: This resolution shall take effect immediately upon its passage and approval as provided by law.

Section 6. Severability clause: If any part or provision of this Resolution is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution and all provisions, clauses and words of this Resolution shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS 3RD DAY OF JUNE, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder

GRANTSVILLE CITY

Federal Solar Tax Credit — Information for City Council

Wastewater Treatment Plant Capital Project · Council Meeting · June 2026

Important Notice

This document provides general background information only. It is not legal advice, tax advice, or a recommendation to pursue any specific course of action.

Prepared by CIG LLC as background information to support the Council's decision-making process with bond counsel and tax advisor.

1. What Is the Federal Direct Pay Solar Credit?

The Inflation Reduction Act (IRA), enacted in 2022, created a mechanism that allows tax-exempt entities — including municipalities — to benefit from federal clean energy tax credits. Because cities do not pay federal income tax, a standard tax credit would have no value. The IRA resolved this by allowing eligible entities to receive the credit as a direct cash payment from the IRS.

This mechanism is commonly called "Direct Pay" or "Elective Pay." For qualifying solar projects, the base credit rate is 30% of eligible project costs.

Item	Summary
Credit mechanism	IRS Direct Pay — received as a cash payment, not a tax offset
Who qualifies	Tax-exempt entities including municipalities, under IRC §6417
Base credit rate	30% of eligible project costs
When received	Year 1 after project completion and filing of elective payment election
Statutory authority	Inflation Reduction Act of 2022, IRC §48 (ITC) and §6417 (Elective Pay)

2. The Construction-Start Date Requirement

To qualify for the 30% credit rate, a solar project must be considered to have "begun construction" before July 4, 2026. This deadline was established by legislation signed into law on July 4, 2025.

The IRS recognizes two methods for establishing a construction-start date:

Method	Description
--------	-------------

Physical Work Test	Construction is considered to have begun when physical work of a significant nature commences on the project. Activities that qualify include site grading, excavation, foundation work, and utility trenching.
5% Safe Harbor	Construction is considered to have begun if the taxpayer has incurred at least 5% of the total projected project costs. This method is available but may not be necessary if the Physical Work Test is already satisfied.

An important provision in IRS guidance allows a solar component added to a larger facility project to inherit the facility's earlier construction-start date — provided the solar component is formally incorporated into the project scope before the applicable deadline.

Relevance to the WWTP Project

Civil construction work on the Grantsville wastewater treatment plant has already commenced. Under the Physical Work Test, this establishes a construction-start date for the broader capital project.

IRS guidance indicates that a solar component formally added to the project prior to July 4, 2026 may be eligible to inherit that earlier construction-start date — potentially preserving eligibility for the full 30% credit.

Note: The solar installation itself does not need to be complete — or even under contract — before July 4, 2026. What matters, under IRS guidance, is that the solar component has been formally incorporated into the project.

3. Why the WWTP Project May Present a Favorable Opportunity

Several factors associated with the current wastewater treatment plant project are consistent with the requirements for Direct Pay eligibility. These factors suggest the opportunity may be worth pursuing:

- Site preparation and civil construction work on the WWTP has already commenced, which is consistent with meeting the Physical Work Test for construction-start purposes.
- The solar component is expected to be funded from the same bond issuance as the primary capital project, which is consistent with IRS guidance on integrated project financing.
- Formally incorporating the solar component into the project scope prior to July 4, 2026, may preserve the option to pursue the credit without requiring actual solar construction to begin before that date.
- The solar installation can proceed on a schedule appropriate to the project — potentially 2027 or later — without affecting the credit eligibility, provided the construction-start requirements are met.

4. Additional Requirements to Actually Receive the Credit

Preserving eligibility for the credit through the council action described in Section 5 is only the first step. To actually receive the cash payment, the City would need to satisfy several additional federal requirements when the project proceeds. These requirements apply at the time of construction, not at the time of the council resolution:

Requirement	What It Means
Prevailing Wage (Davis-Bacon)	All construction workers on the project must be paid at least the federally prevailing wage rate for their trade and location. Failure to comply reduces the credit from 30% to 6%.
Apprenticeship Hours	At least 15% of total labor hours must be performed by registered apprentices from a qualified apprenticeship program.
FEOC Compliance	Solar panels and battery hardware must not contain components from Foreign Entities of Concern (primarily Chinese-owned manufacturers under current rules). This affects supplier selection at the time of procurement.
IRS Elective Payment Election	The City must file IRS Form 3468 and make a timely elective payment election with its annual return for the tax year in which the project is placed in service.
Tax Counsel Review	The City should engage qualified bond counsel and tax advisors to confirm eligibility, structure the required documentation, and manage IRS filing requirements.

5. What Action Would Preserve the Option

Based on the IRS guidance described above, the City may be able to preserve its eligibility for the 30% Direct Pay credit by taking the following action before July 4, 2026:

Potential Council Action

A formal council action — such as a resolution or motion — that officially incorporates a solar and battery energy component into the scope of the WWTP capital project, and authorizes the use of bond proceeds for solar feasibility, design, and construction.

CIG LLC has prepared a summary of the relevant IRS guidance for that review.

Final design, engineering, and contractor selection are not required before July 4, 2026. The formal authorization to evaluate and develop the solar component as part of the project is what IRS guidance indicates is needed at this stage.

Taking this action does not commit the City to building the solar project. It preserves the option to pursue the credit if the City later determines — through detailed engineering, contractor pricing, and financial analysis — that the project is in the public interest.

If the City does not take this action before July 4, 2026, the option to qualify for the 30% credit rate under the current construction-start framework would likely no longer be available for the solar component of the project.

6. Summary and Council Considerations

The following summarizes the key facts for the Council's consideration:

- The IRA provides for a 30% Direct Pay cash credit to municipalities for qualifying solar projects.
- To qualify, a solar project must have begun construction before July 4, 2026 — or be incorporated into a project that has already begun construction before that date.
- The WWTP project has commenced civil construction, which is consistent with the IRS Physical Work Test. A formal council action adding solar to the project scope may preserve eligibility for the credit.
- Preserving the option does not commit the City to proceeding with the solar project. Full project approval, detailed engineering, and contractor selection would be addressed in future phases.
- If no action is taken before July 4, 2026, the 30% credit eligibility under this construction-start framework would not be available for this project.

Final Disclaimer

This document is prepared by CIG LLC as general background information to assist the City Council's evaluation of a potential opportunity. It does not constitute legal advice, tax advice, or a guarantee of credit eligibility.

The City of Grantsville must independently determine whether it wants to pursue and qualify for the Direct Pay credit and what actions are appropriate. CIG LLC makes no representation as to the City's eligibility or the availability of any specific credit amount.

All financial estimates are preliminary and subject to change based on final engineering, actual costs, and contractor pricing.

Prepared by CIG LLC · June 2026 · For distribution at Grantsville City Council public meeting

This document is informational only. Not legal advice. Not tax advice. The City should consult qualified counsel before taking any action.

Solar & Battery Energy Feasibility Analysis

Wastewater Treatment Plant Capital Project — Rocky Mountain Power Schedule 8 — Preliminary Estimates

Annual Baseline Bill

\$540,568

RMP Schedule 8

Peak Demand

1,071 kW

June & July

20-yr Savings Range

\$5.5M–\$6.9M

With full incentives

ITC Mechanism

Direct Pay

Municipality eligible

▀ Action Required by July 4, 2026 — A council resolution formally adding solar to the wastewater plant project preserves eligibility for the 30% federal Direct Pay tax credit. No construction required before that date.

Today's Agenda

1

Cover Why Solar & Battery May Be a Good Option for Grantsville to Evaluate

Current electricity cost, peak demand charges, and the financial case for the wastewater treatment plant

2

The Federal Tax Credit Opportunity

How Grantsville qualifies for a 30% Direct Pay cash refund from the IRS — and why the WWTP project timing is an advantage

TIME SENSITIVE

3

Financial Analysis - Preliminary

Estimated project costs, savings, payback periods, and 20-year return across six system sizing scenarios

4

Four-Phase Decision Framework

Incremental go/no-go process — today's decision is Phase 1 only; no capital expenditure committed at this stage

TODAY'S DECISION

5

Questions & Discussion

Council questions on the analysis, the ITC process, and the Phase 1 resolution

Federal Tax Credit — What It Means for Grantsville

The 30% Direct Pay credit can recover a major portion of project cost — but the window to qualify is now

What the City Receives

Under the Inflation Reduction Act, tax-exempt entities like Grantsville City receive the Investment Tax Credit (ITC) as a direct cash payment from the IRS — not as a tax offset.

30% of total project cost returned as IRS cash payment in Year 1

How It Works for Municipalities

The City files a standard tax return and receives a check from the IRS — just like a tax refund. The credit is calculated on the net project cost after any grants received. No federal income tax liability is required.

Requirements the City Must Meet

- Prevailing wage (Davis-Bacon) paid on all construction labor
- 15% of labor hours performed by registered apprentices
- FEOC-compliant hardware (US-qualified solar panels and batteries)
- Project formally added to the WWTP capital project scope
- IRS election form filed with the City's tax return

Why the City is in a Strong Position

IRS rules allow a solar project added to an existing capital project to inherit that project's construction-start date.

The wastewater plant site work has already begun — that start date is already established. A council resolution adding solar to the project scope before July 4, 2026 locks in that date for the solar component.

Financial Impact

Based on preliminary cost estimates, the ITC cash payment to Grantsville City would be approximately \$780K–\$1.84M depending on final project sizing — received in Year 1 after filing.

Action Required To Secure Option to Utilize Solar Tax Credit

Council resolution formally authorizing solar as part of the WWTP capital project — before July 4, 2026. Sample resolution language has been prepared for the City's legal review.

Six Project Sizing Scenarios and Estimates

Sc	Solar	Battery	Net Deployed (range)	Demand Savings/yr	Energy Arbitrage/yr	Solar Energy Offset/yr	Total Yr 1 Savings
A	0.5MW	1MW / 2MWh	\$1.13M–\$1.52M	\$98,142	\$13,474	\$45,549	\$157,166
B	1 MW	1MW / 2MWh	\$1.65M–\$2.06M	\$98,142	\$13,474	\$91,097	\$202,714
C	0.5MW	1MW / 3MWh	\$1.75M–\$2.29M	\$133,026	\$20,212	\$45,549	\$198,787
D	1 MW	1MW / 3MWh	\$2.27M–\$2.83M	\$133,026	\$20,212	\$91,097	\$244,335
E	0.5MW	1MW / 4MWh	\$2.38M–\$3.06M	\$167,913	\$26,949	\$45,549	\$240,411
F	1 MW	1MW / 4MWh	\$2.90M–\$3.60M	\$167,913	\$26,949	\$91,097	\$285,959

Energy arbitrage savings scale with battery capacity: \$13,474/yr (2MWh) · \$20,212/yr (3MWh) · \$26,949/yr (4MWh). Net spread: ~3.6¢/kWh summer / ~3.2¢/kWh winter after 90% round-trip efficiency. Demand charge reduction remains the primary financial lever — arbitrage is meaningful supplemental income.

Financial Analysis — Key Assumptions for Preliminary Estimates

Mid-range pricing is the most likely market outcome based on current US C&I market conditions for a small commercial project. All payback and return figures use mid-range; ranges shown in parentheses reflect low–high battery pricing spread.

Assumption	Value	Notes
Battery pricing (mid)	NREL, SEIA, Wood Mackenzie	NREL Annual Technology Baseline, SEIA/Wood Mackenzie U.S. Solar Market Insight, 2025
Solar pricing (mid)	NREL, Lazard	NREL Annual Technology Baseline, Lazard Levelized Cost of Storage Analysis
Federal ITC (Direct Pay)	30% on (gross – grant)	Requires municipality to meet requirements and file for credit
Utility grant	\$1,000,000	Received year 1; reduces ITC taxable basis. Requires receiving Blue Sky grant.
Demand response incentive	\$80,000/yr	\$80/kW × 1,000 kW rated; paid each year-end. Future value could decrease or increase.
Electricity escalation	4.0%/yr	Estimate of RMP rate trend
Battery O&M	0.5%/yr of battery capex	Negotiated into purchase
Solar O&M	\$19/kW/yr	Standard commercial solar; escalates 2%/yr
Solar production (1MW)	2,015 MWh/yr	PVWatts, Grantsville UT, 23% capacity factor, fixed-tilt
Dispatch model (Battery)	Flat-ceiling algorithm	Dispatches the battery to optimize on-peak demand charge reductions
Analysis horizon	20 years	Conservative — solar life 25–30 yr, battery 20-25 yr, with proper O&M

Financial Results — All Six Scenarios (Mid-Range Pricing)

Assumes ITC + \$1M grant + \$80K/yr Demand Response incentive included

Sc	Solar	Battery	Gross Cost (range)	Tax Credit (ITC 30%)	Utility Grant	Net Deployed (range)	Payback	20-yr Savings	20-yr Return	Bill Offset
A	0.5MW	2MWh	\$2.60M–\$3.17M	\$0.78M–\$0.95M	\$1.0M	\$1.13M–\$1.52M	5.2 yrs	\$5.49M	419%	29%
B	1MW	2MWh	\$3.35M–\$3.95M	\$1.00M–\$1.19M	\$1.0M	\$1.65M–\$2.06M	6.7 yrs	\$6.09M	332%	38%
C	0.5MW	3MWh	\$3.50M–\$4.28M	\$1.05M–\$1.28M	\$1.0M	\$1.75M–\$2.29M	7.3 yrs	\$5.91M	294%	37%
D	1MW	3MWh	\$4.25M–\$5.05M	\$1.27M–\$1.52M	\$1.0M	\$2.27M–\$2.83M	8.1 yrs	\$6.51M	257%	45%
E	0.5MW	4MWh	\$4.40M–\$5.38M	\$1.32M–\$1.61M	\$1.0M	\$2.38M–\$3.06M	8.7 yrs	\$6.33M	233%	44%
F	1MW	4MWh	\$5.15M–\$6.15M	\$1.54M–\$1.84M	\$1.0M	\$2.90M–\$3.60M	9.1 yrs	\$6.93M	214%	53%

Fastest Payback

Sc A — 5.2 yrs

0.5MW + 2MWh at low pricing

Highest 20-yr Savings

Sc F — \$6.93M

1MW + 4MWh at mid pricing

Best Bill Offset

Sc F — 53%

Cuts annual bill by over half

Largest ITC Payment

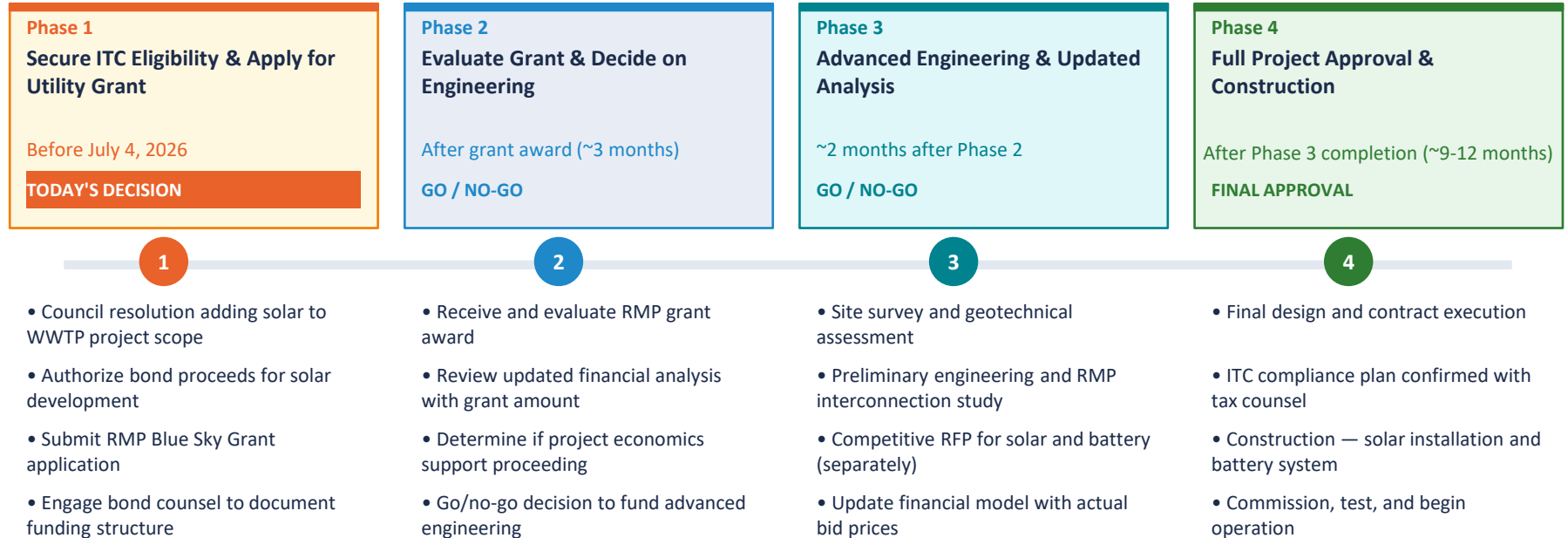
Sc F — \$1.54M

Cash back to municipality yr 1

ITC calculated on (gross cost – \$1M utility grant) per ITC rules. Grant shown at fixed \$1M (all scenarios). Net deployed = gross – grant – ITC. Payback (low range) assumes both ITC and utility grant received in Year 1 and is calculated using Year 1 operating savings.

Decision Framework — Four Phases to Full Project

Today's decision is Phase 1 only — each phase is a go/no-go before committing to the next



Disclosures & Limitations of This Analysis

This analysis is a planning-level feasibility study only. It is intended to support an informed go/no-go decision — not to substitute for engineering design, contractor procurement, legal counsel, or financial advisory services.

1 Desktop Analysis — Not an Engineering Study

Cost estimates, savings projections, and system sizing are based on publicly available market benchmarks (NREL ATB, SEIA/Wood Mackenzie, Lazard LCOS) and the client-provided load profile.

No site survey, geotechnical study, interconnection review, or structural assessment has been performed. Actual costs may vary significantly based on site conditions, labor markets, and equipment availability.

A formal engineering design and competitive RFP process is required before any figure is used for budget approval or contract execution.

2 Federal Tax Credit — City Must Qualify

The 30% ITC via Direct Pay (IRC §6417) is available to municipalities but is not automatic. To qualify the City must: satisfy Davis-Bacon prevailing wage requirements on all labor hours; ensure a minimum 15% of hours are performed by registered apprentices; file IRS Form 3468 and elective payment election (Form 7220); and ensure the project is part of the wastewater treatment project that started prior to July 4, 2026..

Failure to meet prevailing wage requirements reduces the credit from 30% to 6%. The City should engage qualified tax counsel. CIG LLC is not a tax advisor.

3 Utility Incentives Are Estimates — Not Commitments

The \$1M utility grant and \$80K/yr demand response incentive are planning-level estimates based on current RMP program parameters. Programs are subject to change, expiration, or oversubscription at any time.

The City must formally apply and be approved before these figures can be relied upon. No guarantee of availability, timing, or amount is expressed or implied.

4 Financial Projections Are Not Guarantees

Payback periods, 20-year savings, and return figures are modeled estimates that may not reflect actual outcomes. Key variables subject to change: electricity escalation (4%/yr modeled), actual load profile, dispatch performance, O&M costs, and future RMP tariff changes.

5 Next Steps Required Before Committing Capital

- Submit RMP Blue Sky Grant
 - Conduct site survey and geotechnical assessment for solar array siting
 - Perform advanced engineering
- Update this analysis with actual prices before the City approves to move forward with construction.

Agenda Item # 5

Public Hearing Item: Consideration of Ordinance 2026-22 approving a General Plan Amendment for parcels 01-065-0-0074 and 01-065-0-0014, located approximately near Mack Canyon Road and SR-138, amending the future land use map from Mixed-Use Density, High Single-Family Density Residential, and Low Density Residential to Medium Density Residential for the Mack Canyon Subdivision



Alicia Fairbourne <afairbourne@grantsvilleut.gov>

Re: PUBLIC COMMENT 6-3-2026 Agenda #5-7 and 4-7-2026 P&Z Agenda Items #5 and #6

1 message

Jewels Mack <[REDACTED]>
To: Alicia Fairbourne <afairbourne@grantsvilleut.gov>

Mon, Jun 1, 2026 at 3:34 PM

Hi Alicia,

I emailed the referenced letter to you on the same day I emailed the council, but it looks like it was "rejected" by a server?

I have attached the letter from 4-15-2026 here for you to add it to the public comment record. The letter that is at the bottom of this thread was a letter written to the Planning and Zoning commission on 4-7-2026. I am also including below the letter I wrote today for the 6-3-2026 Agenda Items #5, 6, & 7 for Public Comment.

Thank you,
Julie Mackley

06-03-2026

Mayor Hammond and City council members:

My neighbors and I have written many letters, and attending many meetings, regarding the two developments between Mack Canyon and Clark Street.

Please VOTE NO on the General Plan Amendment, and the Zoning Change for the Mack Canyon Development.

Mr. Linford is so confident of your approval, that he waved "toodles" to the Little Reno residents as he left the last P&Z meeting regarding these changes. It felt like a big middle finger wave to all of us. He "threatened" the commission that he would build half acre lots if he were required to build this development under a PUD. He stated that the PUD process would extend the time for him to start.

Why is that a threat? We would rather him build the half acre lots that it is currently zoned for. On September 3, 2020, this developer asked for a zone change from R-1-21 to R-1-12. He has already spent 6 years waiting for this exact zone change. Why? He knows that if the zone is changed, he can create a new development company, transfer the land, and reapply for a new development with smaller lots on the entire 112 acres, and there will be nothing that this council can do to deny that request. This request isn't about providing the city with new amenities. Smaller lot size is what this developer has wanted from the beginning.

There are several PUD's with R-7 or Mixed Use already approved and in development right across Mack Canyon road to the north of this development. The P&Z stated some of the reasons for their approval were that we needed a gas station, parks, and trails on the west side of Grantsville. The Highlands PUD has a commercial zone on the corner of Mack Canyon and SR138, several parks, trails, and over 1800 dwelling units varying from townhomes, condo, multi-family, and small lots.

This proposed development is surrounded on 3 sides by existing homes that sit on ½ acre, 5 acre, or larger lots. If approved, this will make a patchwork of zoning and lot sizes, which is what the Future Use Plan was

created to help guide the councils and commissions to avoid. There are already several high-density developments planned on the north side of Mack Canyon. Please help keep the south side of Mack Canyon in the low-density zone.

I have attached the letter I wrote after the P&Z commission voted to recommend an approval, as I am unsure if it is part of the public comment record for this meeting.

Again, if you feel like this subdivision is a good fit for our community, at least offer us the protections of a PUD overlay and keep the Zoning and General Plan/Future Use Plan at Low-Density.
Please VOTE NO!

Thank you for your time,
Julie Mackley

From: Alicia Fairbourne <afairbourne@grantsvilleut.gov>
Sent: Wednesday, April 15, 2026 6:03 PM
To: [REDACTED] <[REDACTED]>
Subject: Fwd: 4-7-2026 P&Z Agenda Items #5 and #6

Hi Julie,

Although I didn't receive your email directly, I wanted you to know that it has been distributed to the City Council and included in the public packet for the record.

Thank you,
Alicia Fairbourne



AMERICA



UTAH

GRANTSVILLE CITY

Alicia Fairbourne

Grantsville City Recorder

(435) 884-4603

429 East Main Street

Grantsville, UT 84029

afairbourne@grantsvilleut.gov

----- Forwarded message -----

From: Kris Loertscher [REDACTED]
Date: Tue, Apr 14, 2026 at 4:09 PM
Subject: Fwd: 4-7-2026 P&Z Agenda Items #5 and #6
To: <afairbourne@grantsvilleut.gov>

Forgot to put you on this email. Thank you.

----- Forwarded message -----

From: Kris Loertscher [REDACTED]
Date: Tue, Apr 14, 2026 at 4:07 PM
Subject: Re: 4-7-2026 P&Z Agenda Items #5 and #6

To: pzcommission@grantsvilleut.gov <pzcommission@grantsvilleut.gov>, smoores@grantsvilleut.gov <smoores@grantsvilleut.gov>, Rhett Butler <rbutler@grantsvilleut.gov>, Heidi Hammond <hhammond@grantsvilleut.gov>, ddalton@grantsvilleut.gov <ddalton@grantsvilleut.gov>, jthomas@grantsvilleut.gov <jthomas@grantsvilleut.gov>, jwilliams@grantsvilleut.gov <jwilliams@grantsvilleut.gov>, bskinner@grantsvilleut.gov <bskinner@grantsvilleut.gov>
Cc: Julie Mackley <[REDACTED]>, bjh28.hunt <[REDACTED]>, Angelyn Kempe <[REDACTED]>

Dear City Council,

I concur with Julie's statements and have attached my own response. I have gone to great lengths to research the proposals going back over five years. I also have additional documentation, but the reasons for my opposition can be found in the attached document: [Kris Loertscher - Mack Canyon / Peak Crossing / Sunsage Terrace](#)

Please read and acknowledge the concerns we have continually raised that remain unaddressed. In short:

1. The rezoning simply isn't needed. We don't need more lots and more homes given the existing homes that are already planned for the west side.
2. There is no money for storm drainage management
3. Utah homeowners have roughly 2.5 cars per home. We cannot accommodate that amount of traffic.
4. The sole reason for the rezoning is to allow developers to make more money. That's it.
5. Mr John Montgomery who was recently appointed to the planning commission, may have potential conflicts of interest with the developer of Grantsville Heights LLC.

I'm more than happy to present more of my findings from the past couple of weeks to the council.

Thank you,

Kris Loertscher

On Tue, Apr 7, 2026 at 3:14 AM Jewels Mack <[REDACTED]> wrote:
4-7-2026 Planning and Zoning Consideration Agenda Items #5 and #6

To the Grantsville City Planning & Zoning Commission

In September of 2020, Mr. Linford asked for a zoning change from R-1-21 to R-1-12 on 140 acres. I have been writing letters, for those same 6 years, asking the P&Z Commission and the City Council to deny this Zone change.

The agenda packet states that this zone change is to create cohesiveness and one type of zoning across this development, instead of the three that are designated on the Future Land Use Map. The packet fails to show the current zoning map, and the current developments that are already in place.

When comparing the two maps side by side, it makes more sense to keep the current zoning of ½ acre lots in place. The areas that are designated in the Future Land Use Map as mixed use, are right on Highway 138, with the higher residential density area being a small swath directly behind the mixed use. The bulk of this development sits in an area already designated on the Future Land Use Map as Low Density. Mixed Use, according to the city map, is a designation that states it needs to be compatible with surrounding uses. The entire area of this development is currently zoned as ½ acre lots and is surrounded on three sides by ½ acre lots and 5 acre lots.

From a neighbor perspective, the amendment would significantly alter the rural feel of this area, which is currently ½ acre lots next to Highway 138, increasing to 5 acres on Taylor road, and then increasing to 40 acre parcels. Mack Canyon road is a great divider from larger lots on the south side into the smaller lots

on the north side. There is no need to continue to add more areas of smaller lots on the south side of Mack Canyon Road, making a patchwork of large lots, to tiny lots, and then back to even larger parcels.

The number of homes being built is not the issue for the neighbors of these parcels. I bought my home in an established area with larger lots, animal rights, and agriculture. I have attended city meetings where people have complained about animal noises and smells. People that want smaller homes and no land, do not want to live in the middle of those of us that want to be surrounded by animals and all that entails.

Grantsville is growing, our utilities need to be upgraded and current residents are facing the financial pain of that increase. We don't need to add to the problem by changing the zoning to higher density in areas that were designed to be more rural. If anything, we need to create more areas with larger parcels.

Thank you for your time,

Julie Mackley



4-15-2026 Mack Canyon Letter Jewels Mack - Outlook.pdf

34K

Grantsville Mayor Hammond and City Council: Please VOTE NO on Rezone and General Plan modifications for Mack Canyon Subdivision.

This is much longer than I wanted, so I apologize. I felt the need to address all of the points I hear get brought up in P&Z and past Council meetings. I hope you will take the time to read it and come to a conclusion of your own on each point and be able to explain your position to us residents.

* **Residents don't feel heard**, so they feel there is no point in coming to the meetings. Why is a developer willing to take 6 years to realize a return on his investment, instead of starting to build right away at the current zoning? It feels like the Developers are banking on people having short or forgetful memories, or new commissions, city councils, and new mayors will be more willing to grant their requests. We need a method put in place so that the same properties are not revisited over and over. It is extremely frustrating and disheartening for us residents who have fought so hard to be heard, only to be run over by the next council or commission.

* **Developer's Rights** - It feels like the developer's time and money is more important than the citizens. I too have spent countless hours researching past meetings, city code, and talking to neighbors that remember what has happened with the empty promises made from developers. Property owners have a right to develop their property, and residents have a right to trust our council will adhere to the General Plan/Future Use and not pass developments that create a burden on current residents.

* **Weeds** - "1/2 acre lots are harder to maintain and an eyesore for the community". This argument is annoying and offensive. CCRs work for any sized lot. Anderson Ranch, Carriage Crossing, South Willow, Cherry Wood, and others all have half acre lots and are required to maintain their yards. The weed patrol in areas without HOAs or CCRs is the job of the city. Just like a developer has the right to use their property as they see fit, "as long as zoning is followed", so does a property owner. It is nobody's business what those homeowners choose to do in their backyards.

* **Water** - studies have shown 70% of a home's water usage is indoor: more families = more water usage, which means more water treatment, and more sewage. Studies also show the outdoor water usage does not significantly change between 1/4 acre and 3/4 acre.

* **Open Space/drainage ponds** - this feels like a fancy term developers are using to show they are giving up acreage when in fact these areas are current drainage washes or areas that are too expensive to do the ground work to build a home on and still make a profit. In reality, they are a weed nightmare. They are cleared of the natural vegetation, allowing noxious weeds to grow in its place. Open space should be maintained as natural vegetation, with native plants reintroduced and an intentional design. Red Hills Desert Garden or Tonaquint Nature Park and Gardens in Southern Utah are great examples of using native plants to create open spaces with trails and low maintenance landscaping. They are community gathering places and encourage appreciation for our heritage.

* **Precedence** - I have heard this specific developer in several meetings ask for a zone change because it matches a zone across the street, or nearby. By allowing a zone change to medium density right in the middle of low density, it opens the door for adjacent properties asking to be medium density also. (I.e. Sun Sage or Ensign or whatever they are renaming it as now will be back on the rezone request list) It opens the door to the possibility of this developer selling, or walking away in a financial down cycle and the next developer having the zone change in place to build it all as medium density. When I zoom out, and look at this entire area as a whole - it makes more sense to keep the future developments between Clark St and Mack Canyon at Low-Density, and Rural. We already have plenty of medium/higher density areas in the works.

*** Future Use/General Plan-** If "it's provisional and doesn't mean anything" - why change it? Because it's being used as a reason to grant a rezone. The current zoning already aligns more with the current Future Use. So, by changing the Future Use, this zoning request will align with it. What a sneaky way to go against what the residents have relied on to help them know what growth to expect, and where.

Please keep this area's Zoning at 1/2 acre lots and the Future Use as Low-Density! I have heard from our City Council way too many times that their hands are tied because a past Council granted a zone change and there is nothing they can do!

If you feel like this subdivision is a good fit for our community, at least offer us the protections of a PUD overlay and keep the Zoning and General Plan/Future Use Plan at Low-Density.

Please VOTE NO!

Thank you for your time,
Julie Mackley



**GRANTSVILLE CITY
ORDINANCE NO. 2026-22**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A GENERAL PLAN
AMENDMENT FOR PARCELS 01-065-0-0074 AND 01-065-0-0014, LOCATED
APPROXIMATELY NEAR MACK CANYON ROAD AND SR-138, AMENDING THE
FUTURE LAND USE MAP FROM MIXED-USE DENSITY, HIGH SINGLE-FAMILY
DENSITY RESIDENTIAL, AND LOW DENSITY RESIDENTIAL TO MEDIUM
DENSITY RESIDENTIAL FOR THE MACK CANYON SUBDIVISION**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City is a municipal corporation organized and existing under the laws of the State of Utah; and

WHEREAS, pursuant to Utah Code Title 10, Chapter 9a, the City has adopted a General Plan to guide the future growth and development of the community; and

WHEREAS, the General Plan includes a Future Land Use Map identifying planned land use designations throughout the City; and

WHEREAS, a request has been submitted to amend the General Plan for parcels identified as Tooele County Parcel Nos. 01-065-0-0074 and 01-065-0-0014, located approximately near Mack Canyon Road and SR-138; and

WHEREAS, the subject properties are currently designated on the Future Land Use Map as Mixed-Use Density, High Single-Family Density Residential, and Low Density Residential; and

WHEREAS, the proposed amendment would change the Future Land Use Map designation for the subject properties to Medium Density Residential; and

WHEREAS, the purpose of the proposed amendment is to align the General Plan designation with the Mack Canyon Subdivision, a planned master-planned residential neighborhood with supporting open space and a limited neighborhood-serving commercial component; and

WHEREAS, the City has reviewed the Mack Canyon property through multiple development discussions, including a Planned Unit Development concept, a proposed rezone, and a Master Development Agreement, through which the development proposal has evolved into a cohesive residential neighborhood; and

WHEREAS, the existing mix of land use designations on the subject properties does not reflect a unified development pattern; and



WHEREAS, the proposed Medium Density Residential designation provides for moderate-density single-family development, neighborhood-scale residential communities, and integrated open space and amenities; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 7, 2026, to receive public comment and consider the proposed General Plan Amendment; and

WHEREAS, following such hearing and consideration, the Planning Commission recommended approval of the proposed General Plan Amendment; and

WHEREAS, the City Council finds that the proposed amendment promotes consistency in the Future Land Use Map, supports an orderly and coordinated development pattern, and is in the best interest of the public health, safety, and welfare of Grantsville City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Approval of General Plan Amendment: The General Plan Future Land Use Map is hereby amended for Tooele County Parcel Nos. 01-065-0-0074 and 01-065-0-0014, located approximately near Mack Canyon Road and SR-138, from Mixed-Use Density, High Single-Family Density Residential, and Low Density Residential to Medium Density Residential, as depicted in Exhibit A attached hereto and incorporated herein by this reference.

Section 2. Exhibits: The following exhibits are attached hereto and incorporated as part of this Ordinance:

- Exhibit A – General Plan Amendment Map

Section 3. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 4. Severability clause: If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS XX DAY OF XX, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:



By Mayor Heidi Hammond

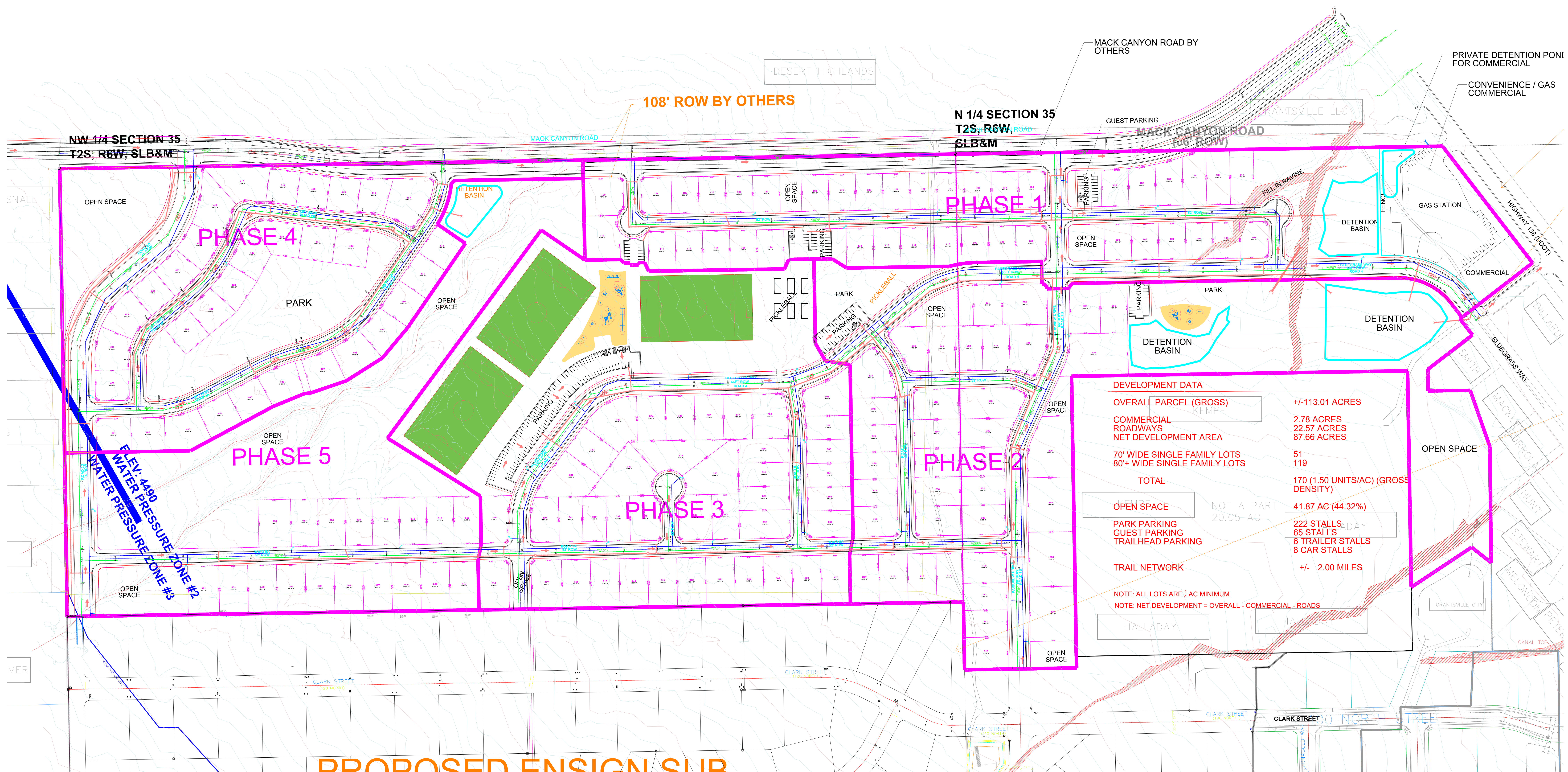
ATTEST

Alicia Fairbourne, City Recorder

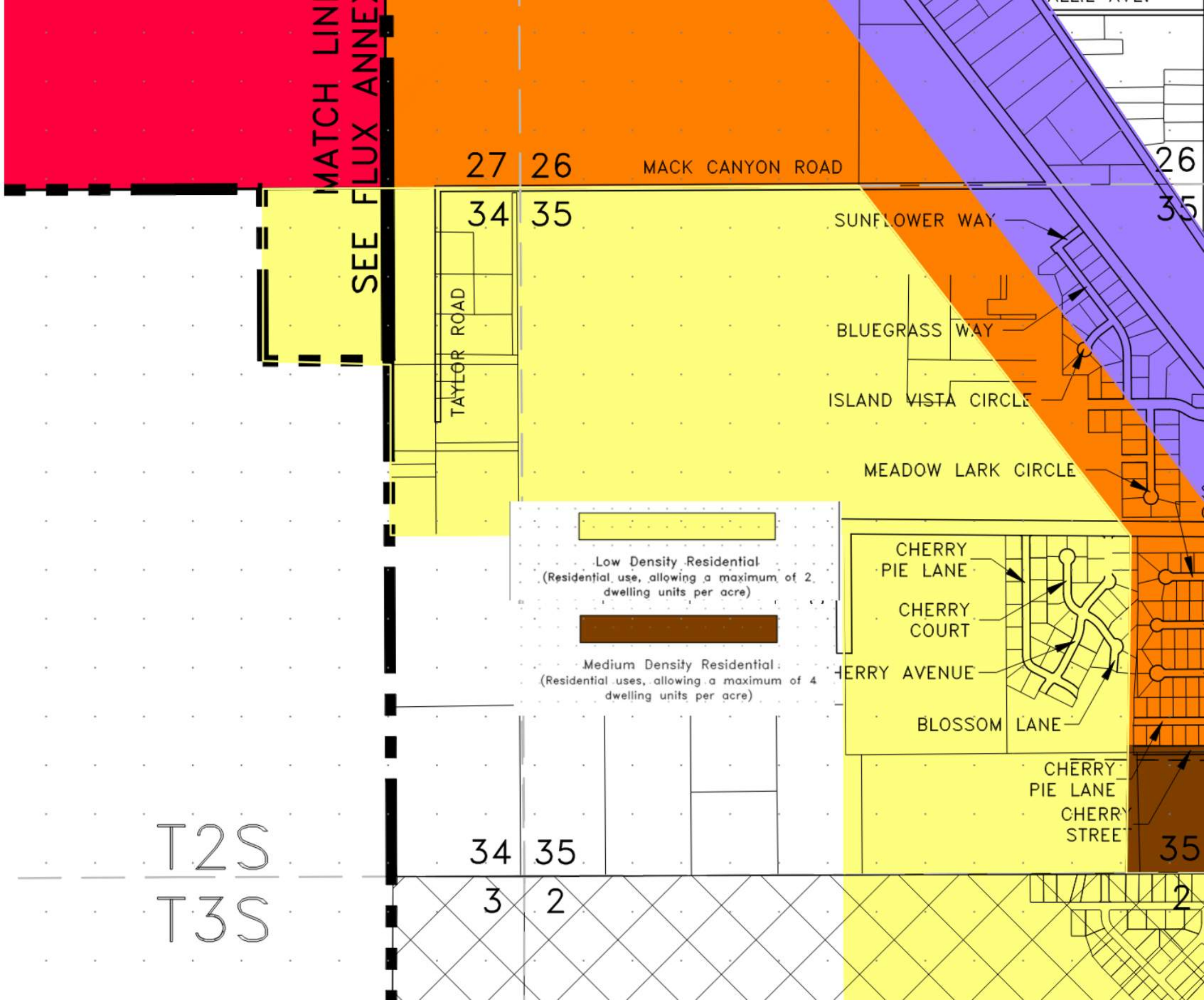


EXHIBIT “A”

Zoning Maps







TC033

5

TC03514

TAYLOR RD

MAIN ST

50 W

ALLIE AVE

600 V

HWY 138 BLUEGRASS CIR

ISLAND VISTA CIR

CHADWICK MARASCHINO LN

CHERRY BLOSSOM LN

KENT ST

CHERRY BLOSSOM LN

LOVE WAYNE

BLAINE AVE

CLARK STREET COURT MOBILE HOME

Agenda Item # 6

Public Hearing Item: Consideration of Ordinance 2026-23 approving a rezone of parcels 01-065-0-0074 and 01-065-0-0014 from R-1-21 (Single Family Residential, 21,000 square foot minimum lot size) to R-1-12 (Single Family Residential, 12,000 square foot minimum lot size) for the Mack Canyon Subdivision, located approximately near Mack Canyon Road and SR-138



**GRANTSVILLE CITY
ORDINANCE NO. 2026-23**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A REZONE OF PARCELS
01-065-0-0074 AND 01-065-0-0014 FROM R-1-21 (SINGLE-FAMILY RESIDENTIAL,
21,000 SQUARE FOOT MINIMUM LOT SIZE) TO R-1-12 (SINGLE-FAMILY
RESIDENTIAL, 12,000 SQUARE FOOT MINIMUM LOT SIZE) FOR THE MACK
CANYON SUBDIVISION, LOCATED APPROXIMATELY NEAR MACK CANYON
ROAD AND SR-138**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, the owner/applicant has submitted a request to rezone parcels identified as Tooele County Parcel Nos. 01-065-0-0074 and 01-065-0-0014, located approximately near Mack Canyon Road and SR-138 (the “Property”); and

WHEREAS, the Property is currently zoned R-1-21 (Single-Family Residential, 21,000 square foot minimum lot size), which is intended to provide for low-density residential development; and

WHEREAS, the applicant has requested that the Property be rezoned to R-1-12 (Single-Family Residential, 12,000 square foot minimum lot size), which allows for moderate-density single-family residential development; and

WHEREAS, the proposed rezone is intended to facilitate the development of the Mack Canyon Subdivision, a master planned residential neighborhood that includes single-family residential lots, open space areas, and a limited commercial component; and

WHEREAS, the proposed development concept has previously been reviewed by the City as part of a Planned Unit Development discussion, and it was determined that the general layout and density are consistent with the standards of the R-1-12 zoning district; and

WHEREAS, the applicant and the City have discussed a Master Development Agreement intended to secure elements of the development concept, including open space areas and a neighborhood-serving commercial component; and

WHEREAS, the Planning Commission of Grantsville City held a public hearing on April 7, 2026, to receive public comment and consider the proposed rezone, and thereafter forwarded a recommendation of approval to the City Council; and

WHEREAS, the Grantsville City Council has considered the proposed rezone, the staff report, the Planning Commission’s recommendation, and all public input received, and finds that the rezone is consistent with the goals and policies of the City and promotes the orderly development of land within the City;



NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Rezone Approval: The following described property is hereby rezoned from R-1-21 (Single-Family Residential, 21,000 square foot minimum lot size) to R-1-12 (Single-Family Residential, 12,000 square foot minimum lot size):

- Tooele County Parcel Nos. 01-065-0-0074 and 01-065-0-0014, located approximately near Mack Canyon Road and SR-138, as depicted in the zoning map attached hereto as Exhibit A and incorporated herein by this reference.

Section 2. Zoning Map Amendment: The official zoning map of Grantsville City shall be, and hereby is, amended to reflect the rezone described in Section 1.

Section 3. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 4. Severability clause: If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS XX DAY OF XX, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

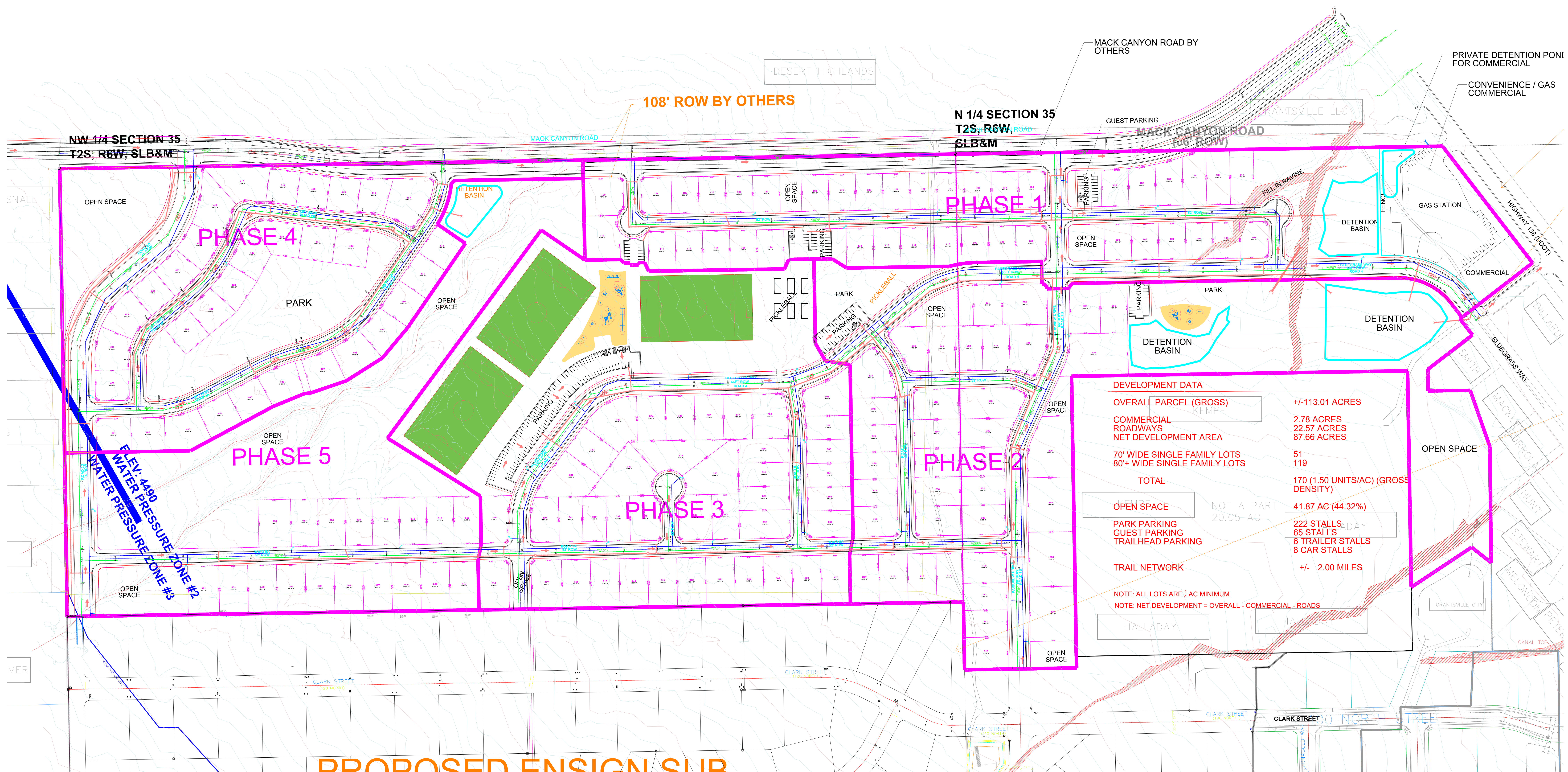
ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

Zoning Maps





TC03514

Mack Canyon Rd

Taylor Rd

West

Main St

Parkview Dr

Apple Mill Rd

Jonagold Way

Clark St

Maraschino Lane

Vista View

Meadow Lark Cir

Kent Street

Parker Place

Wayne Way

erry Wood Ln

ino Ln

Bluegrass Way
Island Vista Cir

Lincoln Hwy

Provident St

SR138 Hwy

600 West

Clark Street Court Mobile

Tiebreaker Dr

TC033

5

TC03514

TAYLOR RD

MAIN ST

50 W

ALLIE AVE

600 V

HWY 138 BLUEGRASS CIR

ISLAND VISTA CIR

CHADWICK VISTA VW

CHERRY LOD LN

MARASCHINO LN

CHERRY BOM

CHERRY BLOSSOM LN

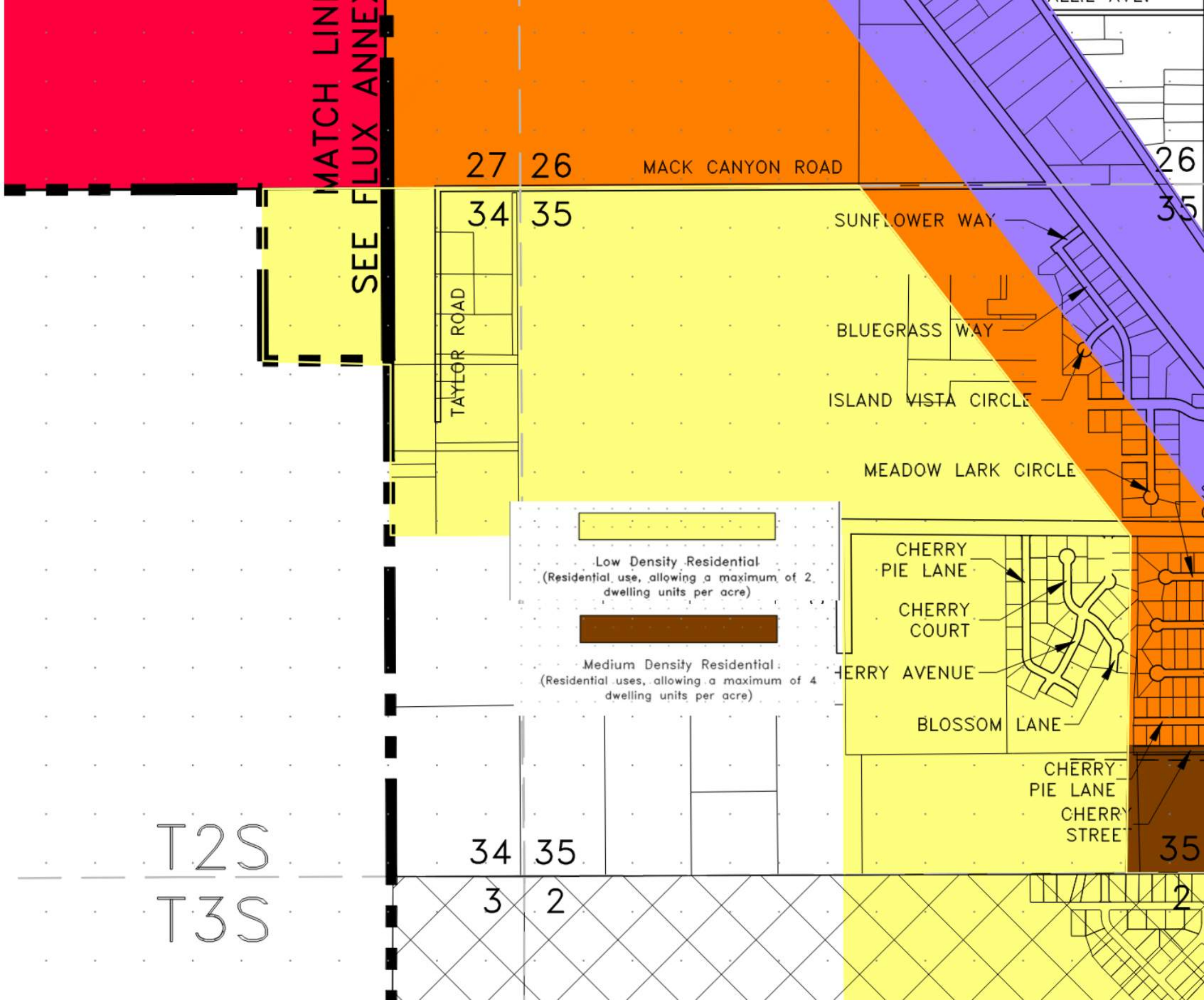
MEADOW LARK CIR

KENT ST

LOVE WAYNE

BLAINE AVE

CLARK STREET COURT MOBILE HOME



Agenda Item # 7

Public Hearing Item: Consideration of Ordinance 2026-24 approving a Master Development Agreement for the Mack Canyon Subdivision, located approximately near Mack Canyon Road and SR-138



**GRANTSVILLE CITY
ORDINANCE NO. 2026-24**

**AN ORDINANCE OF GRANTSVILLE CITY APPROVING A MASTER
DEVELOPMENT AGREEMENT FOR THE MACK CANYON SUBDIVISION,
LOCATED APPROXIMATELY NEAR MACK CANYON ROAD AND SR-138**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City (“City”) is a municipal corporation organized and existing under the laws of the State of Utah; and

WHEREAS, the City Council is authorized pursuant to the Utah Code and the Grantsville City Land Use and Management Code to regulate land use and to enter into development agreements; and

WHEREAS, the applicant has proposed the Mack Canyon Subdivision, a development consisting of approximately 114 acres located near Mack Canyon Road and SR-138; and

WHEREAS, the proposed development includes up to 170 residential units, approximately 2.78 acres designated for future commercial use, and approximately 41.87 acres of open space, parks, trails, and recreational amenities; and

WHEREAS, the project was initially considered as a Planned Unit Development, but was determined to be more appropriately processed as a standard zoning development with a corresponding Master Development Agreement; and

WHEREAS, the proposed Master Development Agreement establishes the general layout, development pattern, phasing, open space, amenities, commercial component, and infrastructure requirements for the project; and

WHEREAS, the Master Development Agreement provides for, among other things:

- (a) development of the project in phases consistent with an approved concept plan;
- (b) provision of no less than 41.87 acres of open space and associated amenities;
- (c) inclusion of a commercial component to be developed in a future phase; and
- (d) construction of necessary infrastructure, including roadway improvements and right-of-way dedication; and

WHEREAS, the Planning Commission reviewed the proposed Master Development Agreement on April 7, 2026, and forwarded a recommendation to the City Council; and

WHEREAS, the City Council finds that approval of the Master Development Agreement promotes orderly growth, provides public benefits, and ensures development consistent with the planned layout of the project; and



WHEREAS, the City Council finds that entering into the Master Development Agreement is in the best interest of the health, safety, and welfare of the citizens of Grantsville City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:

Section 1. Approval of Master Development Agreement: The Master Development Agreement for the Mack Canyon Subdivision, attached hereto as Exhibit A and incorporated herein by this reference, is hereby approved.

Section 2. Authorization to Execute: The Mayor is hereby authorized to execute the Master Development Agreement on behalf of Grantsville City, and the City Recorder is authorized to attest the same.

Section 3. Administrative Authority: The Mayor and City staff are hereby authorized to take such reasonable and necessary actions as may be required to carry out the purpose and intent of this Ordinance and the approved Master Development Agreement.

Section 4. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 5. Severability clause: If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS XX DAY OF XX, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder



EXHIBIT “A”

Master Development Agreement for Mack Canyon Development

WHEN RECORDED, RETURN TO:

**Grantsville City
Attn: City Recorder
429 East Main Street
Grantsville, Utah 84029**

COVER AND PROJECT INFORMATION SHEET

FOR GRANTSVILLE CITY MASTER DEVELOPMENT AGREEMENT

made as of the _____ day of _____ in the year _____.

Between the “Developer”:

Paul Linford (on behalf of the property owners)

and the “City”:

Grantsville City, a political subdivision and municipal corporation of Utah
Attn: City Recorder
429 East Main Street
Grantsville, Utah 84029

for the following Project:

Name: Mack Canyon Development
Project Location: 900 West Mack Canyon Road; Parcel Nos. 01-065-0-0014 & 01-065-0-0074
Type: Residential
Description (detailed): Approximately 114 Acres on Mack Canyon Road, request to be rezoned to R-1-12. The existing Zone is Half Acre Lots, we are requesting a rezone to quarter acre lots with a total of 170 lots.

Underlying Zone(s): R-1-21

Effective Date: _____

Developer Contact: Paul Linford (pmlinford@gmail.com)

City Contacts: Planning Department: Shelby Moore (pzcommission@grantsvilleut.gov)
Recorder: Alicia Fairbourne (afairbourne@grantsvilleut.gov)
City Attorney: Tysen Barker (tbarker@grantsvilleut.gov)

Approval Ordinance: _____

GRANTSVILLE CITY
MASTER DEVELOPMENT AGREEMENT
FOR
MACK CANYON DEVELOPMENT

THIS MASTER DEVELOPMENT AGREEMENT (“**Agreement**”) is made and entered as of the Effective Date by and between City and Developer, as each is defined in the Cover and Project Information Sheet (“**Cover Sheet**”) for this Agreement, each a “Party” and collectively “Parties” herein.

RECITALS

WHEREAS, the Developer seeks to develop property within Grantsville City, Utah (the “**Project**”). The property consists of approximately 114 Acres, identified as Tooele County Parcel Nos. 01-065-0-0014 & 01-065-0-0074, and is more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the “**Property**”); and

WHEREAS, the Property is entirely located in the Underlying Zone and is subject to all applicable Grantsville City Code and development standards;

WHEREAS, the Developer is owner or authorized agent of the owner of the all individual parcels or lots of the Property and has authority to enter into the transactions on behalf of the owner;

WHEREAS, the City seeks to promote the health, safety, and welfare of the inhabitants of the City through the establishment and administration of zoning, development, and subdivision regulations concerning the use and development of land in the City;

WHEREAS, the City is desirous of development of the Property for the purpose of developing the Project in the manner outlined to the City;

WHEREAS, the City and Developer intend this Agreement to provide for a rezoning of the Property to allow the Project to be developed as anticipated in the attached exhibits and plans, and to provide timelines and clarity on certain improvements and portions of the development, including residential phasing, commercial, and open space, and amenities, with triggers and requirements based on residential buildout thresholds;

WHEREAS, the City Planning Commission held a duly noticed public hearing, and subsequently recommended approval of the application for the Project on date, with the conditions specified in that recommendation incorporated into this Agreement; and

WHEREAS, it is in the best interests of both the Developer and the City that this Agreement be adopted and effective as a “development agreement” within the meaning, and subject to the provisions, of Utah Code Ann. Section 10-20-101 *et seq.* and to consent to all the terms of this Agreement as valid conditions of development of the Project.

NOW THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged and accepted by both parties, the parties hereto mutually agree and covenant as follows:

1. Effective Date, Termination

- 1.1. The “Effective Date” of this Agreement is the effective date of the enacting ordinance by the City Council, regardless of any difference or delay in time between that date and the date(s) upon which it is signed by any of the Parties, and shall be indicated on the Cover Sheet. The City may not execute this Agreement until approved by the City in accordance with GLUDMC.
- 1.2. This Agreement shall be in full force and effect until the earliest occurrence of: (i) such date as the Project is abandoned, defined as written notice from Developer to the City that it no longer intends to develop the Project; (ii) the use or active development is discontinued for a period of more than two (2) years; or (iii) the Developer defaults on any provision of this Agreement and the default is not resolved as specified in this Agreement. Failure to proceed with development pursuant to this Agreement shall be deemed failure to implement the application with reasonable diligence pursuant to Utah Code Ann. Section 10-20-902.

2. Project Description

The Project is as described more fully herein, on the Cover Sheet, and as illustrated in the conceptual site plan for the Project, attached **Exhibit B**, to be modified as necessary in accordance with this Agreement’s Development Standards and as specified in this Agreement.

3. Development Standards

- 3.1. Development Standards. The site development standards, procedures, and rules of the Underlying Zone and applicable code and law are modified as shown on **Exhibit C** “Development Standards.” All development standards applicable to the Project not expressly modified by this Agreement, including the Utah Municipal Land Use Development and Management Act, remain in full force and effect. Together, Exhibit C standards and the remaining development standards in the City code are the “**Development Standards**” for the Project.

These Development Standards shall apply to all buildings on the Property including both principal buildings and accessory buildings on the Property.

- 3.2. Use of the Property. This Agreement does not modify, amend, or otherwise alter the uses permitted, conditioned, or restricted in the Underlying Zone except as expressly identified on **Exhibit D** “Zoning Modifications.” All uses not expressly modified by this Agreement remain in full force and effect. Developer acknowledges a separate rezoning request must be submitted to modify the permitted and conditional uses in the applicable zone.
- 3.3. Phasing. If the Project includes multiple phases, Developer shall include general depiction of any potential phases in the conceptual site plan attached hereto as **Exhibit B**. All phasing shall comply with Section 21.4.3 of the Grantsville City Land Use Development and Management Code (“**GLUDMC**”). City and Developer hereby acknowledge that any additional phases of the Project shall be subject to the terms of this Agreement and which may be reviewed and approved by the City.
- 3.4. Density; Maximum Units; Square Footage. Subject to the Development Standards, Developer may build up to 170 residential units in the Project. The City does not, and may not, provide Developer with any guarantee of the number of units, density, or non-residential square footage which may be built in the Project. Developer assumes all responsibility for development and design of the Project within the Development Standards, which may result in fewer total unit than expected.
- 3.5. Approvals. Prior to issuance of a building permit for any phase of the Project, Developer shall submit an application for “**Development Review**” of the site plan and building elevations to the City for review and approval. Review and approval by the City is intended to assure that certain development components substantially conform with this Agreement. Development Review approval submittals need only include that portion of the Property for which approval is being sought by Developer. Following approval by the City, the approved Development Review Submittals (defined below), supporting data and materials shall be made part of this Agreement and deemed to be an integral part of this Agreement. In the event of any inconsistency between approved plans and the terms of this Agreement, the terms of this Agreement shall govern. Any Development Review Submittals and approvals shall comply with the requirements of GLUDMC for the appropriate development application, including preliminary and final checklists published by the City.
 - 3.5.1. Development Review Submittals shall include all other information necessary to illustrate substantial conformance with this Agreement. The City may consider the standards of GLUDMC, as modified by this Agreement, when considering Development Review approval. In the event of any conflict or ambiguity, the provisions in this Agreement shall govern.

- 3.5.2. The Developer shall comply with all applicable requirements set forth in Grantsville City Code, Title 5, Chapter 3 (Flood Damage Prevention Regulations), as amended. The provisions of Title 5, Chapter 3 are hereby incorporated by reference as though fully set forth herein. It is the Developer's responsibility to review and adhere to these regulations in the planning, permitting, development, and maintenance of the Planned Community.
- 3.5.3. Notwithstanding anything to the contrary in Grantsville City Code, this Agreement, or the Master Plan, prior to obtaining a certificate of occupancy for any structure, Developer shall obtain a Fire Marshalls Certification which shall ensure that available fire flow meets or exceeds the IFC standards for the structure type. Grantsville may withhold issuance of any certificate of occupancy for a structure where this provision is not satisfied.
- 3.6. Modification. The terms and conditions of this Agreement or of any Development Review approval issued in accordance with this Agreement may be modified administratively by the Planning Commission upon written request by Developer so long as the modifications are in "substantial compliance" with the terms of this Agreement, including those modifications described in GLUDMC Section 12.5(1) ("**Minor Change**"). Any change that results in: (a) a change in the uses allowed for the Project to another use not permitted in the Underlying Zone, as modified by this Agreement; (b) an increase in the net site area and the boundaries of the Property contemplated herein; (c) an increase to the overall density of the Project; or (d) a reduction in the minimum periphery setbacks, ("**Major Change**") shall be considered a change that is not in "substantial compliance" with the terms of this Agreement. Any Major Change shall be reviewed by the same procedures applicable to a new master development agreement, as set forth in applicable laws and must be reviewed and approved by the City Council.
- 3.7. Fees. Nothing herein shall be construed to relieve Developer of the standard obligations to also pay application fees, impact fees, connection fees, and other City fees and charges, at the time of permit application or pulling permits, in the ordinary course, as part of the development process, as set forth in the existing City fee schedule. These costs will be paid pursuant to the completion assurance procedures and other procedures set forth in City ordinances and policies.
- 3.8. Compliance with the Final Plat and this Agreement. Development of the Project shall be in accordance with Utah's Land Use, Development and Management Act, GLUDMC, the City's future laws which include the ordinances, policies, standards, and procedures which may be in effect as of a particular time in the future when a development application is submitted for a part of the Project (to the extent they are applicable as specified in this Agreement), the final plat and this Agreement.

4. Infrastructure Improvements; Public Uses.

- 4.1. Infrastructure Improvements. Developer agrees to construct and/or dedicate project improvements as reasonably directed by the City in the ordinary course, including but not limited to roads, driveways, landscaping, water, sewer, and other utilities as shown on the approved final plans and in accordance with current City standards.
- 4.1.1. Developer shall satisfactorily complete construction of all Project improvements for each phase in a good and workmanlike manner, no later than two (2) years after the recording of the plat for that phase, subject to reasonable delays due to events of force majeure.
- 4.1.2. Developer shall comply with all completion assurance and bonding requirements of the City, as modified in **Exhibit E**.
- 4.1.3. Developer shall bear responsibility, including premises liability and risk of loss, for all public infrastructure covered by this Agreement until final inspection of the same has been performed by the City, and a final acceptance and release has been issued by the City Council. The City may not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss or damage happening or occurring to the public infrastructure, nor shall any officer or employee thereof, be liable for any persons or property injured by reason of said public infrastructure; all of such liabilities shall be assumed by the Developer.
- 4.1.4. The City agrees to accept all Project improvements constructed by Developer, or Developer's contractors, subcontractors, agents or employees, provided that (1) the City Planning and Public Works Departments promptly review and approve the plans for any Project improvements prior to construction; (2) Developer permits City Planning and Public Works representatives to inspect upon request any and all of said Project improvements during the course of construction; (3) Developer shall provide Contractor as-built drawings in PDF and native format and GIS shapefiles of as-built conditions per City's GIS requirements and standards ; (4) Developer has warranted the Project improvements as required by the City Public Work Department; and (5) the Project improvements pass a final inspection by the City Public Works.
- 4.1.5. Developer shall repair any defect in the design, workmanship or materials in all Public Infrastructure which becomes evident during a period of one year following the acceptance of the improvements by the City Council or its designee ("**Durability Testing Period**"). If during the Durability Testing Period, any Public Infrastructure shows unusual depreciation, or if it becomes evident that required work was not done, or that the material or workmanship used does not comply with accepted standards, said condition shall, within a reasonable time, be corrected.

- 4.1.6. The City may require completion of all infrastructure improvements in any phase prior to issuance of any building permits.
 - 4.1.7. The Developer may request and the City may grant in its reasonable discretion extensions and delays for certain infrastructure improvements upon a showing of good cause by Developer, such as completing sidewalks after construction of residential units.
 - 4.1.8. The Developer agrees that in the event it does not: (a) complete all improvements within the time period specified under this Agreement, or secure an extension of said completion date, (b) construct said improvements in accordance with City standards and as set forth in the paragraphs above, and (c) pay all claimants for material and labor used in the construction of said improvements, the City shall be entitled to declare the Developer(s) in default, request and receive the funds held by the guarantor as surety and utilize the monies obtained to install or cause to be installed any uncompleted improvements and/or to pay any outstanding claims, as applicable. Provided however, that the City may not be responsible for any work beyond the amount of funds so provided. Any funds remaining after completion of the improvements shall be returned to the guarantor. The Developer further agrees to be personally liable for any cost of improvements above the amount made available under the terms of this agreement.
- 4.2. Upsizing. Except as otherwise described herein, the City may not require Developer to “upsize” any future infrastructure improvements (i.e., to construct the infrastructure to a size larger than required to service the Project) unless financial arrangements (such as credits to otherwise applicable City fees, or pioneering or reimbursement agreements) reasonably acceptable to Developer are made to compensate Developer for the incremental or additive costs of such upsizing to the extent required by law. The City shall notify the Developer of any known or anticipated upsizing requirements as soon as practicable. Notwithstanding the foregoing, Developer is solely responsible for any costs associated with any public improvements within its development required to serve other phases of the Project or other related development. As of the Effective Date, the City has identified the potential upsizing requirements shown on **Exhibit F**.
- 4.3. Parks; Open Space. The Project shall contain no less than 41.87 acres as open space (**“Required Open Space”**).
- 4.3.1. Public open space shall be counted toward the Required Open Space, and include impervious surfaces in any planned public park, and potentially other uses such as sports courts, pavilions, walking paths, trails, parking areas, and other recreational facilities.

- 4.3.2. Each phase of the Project shall meet the Required Open Space ratio for the entire Project. Previously completed open space may be counted toward the Required Open Space calculation for a proposed phase.
 - 4.3.3. The Developer may request, and the City may grant, in its sole discretion, to meet the proportional Required Open Space requirement for a phase by including open space in the next future phase, provided that the Developer shows good cause for the delay, addresses the shortfall, and provides sufficient detail of the proposed future open space. Notwithstanding the foregoing, in no event may the total open space upon completion of a phase be less than seventy-five percent (75%) of the proportional Required Open Space for the Project to be completed at that phase.
 - 4.3.4. Parks and trails to be dedicated for public use may not make up more than fifty percent (50%) of any phase.
 - 4.3.5. All development and construction for open space and related amenities must be completed within three (3) months of completion of the non-open space development for the applicable phase. Developer may incur fees or other penalties for failure to complete open space development in accordance with this Agreement.
- 4.4. Additional Requirements. Any additional Project-specific requirements are identified in **Exhibit G.**

5. Homeowners Association.

If a Homeowners Association (“**HOA**”) is created as part of the Project to enforce legal deed restrictions or maintain Required Open Space for the Property and that HOA later becomes insolvent or fails to maintain proper documentation and filings with the State of Utah and loses its authority to operate and transact business as a property owners association in the State of Utah, then the City shall have the right to, but is not obligated to, enforce the deed restrictions and maintain the Required Open Space. The City shall have all authority granted to the HOA by virtue of this document and related HOA articles, bylaws, and recorded covenants, conditions, and restrictions, or similar documents, including but not limited to, the authority to impose and collect maintenance fees and other necessary fees and/or assessments to further the upkeep of Property improvements as deemed necessary by the City.

6. Recording.

The responsibilities and commitments of Developer and the City as detailed in this document, when executed shall constitute a covenant and restriction running with the land and shall be binding upon the Developer/Owner of the Property, their assignees and successors in interest and this Agreement or a notice thereof shall be recorded in the Office of the Tooele County Recorder by City at Developer’s cost.

7. Default.

- 7.1. Failure to present a detailed development plan including proposed uses for the Project or any phase thereof, gain City approval, and obtain land use and building permits and complete construction of the Project specified in this Agreement shall constitute a default by Developer, its successors or assigns in interest.
- 7.1.1. In the event that any of the conditions constituting default by Developer occur, the City finds that the public benefits to accrue from rezoning as outlined in this Agreement will not be realized. In such case, the City shall examine the reasons for the default and either approve an extension of time or major change to the Project or initiate steps to revert the zoning designation to its former zone.
- 7.2. Notice. If the Developer or the City fails to perform their respective obligations hereunder or to comply with the terms hereof, the Party believing that a default has occurred shall provide a written “**Notice of Default**” to the other Party
- 7.3. Contents of the Notice of Default. The Notice of Default shall:
- 7.3.1. Specify the claimed event of default;
- 7.3.2. Identify with particularity the provisions of any applicable law, rule, regulation or provision of this Agreement that is claimed to be in default; and
- 7.3.3. If the City chooses, in its discretion, it may propose a method and time for curing the default which shall be of no less than thirty (30) days duration, if weather conditions permit.
- 7.4. Remedies. Upon the occurrence of any default, and after notice as required above, then the parties may have the following remedies:
- 7.4.1. Law and Equity. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief and/or specific performance.
- 7.4.2. Security. The right to draw on any security posted or provided in connection with the Project and relating to remedying of the particular default.
- 7.4.3. Future Approvals. The right to withhold all further reviews, approvals, licenses, building permits and/or other permits for development of the Project in the case of a default by Developer until the default has been cured.
- 7.5. Public Meeting. Before any remedy in Section 7.4 may be imposed by the City the party allegedly in default shall be afforded the right to attend a public meeting before the City Council and address the City Council regarding the claimed default.

7.6. Default of Assignee. A default of any obligations expressly assumed by an assignee shall be deemed a default of Developer.

7.7. Limitation on Recovery for Default – No Damages against the City. Notwithstanding anything to the contrary in this Agreement, Developer is not entitled to seek or recover monetary damages for any breach of this Agreement and expressly waives any such claims. Developer's sole and exclusive remedy, and that of any assignee, shall be specific performance.

8. Vesting.

Upon the Effective Date of this Agreement the Developer's right to construct the Project, under the terms and conditions of this Agreement shall be vested to the fullest extent allowable under Utah Code Ann. Section 10-20-902. Except as expressly and mutually agreed in writing by the Parties, all development of the Project, including any later phases, shall be governed by the applicable law in effect on the Effective Date of this Agreement. Nothing in this Agreement will limit the future exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space, and related land use plans, policies, ordinances and regulations after the date of this Agreement. Notwithstanding the retained power of the City to enact such legislation under its police power, such legislation will not modify Developer's vested right as set forth herein unless facts and circumstances are present which meet the exceptions to the vested rights doctrine as set forth in Western Land Equities, Inc. v. City of Logan, 617 P.2d 388 (Utah, 1980), its progeny, or any other exception to the doctrine of vested rights recognized under state or federal law.

8.1. Exceptions. The vested rights and the restrictions on the applicability of the City's Future Laws to the Project as specified in Section 8.1 are subject to the following exceptions:

8.1.1. Master Developer Agreement. The City's future laws or other regulations to which the Developer agrees in writing;

8.1.2. State and Federal Compliance. The City's future laws or other regulations which are generally applicable to all properties in the City and which are required to comply with State and Federal laws and regulations affecting the Project;

8.1.3. Codes. Any City's future laws that are updates or amendments to existing building, fire, plumbing, mechanical, electrical, dangerous buildings, drainage, or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization, or by the State or Federal governments and are required to meet legitimate concerns related to public health, safety or welfare;

- 8.1.4. Taxes. Taxes, or modifications thereto, so long as such taxes are lawfully imposed and charged uniformly by the City to all properties, applications, persons and entities similarly situated;
 - 8.1.5. Fees. Changes to the amounts of fees for the processing of development applications that are generally applicable to all development within the City (or a portion of the City as specified in the lawfully adopted fee schedule) and which are adopted pursuant to State law;
 - 8.1.6. Impact Fees. Impact Fees or modifications thereto which are lawfully adopted, and imposed by the City pursuant to Utah Code Ann. Section 11-36a-101 *et seq.*;
 - 8.1.7. Planning and Zoning Modification. Changes by the City to its planning principles and design standards as permitted by Local, State or Federal law; and
 - 8.1.8. Compelling, Countervailing Interest. Laws, rules or regulations that the City's land use authority finds, on the record, are necessary to avoid jeopardizing a compelling, countervailing public interest pursuant to Utah Code Ann. Section 10-9a-509.
9. **Notices**. Any notice or other communication required or permitted hereunder shall be in writing and shall be delivered personally, sent by a nationally recognized overnight courier service, or sent by email. Notice by email shall be effective upon receipt of electronic confirmation of delivery. Notices to the parties shall be sent to the addresses set forth on the Cover Sheet to this Agreement or such other address as a party may designate by notice to the other party.

10. General Provisions.

- 10.1. Both parties recognize the advantageous nature of this Agreement which provides for the accrual of benefits and protection of interests to both parties.
- 10.2. The City will issue land use permits only for those uses determined to be within the general land use types allowed in the zone, as modified by this Agreement, and more specifically on more detailed development plans for the Project or phase thereof submitted to and approved by the City.
- 10.3. The recitals contained in this Agreement, the introductory paragraph preceding the Recitals, and all Exhibits to this Agreement are hereby incorporated into this Agreement as if fully set forth herein.
- 10.4. The captions used in this Agreement are for convenience only and are not intended to be substantive provisions or evidence of intent.

- 10.5. This Agreement may be amended only in writing signed by the Parties hereto.
- 10.6. This Agreement with any amendments shall be in full force and effect until all construction and building occupancy has taken place as per the Project development plans or expiration or termination of this Agreement as provided herein.
- 10.7. Nothing contained in this Agreement constitutes a waiver of the City's sovereign immunity under any applicable state law.
- 10.8. In the event that legal action is required in order to enforce the terms of this Agreement, the prevailing party shall be entitled to receive from the faulting party any costs and attorney's fees incurred in enforcing this Agreement from the defaulting party.
- 10.9. This Agreement constitutes the entire agreement between the parties. No changes or modifications may be made in this Agreement except in writing signed by both parties.
- 10.10. The requirements, obligations and conditions contained within this Agreement shall be binding upon Developer, its successors and assigns, and if different than Developer, the legal title holders and any ground lessors. All rights granted hereunder to Developer shall ensure to the benefit of the Developer's successors and assigns, and if different than Developer, the legal title holder and any ground lessors.
- 10.11. This Agreement does not create a joint venture relationship, partnership or agency relationship or fiduciary relationship between the City, or Developer. Except as specifically set forth herein, the parties do not intend this Agreement to create any third-party beneficiary rights.
- 10.12. If any term or provision of this Agreement, or the application of any term or provision of this Agreement to a particular situation, is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining terms and provisions of this Agreement, or the application of this Agreement to other situations, will continue in full force and effect unless amended or modified by mutual consent of the Parties. Notwithstanding the foregoing, if any material provision of this Agreement, or the application of such provision to a particular situation, is held to be invalid, void or unenforceable by the final order of a court of competent jurisdiction, either Party to this Agreement may, in its sole and absolute discretion, terminate this Agreement by providing written notice of such termination to the other Party.
- 10.13. Any prevention, delay or stoppage of the performance of any obligation under this Agreement which is due to strikes, labor disputes, inability to obtain labor, materials, equipment or reasonable substitutes therefor; acts of nature, governmental restrictions, regulations or controls, judicial orders, enemy or hostile government actions, wars, civil commotions, fires or other casualties or other causes beyond the reasonable control of

the Party obligated to perform hereunder shall excuse performance of the obligation by that Party for a period equal to the duration of that prevention, delay or stoppage.

- 10.14. Each Party will execute and deliver to the other any further instruments and documents as may be reasonably necessary to carry out the objectives and intent of this Agreement, the conditions to development, and to provide and secure to the other Party the full and complete enjoyment of its rights and privileges hereunder.
- 10.15. The singular will include the plural; the masculine gender will include the feminine; “will” and “shall” are mandatory; “may” is permissive.
- 10.16. Each Party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against any Party based on which Party drafted any particular portion of this Agreement.
- 10.17. The Developer may sell, convey, reassign, or transfer the Property or the Project to another entity at any time.
- 10.18. This Agreement shall be recorded against the Property senior to any respective covenants and any debt security instruments encumbering the Property.
- 10.19. This Agreement is entered into in Tooele County in the State of Utah and shall be construed under the laws of the State of Utah, irrespective of Utah’s choice of law rules, and the parties hereto intend that Utah law shall apply to the interpretation thereof.
- 10.20. Any action to enforce this Agreement shall be brought only in the Third District Court, Tooele County in and for the State of Utah.
- 10.21. Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.
- 10.22. To further the commitment of the Parties to cooperate in the implementation of this Agreement, the City and Developer each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Developer. The initial representatives for the City and Developer are hereby appointed as indicated on the Cover Sheet.

The Parties may change their designated representatives by providing written notice. The representatives shall be available at all reasonable times to discuss and review the performance of the Parties to this Agreement and the development of the Project.
- 10.23. No action taken by any Party may be deemed to constitute a waiver of compliance by such Party with respect to any representation, warranty, or condition contained in this

Agreement. Any waiver by any Party of a breach of any provision of this Agreement will not operate or be construed as a waiver by such Party of any subsequent breach.

- 10.24. The City may not unreasonably withhold, condition, or delay its determination to enter into any agreement with another public agency concerning the subject matter and provisions of this Agreement if necessary or desirable for the development of the Project and if such agreement is consistent with this Agreement and applicable law. Nothing in this Agreement will require that the City take any legal action concerning other public agencies and their provision of services or facilities other than with regard to compliance by any such other public agency with any agreement between such public agency and the City concerning subject matter and provisions of this Agreement.
- 10.25. Each party represents and warrants that it has the respective power and authority, and is duly authorized, to enter into this Agreement on the terms and conditions herein stated and to execute, deliver, and perform its obligations under this Agreement. Specifically, on behalf of the City, the signature of the City Manager or Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to the Approval Ordinance indicated on the Cover Sheet. Developer further represents and warrants that it is not aware of any material impediment, including contractual obligations, easements, or other property-related or ownership-related issues, to its completion of the development outlined in this Agreement and shall notify City of any new information that would present a substantial obstacle to Developer's consummation of the transactions and activities required and anticipated by this Agreement.
- 10.26. This Agreement may be executed in several counterparts and all so executed shall constitute one agreement binding on all the parties, notwithstanding that each of the parties are not signatory to the original or the same counterpart. Further, executed copies of this Agreement delivered by email shall be deemed originally signed copies of this Agreement.
- 10.27. Except as expressly modified by this Agreement, any statute or municipal code referred to in this Agreement shall be deemed to include that statute as amended, restated, and/or replaced from time to time, and any successor legislation to the same general intent and effect.
- 10.28. The undersigned certifies that it is not currently engaged in a boycott of the State of Israel and agrees not to engage in a boycott of the State of Israel during the term of this Agreement. The undersigned further acknowledges that its engagement in a boycott of the State of Israel would be in violation of Utah Code Ann. Section 63G-27-201 and could result in termination of this Agreement.

[signature page follows]

IN WITNESS WHEREOF, the parties hereto, having been duly authorized, have executed this Agreement this _____ day of _____, 20__.

CITY ACCEPTANCE

Grantsville City

By: _____

Its: _____

Attest:

Approval as to Form: _____

Grantsville City Recorder

Grantsville City Attorney

DEVELOPER ACCEPTANCE

Developer

By: Paul Linford, an individual, acting on behalf of the owners of the affected real property

STATE OF UTAH)

:ss.

COUNTY OF _____)

On the _____ day of _____, 20__, before me, _____, personally appeared Paul Linford, proved to me through satisfactory evidence of identification, or personally known to me, to be the person whose name is signed on the preceding document in my presence.

NOTARY PUBLIC

My Commission Expires: _____

Residing at: _____

Exhibit A

Legal Description of Property

Grantsville City Draft

Parcel: 01-065-0-0074

Legal THE S 1/2 OF NW 1/4 OF SEC 35, T2S, R6W, SLB&M.===(ALSO)===
BEG AT N 1/4 COR OF SD SEC 35 RUN TH E 1440 FT TO W LI OF STATE
HWY, TH S 39° 38' E 435.44 FT, TH S 52°02" W 270.50 FT, TH S 37°00'58" E
60 FT, TH S 52°59'02" W 165.39 FT, TH S 63.77 FT, TH E 123.91 FT, TH S
18°36'17" E 175.82 FT, TH S 604.36 FT, TH E 195.23 FT, TH S 442.66 FT, TH E
256.00 FT, TH S 653.24 FT, TH N 89°43'23" E 440.01 FT, TH N 19.36 FT M/L
TO DARYL & RANDI SMITH PPTY, TH E 202 FT, TH S 106.5 FT, TH W 2640
FT, TH N 2640 FT TO POB.===EXCPTING THEREFROM: BEG 660 FT S &
330 FT E OF THE N 1/4 COR OF SEC 35, RUN TH E 990 FT, S 825 FT, TH W
660 FT, S 165 FT, TH W 330 FT, TH N 990 FT TO POB.===ALSO=== BEG 320
FT S OF SE COR OF NE 1/4 OF NE 1/4 OF SEC 35, TH W 445 FT, TH S 8.15
FT ALG CLARK ST TO E SEC LI, 100 FT M/L TO POB. BALANCE AFTER
LITTLE RENO ESTATES SUBDIVISION FOR 2000 YEAR. 175.42 AC-----
LESS 18.883 AC (WD ENTRY #489798). BALANCE OF 1-65-1 AFTER 1-65-
45, -165-46, 1-65-47, 1-65-49 AND 1-65-50 FOR 2020 YEAR. 156.537 AC-----
LESS 0.012 AC (QCD 500066) BALANCE OF 01-65-48 AFTER 01-65-53 FOR
2020 YEAR. 156.525 AC -----LESS 0.03 AC (QCD ENTRY# 537677)
BALANCE OF 1-65-54 AFTER 1-65-64 FOR 2022 YEAR. 156.495 AC LESS
43.48 AC (WD ENTRY# 550387) BALANCE OF 1-65-65 AFTER 1-65-70 FOR
2022 YEAR. 113.02 AC----LESS 68.53 AC (WD #572355) BALANCE OF 1-65-
71 AFTER 1-65-72 & 1-65-73 FOR 2023 YEAR. 34.10 AC

Parcel: 01-065-0-0014

Legal N 1/2, OF NW 1/4 OF SEC 35, T2S, R6W, SLM, CONT 80 AC 80.00 AC

Exhibit B

Depiction of Project

[If there are multiple phases, Exhibit B must include a detailed site plan of the phase seeking initial approval and a general depiction of the remaining area to be developed.]

Grantsville City Draft

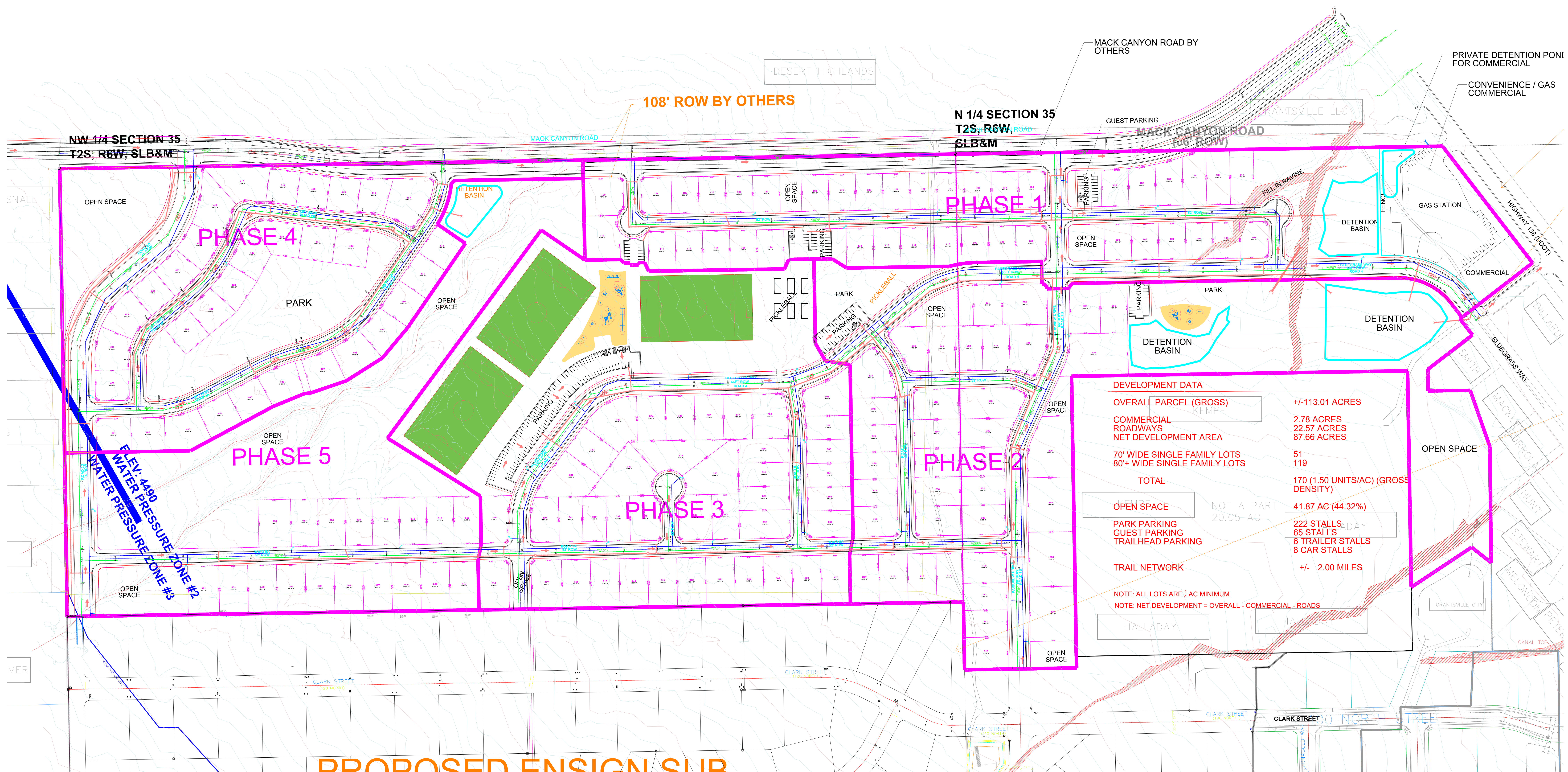


Exhibit C

Modifications to Development Standards

[If none specified, no modifications are applicable.]

Standard	Existing	Modification	Applicable Code

Exhibit D

Zoning Modifications

[If none specified, no modifications are applicable.]

D-1. The City shall, and hereby does, effective immediately upon approval of this Agreement, rezone all Property in the Project zoned R-1-21 to the new R-1-12 zoning designation.

D-2. Developer shall submit an application to rezone a portion of the Property equal to no less than 2.78 acres of the Property to a suitable commercial zone generally as depicted on Exhibit B prior to or concurrently with submission of the Phase 2 subdivision plat. City may withhold or delay, and Developer hereby consents to such action, recording of the Phase 2 subdivision plat or any subsequent plat until the commercial rezone is approved.

Exhibit E

Completion Assurance and Bond Requirements

[If none specified, no modifications are applicable.]

Grantsville City Draft

Exhibit F

Upsizing Requirements

[If none specified, no modifications are applicable.]

Grantsville City Draft

Exhibit G

Additional Project-Specific Requirements

[If none specified, no modifications are applicable. Use additional pages as necessary.]

[These provisions are in addition to those modifications from the zoning and development standards or other project-specific items]

G-1. The collector road depicted on Exhibit B abutting the west edge of “Phase 4” and connecting to Mack Canyon Road on the north and the neighboring parcel to the south on the west edge of the Property (the “**Collector Road**”), shall be constructed and dedicated at a width of no less than ninety-four feet (94’), the City’s acceptance of which is contingent upon full compliance and inspection by the City. The City may withhold any residential building permit beginning at the 101st residential building permit until the Collector Road is constructed, approved, dedicated, and accepted by the City.

G-2. Notwithstanding Section 4.3, above, all open space and amenities depicted on Exhibit B shall be constructed and dedicated prior to the City’s issuance of the 121st residential building permit. Prior to dedication or construction of amenities as part of the open space (other than trails and unimproved open space), Developer shall obtain approval of the type, extent, and general quality of amenities from the City’s Community and Economic Development office or designee.

G-3. Prior to or concurrent with the recording of any subdivision plat, Developer shall dedicate or cause to be dedicated the portions of the Property depicted on Exhibit B as part of the 108’ right of way for Mack Canyon Road. Such dedication shall be by a subdivision plat or other means reasonably acceptable to the City. The portions of the Property to be dedicated are more specifically described as: Exhibit G3.

G-4. Developer shall complete the improvements and obtain a building permit for all commercial structures for the 2.78 acres of commercial uses (the “**Commercial Development**”) no later than the completion of the first 100 residential units. The City may withhold any residential building permit beginning at the 101st residential building permit until the improvements for the Commercial Development are completed and all building permits for structures within the Commercial Development as depicted on Exhibit B are issued. Developer may request, for good cause shown, that the City Council amend the completion target for the Commercial Development, which is considered a Major Change under this Agreement.

G-5. Developer shall adhere to the phasing plan, including the numbered order as shown on Exhibit B, unit counts, and general layout as depicted on Exhibit B, which is considered vested upon approval of this Agreement.

Exhibit G3

Mack Canyon Road

Grantsville City Draft

Agenda Item # 8

Public Hearing Item: Consideration of Ordinance 2026-25 amending Section 4.5 of the Grantsville Land Use Management Code regarding lot standards and street frontage; amending the applicability of the lot proportion requirement



STAFF REPORT

To: Grantsville City Planning Commission
From: Shelby Moore, Zoning Administrator
Meeting Date: May 5th, 2026
Public Hearing Date: May 5th, 2026

1. Presentation, Public Hearing, Discussion, and Consideration:

Consideration of proposed amendments to Grantsville Land Use Ordinance Section 4.5, Lot Standards and Street Frontage

Background

Section 4.5 of the Grantsville Land Use Ordinance establishes minimum lot standards, including requirements for lot area, width, depth, and street frontage. The intent of this section is to ensure that lots are usable, proportional, and consistent with the character of the zoning district.

The current ordinance includes a provision stating that lots **½ acre or less** may not be more than three times as long as they are wide. This standard was adopted to prevent the creation of long, narrow lots that can create issues with access, building placement, and neighborhood design.

Proposed Amendment

Staff is proposing a text amendment to modify the applicability of the lot proportion standard:

- Replace “**½ acre or less**” with “**14,000 square feet or less.**”

The amended language would read:

“...provided that no lot containing **14,000 square feet or less** shall be created which is more than three times as long as it is wide.”

Analysis

The proposed amendment is intended to correct an inconsistency between the City’s minimum frontage

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The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

requirements and the current lot proportion standard.

Under existing regulations, the minimum frontage requirement in many residential zones is **70 feet**. When applied to a **½ acre lot (21,780 square feet)**, the proportionality standard creates a conflict:

- A lot with 70 feet of frontage is limited to a maximum depth of 210 feet (3:1 ratio)
- This results in a lot size of approximately **14,700 square feet**, which is significantly smaller than ½ acre

As a result, a developer cannot create a compliant ½ acre lot using the minimum required frontage. Instead, the developer must increase the lot width beyond the minimum standard in order to meet the depth-to-width ratio.

This creates several issues:

- The ordinance effectively requires wider lots than the stated minimum frontage
- Standards within the code do not align, leading to confusion and inefficiency in subdivision design
- It limits flexibility in lot layout without a clear planning benefit

By adjusting the threshold to **14,000 square feet or less**, the proportionality requirement is applied to smaller lots where it is most impactful, while allowing larger lots greater flexibility in design. This change maintains the intent of preventing long, narrow lots while ensuring that the City's standards work together rather than against each other.

Staff Recommendation

Staff recommends that the Planning Commission forward a **positive recommendation** to the City Council for the proposed amendment to Section 4.5, Lot Standards and Street Frontage, as it resolves an internal conflict in the ordinance and better aligns lot standards with current development practices.

Before

4.5 Lot Standards And Street Frontage

Except as otherwise provided in this Code, every lot presently existing or hereafter created shall have such area, width, and depth as required by this Code for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued, provided that no lot containing 1/2 acres or less shall be created which is more than 3 times as long as it is wide.

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The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

After

4.5 Lot Standards And Street Frontage

Except as otherwise provided in this Code, every lot presently existing or hereafter created shall have such area, width, and depth as required by this Code for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued, provided that no lot containing 14,000 square feet or less shall be created which is more than 3 times as long as it is wide.

*** Disclaimer: Please be advised that at no point should the comments and conclusions made by The City staff or the conclusions drawn from them be quoted, misconstrued, or interpreted as recommendations. These inputs are intended solely for the legislative body to interpret as deemed appropriate.*

The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.



**GRANTSVILLE CITY
ORDINANCE NO. 2026-25**

**AN ORDINANCE OF GRANTSVILLE CITY AMENDING SECTION 4.5 OF THE
GRANTSVILLE LAND USE MANAGEMENT CODE REGARDING LOT STANDARDS
AND STREET FRONTAGE; AMENDING THE APPLICABILITY OF THE LOT
PROPORTION REQUIREMENT**

Be it enacted and ordained by the City Council of Grantsville City, Utah as follows:

WHEREAS, Grantsville City Corporation is authorized pursuant to the laws of the State of Utah to adopt and amend land use regulations; and

WHEREAS, Section 4.5 of the Grantsville Land Use Management Code establishes minimum lot standards, including requirements related to lot area, width, depth, and street frontage; and

WHEREAS, the current language of Section 4.5 provides that no lot containing one-half (1/2) acre or less may be created which is more than three (3) times as long as it is wide; and

WHEREAS, the City has determined that the current proportionality requirement creates an inconsistency with existing minimum frontage requirements in certain residential zoning districts; and

WHEREAS, the current standard may require lot widths greater than the stated minimum frontage requirements in order to create compliant lots, resulting in unnecessary constraints and inefficiencies in subdivision design; and

WHEREAS, the proposed amendment modifies the applicability threshold of the proportionality requirement from “1/2 acre or less” to “14,000 square feet or less” in order to better align the City’s lot standards and maintain the intent of preventing excessively long and narrow lots; and

WHEREAS, the Grantsville City Planning Commission held a duly noticed public hearing on May 5, 2026, and thereafter forwarded a positive recommendation to the City Council for approval of the proposed amendment based on the staff report included herein as Exhibit “A”; and

WHEREAS, the City Council finds that the proposed amendment promotes orderly development, clarifies existing standards, and is in the best interest of the public health, safety, and welfare of the residents of Grantsville City.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF GRANTSVILLE CITY, STATE OF UTAH, AS FOLLOWS:



Section 1. Amendment to Section 4.5: Section 4.5 of the Grantsville Land Use Management Code, entitled “Lot Standards and Street Frontage,” is hereby amended to read as follows:

“4.5 Lot Standards And Street Frontage

Except as otherwise provided in this Code, every lot presently existing or hereafter created shall have such area, width, and depth as required by this Code for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued, provided that no lot containing 14,000 square feet or less shall be created which is more than 3 times as long as it is wide.”

Section 2. Repealer: All ordinances, resolutions, or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. Authorization: The Mayor, City Recorder, City Attorney, and City Staff are hereby authorized to take any reasonable actions necessary to carry out the purpose and intent of this Ordinance.

Section 4. Effective Date: This Ordinance shall take effect immediately upon its passage and approval as provided by law.

Section 5. Severability clause: If any part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all provisions, clauses and words of this Ordinance shall be severable.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY, THIS XX DAY OF XX, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder



Exhibit “A”

Staff Report



STAFF REPORT

To: Grantsville City Planning Commission
From: Shelby Moore, Zoning Administrator
Meeting Date: May 5th, 2026
Public Hearing Date: May 5th, 2026

1. Presentation, Public Hearing, Discussion, and Consideration:

Consideration of proposed amendments to Grantsville Land Use Ordinance Section 4.5, Lot Standards and Street Frontage

Background

Section 4.5 of the Grantsville Land Use Ordinance establishes minimum lot standards, including requirements for lot area, width, depth, and street frontage. The intent of this section is to ensure that lots are usable, proportional, and consistent with the character of the zoning district.

The current ordinance includes a provision stating that lots **½ acre or less** may not be more than three times as long as they are wide. This standard was adopted to prevent the creation of long, narrow lots that can create issues with access, building placement, and neighborhood design.

Proposed Amendment

Staff is proposing a text amendment to modify the applicability of the lot proportion standard:

- Replace “**½ acre or less**” with “**14,000 square feet or less.**”

The amended language would read:

“...provided that no lot containing **14,000 square feet or less** shall be created which is more than three times as long as it is wide.”

Analysis

The proposed amendment is intended to correct an inconsistency between the City’s minimum frontage

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The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

requirements and the current lot proportion standard.

Under existing regulations, the minimum frontage requirement in many residential zones is **70 feet**. When applied to a **½ acre lot (21,780 square feet)**, the proportionality standard creates a conflict:

- A lot with 70 feet of frontage is limited to a maximum depth of 210 feet (3:1 ratio)
- This results in a lot size of approximately **14,700 square feet**, which is significantly smaller than ½ acre

As a result, a developer cannot create a compliant ½ acre lot using the minimum required frontage. Instead, the developer must increase the lot width beyond the minimum standard in order to meet the depth-to-width ratio.

This creates several issues:

- The ordinance effectively requires wider lots than the stated minimum frontage
- Standards within the code do not align, leading to confusion and inefficiency in subdivision design
- It limits flexibility in lot layout without a clear planning benefit

By adjusting the threshold to **14,000 square feet or less**, the proportionality requirement is applied to smaller lots where it is most impactful, while allowing larger lots greater flexibility in design. This change maintains the intent of preventing long, narrow lots while ensuring that the City's standards work together rather than against each other.

Staff Recommendation

Staff recommends that the Planning Commission forward a **positive recommendation** to the City Council for the proposed amendment to Section 4.5, Lot Standards and Street Frontage, as it resolves an internal conflict in the ordinance and better aligns lot standards with current development practices.

Before

4.5 Lot Standards And Street Frontage

Except as otherwise provided in this Code, every lot presently existing or hereafter created shall have such area, width, and depth as required by this Code for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued, provided that no lot containing 1/2 acres or less shall be created which is more than 3 times as long as it is wide.

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The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

After

4.5 Lot Standards And Street Frontage

Except as otherwise provided in this Code, every lot presently existing or hereafter created shall have such area, width, and depth as required by this Code for the district in which such lot is located and shall have frontage upon a public street or upon a private street or right-of-way approved by the Planning Commission, before a building permit may be issued, provided that no lot containing 14,000 square feet or less shall be created which is more than 3 times as long as it is wide.

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The information provided is purely for the legislative body to interpret in their own right and context. It is crucial to maintain the integrity and context of the information shared, as it is meant to assist in the decision-making process without implying any endorsement or directive, but it is essential that it is understood within the appropriate scope.

Agenda Item # 9

Public Hearing Item: Consideration of Resolution 2026-37 declaring intent to consider an increase in property tax revenue above the certified tax rate for fiscal year 2027; publishing a property tax impact disclosure; adopting the Fiscal Year 2027 tentative budget to serve on an interim basis; and establishing the date, time, and place of the Truth in Taxation public hearing



**GRANTSVILLE CITY
RESOLUTION NO. 2026-37**

**A RESOLUTION DECLARING INTENT TO CONSIDER AN INCREASE IN
PROPERTY TAX REVENUE ABOVE THE CERTIFIED TAX RATE FOR FISCAL
YEAR 2027; PUBLISHING A PROPERTY TAX IMPACT DISCLOSURE;
ADOPTING THE FISCAL YEAR 2027 TENTATIVE BUDGET TO SERVE ON AN
INTERIM BASIS; AND ESTABLISHING THE DATE, TIME, AND PLACE OF THE
TRUTH IN TAXATION PUBLIC HEARING**

BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE CITY, UTAH, AS
FOLLOWS:

WHEREAS, Grantsville City is authorized to levy property taxes in accordance with Utah law;
and

WHEREAS, the City Council may determine it is necessary to consider an increase in property
tax revenue above the certified tax rate for fiscal year 2027; and

WHEREAS, Utah Code Section 59-2-919 requires a public hearing and public notice before
adopting a property tax increase above the certified tax rate; and

WHEREAS, pursuant to Utah Code Section 10-6-111, the tentative budget for Fiscal Year 2027
was presented to the City Council at the first regularly scheduled meeting in May; and

WHEREAS, the City Council reviewed and considered the tentative budget for Fiscal Year
2027; and

WHEREAS, the City Council finds it necessary to adopt an interim budget for Fiscal Year
2027 prior to July 1, 2026, to authorize municipal operations pending the final budget adoption
following completion of the Truth in Taxation process;

WHEREAS, the tentative budget remains subject to amendment and final adoption following
the required public hearing and further consideration by the City Council.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF GRANTSVILLE
CITY, UTAH, AS FOLLOWS:

Section 1. Declaration of Intent.

The City Council hereby declares its intent to consider an increase in property tax revenue
above the certified tax rate for fiscal year 2027 in accordance with Utah Code Section 59-2-919.

Section 2. Truth in Taxation Public Hearing.

The City Council hereby establishes a Truth in Taxation public hearing to be held on August 5, 2026, at 7:00 p.m. at Grantsville City Hall, 429 East Main Street, Grantsville, Utah 84029, and virtually via Zoom at which time all interested persons shall be given an opportunity to be heard regarding the proposed property tax increase.

Section 3. Interim Budget Authority.

The City Council hereby adopts the Fiscal Year 2027 tentative budget on an interim basis, subject to further amendment and final adoption following completion of the Truth in Taxation process and public hearing requirements under Utah law.

Section 4. Notice and Publication.

The City Recorder and Budget Officer are directed to provide all notices, publications, and filings required by Utah Code Section 59-2-919, including notification to the Utah State Tax Commission and Tooele County Auditor.

Section 5. Effective Date.

This Resolution shall take effect immediately upon passage and approval.

ADOPTED AND PASSED BY THE CITY COUNCIL OF GRANTSVILLE CITY THIS ____
DAY OF JUNE, 2026.

BY THE ORDER OF THE GRANTSVILLE CITY COUNCIL:

By Mayor Heidi Hammond

ATTEST

Alicia Fairbourne, City Recorder

GRANTSVILLE CITY FY27 BUDGET



Account Number	Account Title	FY24 Actuals	FY25 Budget	FY25 Prior Year Actuals	FY26 Budget	FY26 Feb YTD Actuals	FY26 Feb YTD Estimate	FY27 Proposed Tentative Budget
GENERAL FUND								
TAXES								
10-31-10	PROPERTY TAXES-CURRENT	\$ 1,685,366.00	\$ 1,957,322.00	\$ 2,035,031.78	\$ 2,082,977.00	\$ 2,034,171.98	\$ 3,051,257.97	\$ 2,187,126.00
10-31-15	FEE-IN-LIEU OF PROPERTY TAXES	\$ 138,774.00	\$ 140,000.00	\$ 150,915.14	\$ 145,000.00	\$ 83,755.81	\$ 125,633.72	\$ 115,000.00
10-31-20	PRIOR YEARS TAXES - DELINQUENT	\$ 216,265.00	\$ 160,000.00	\$ 119,029.33	\$ 160,000.00	\$ 79,321.13	\$ 118,981.70	\$ 110,000.00
10-31-30	SALES TAX	\$ 2,988,261.00	\$ 3,301,000.00	\$ 3,159,950.84	\$ 3,301,000.00	\$ 1,937,435.08	\$ 2,906,152.62	\$ 3,301,000.00
10-31-31	MUNICIPAL ENERGY SALES TAX	\$ 811,760.00	\$ 760,000.00	\$ 819,390.20	\$ 850,000.00	\$ 545,705.78	\$ 818,558.67	\$ 820,000.00
10-31-32	TELECOMMUNICATIONS TAX	\$ 49,335.00	\$ 48,000.00	\$ 52,680.94	\$ 50,000.00	\$ 30,642.79	\$ 45,964.19	\$ 50,000.00
10-31-33	CABLE TV FRANCHISE PAYMENT	\$ 56,116.00	\$ 60,000.00	\$ 48,006.22	\$ 60,000.00	\$ 43,896.78	\$ 65,845.17	\$ 60,000.00
10-31-34	PAR TAX	\$ 151,358.00	\$ 156,000.00	\$ 151,397.73	\$ 150,000.00	\$ 96,928.07	\$ 145,392.11	\$ 150,000.00
10-31-35	TRANSIT TAX (PROP 1)	\$ 274,553.00	\$ 288,000.00	\$ 286,403.71	\$ 288,000.00	\$ 175,610.97	\$ 263,416.46	\$ 288,000.00
	TOTAL TAXES:	\$ 6,371,788.00	\$ 6,870,322.00	\$ 6,822,805.89	\$ 7,086,977.00	\$ 5,027,468.39	\$ 7,541,202.59	\$ 7,081,126.00
LICENSES & PERMITS								
10-32-10	BUSINESS LICENSES	\$ 25,844.00	\$ 25,000.00	\$ 29,956.50	\$ 25,000.00	\$ 11,252.00	\$ 16,878.00	\$ 25,000.00
10-32-25	DOG LICENSES	\$ 7,015.00	\$ 5,000.00	\$ 5,635.00	\$ 7,000.00	\$ 2,005.00	\$ 3,007.50	\$ 7,000.00
10-32-30	ROAD CUT PERMIT	\$ 2,800.00	\$ 1,000.00	\$ 1,250.00	\$ 2,500.00	\$ 2,800.00	\$ 4,200.00	\$ 2,500.00
	TOTAL LICENSES & PERMITS:	\$ 35,659.00	\$ 31,000.00	\$ 36,841.50	\$ 34,500.00	\$ 16,057.00	\$ 24,085.50	\$ 34,500.00
INTERGOVERNMENTAL REVENUE								
10-33-14	POLICE REIMB FROM SCHOOL DIST.	\$ 103,584.00	\$ 103,584.00	\$ 103,829.10	\$ 103,584.00	\$ -	\$ -	\$ 103,584.00
10-33-15	VOCA GRANT	\$ 48,139.00	\$ 60,200.00	\$ 61,114.74	\$ 60,200.00	\$ 39,637.12	\$ 59,455.68	\$ 60,200.00
10-33-20	GRANT REVENUE	\$ 713,891.00	\$ -	\$ -	\$ -	\$ 4,500.00	\$ 6,750.00	\$ -
10-33-44	LIBRARY GRANTS/DONATIONS	\$ 11,701.00	\$ 5,000.00	\$ 6,820.92	\$ 5,000.00	\$ 4,970.50	\$ 7,455.75	\$ 5,000.00
10-33-49	PD GRANTS	\$ 27,593.00	\$ 15,000.00	\$ 28,369.09	\$ 15,000.00	\$ 26,184.07	\$ 39,276.11	\$ 20,000.00
10-33-50	WILDLAND/SPECIAL EVENT	\$ 2,446.00	\$ -	\$ 15,727.21	\$ -	\$ 2,310.50	\$ 3,465.75	\$ 2,000.00
10-33-52	PUBLIC WORKS GRANTS/REVENUE	\$ 128,651.00	\$ 55,000.00	\$ 269,249.58	\$ -	\$ 13,867.50	\$ 20,801.25	\$ -
10-33-53	FIRE DEPT GRANTS/MISC REVENUE	\$ 10,108.00	\$ 15,000.00	\$ 538.13	\$ 15,000.00	\$ 5,969.00	\$ 8,953.50	\$ 10,000.00
10-33-54	PD EVENT REVENUE/MISC	\$ 121,170.00	\$ 60,000.00	\$ 23,787.53	\$ 25,000.00	\$ 9,886.81	\$ 14,830.22	\$ 15,000.00
10-33-56	CLASS C ROAD FUND ALLOTMENT	\$ 1,509,601.00	\$ 850,000.00	\$ 1,360,997.97	\$ 1,082,000.00	\$ 535,341.26	\$ 803,011.89	\$ 1,082,000.00
10-33-57	CLASS C ROAD, FWD. PREVIOUS YR	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10-33-58	STATE LIQUOR FUND ALLOTMENT	\$ 14,477.00	\$ 15,000.00	\$ 18,281.70	\$ 18,000.00	\$ -	\$ -	\$ 18,000.00
	TOTAL INTERGOVERNMENTAL REVENUE:	\$ 2,691,361.00	\$ 1,178,784.00	\$ 1,888,715.97	\$ 1,323,784.00	\$ 642,666.76	\$ 964,000.14	\$ 1,315,784.00
CHARGE FOR SERVICES								
10-34-45	T-MBL/MOBILITY/ CING TWR LEASE	\$ 5,388.00	\$ 13,000.00	\$ 5,945.47	\$ 13,000.00	\$ -	\$ -	\$ 6,000.00
10-34-70	TENNIS LIGHT REVENUE	\$ 311.00	\$ 500.00	\$ 178.25	\$ 500.00	\$ -	\$ -	\$ 250.00
10-34-71	GRAMA							\$ 250.00
10-34-72	POLICE REPORTS							\$ 250.00
10-34-73	PARK/FARM/RODEO							\$ 250.00

10-34-80	CEMETERY LOT SALES	\$	49,935.00	\$	50,000.00	\$	45,205.00	\$	50,000.00	\$	34,120.00	\$	51,180.00	\$	45,000.00
10-34-85	CEMETARY SERVICES							\$	-	\$	7,675.00	\$	11,512.50	\$	5,000.00
TOTAL CHARGE FOR SERVICES:		\$	55,634.00	\$	63,500.00	\$	51,328.72	\$	63,500.00	\$	41,795.00	\$	62,692.50	\$	57,000.00

FINES & FORFEITURES

10-35-10	FINES	\$	214,246.00	\$	185,500.00	\$	197,926.81	\$	215,000.00	\$	151,791.49	\$	227,687.24	\$	215,000.00
10-35-44	LIBRARY FEES	\$	4,625.00	\$	3,000.00	\$	6,414.41	\$	4,500.00	\$	4,284.18	\$	6,426.27	\$	5,000.00
TOTAL FINES & FORFEITURES:		\$	218,871.00	\$	188,500.00	\$	204,341.22	\$	219,500.00	\$	156,075.67	\$	234,113.51	\$	220,000.00

MISCELLANEOUS REVENUE

10-36-10	INTEREST INCOME	\$	817,467.00	\$	530,180.00	\$	412,410.78	\$	400,000.00	\$	226,513.56	\$	339,770.34	\$	350,000.00
10-36-11	HISTORIC BOOKLET	\$	17,530.00	\$	15,000.00	\$	3,434.66	\$	7,000.00	\$	1,509.70	\$	2,264.55	\$	2,500.00
10-36-13	RETURN CHECK FEES	\$	2,700.00	\$	1,500.00	\$	2,940.00	\$	2,700.00	\$	2,340.00	\$	3,510.00	\$	3,000.00
10-36-15	CLARK FARM RENT	\$	5,400.00	\$	4,500.00	\$	5,400.00	\$	5,400.00	\$	3,600.00	\$	5,400.00	\$	5,000.00
10-36-16	ANIMAL SHELTER	\$	402.00	\$	-	\$	200.00	\$	500.00	\$	15.00	\$	22.50	\$	500.00
10-36-50	4TH OF JULY REVENUE	\$	8,711.00	\$	9,000.00	\$	8,323.00	\$	9,000.00	\$	5,305.00	\$	7,957.50	\$	8,500.00
10-35-82	RODEO													\$	35,000.00
10-36-90	MISCELLANEOUS REVENUE	\$	67,028.00	\$	60,000.00	\$	92,806.76	\$	65,000.00	\$	110,476.63	\$	165,714.95	\$	75,000.00
10-36-91	CHALLENGE COINS	\$	-	\$	-	\$	1,060.57					\$	-	\$	-
10-36-94	SERVICE FEES	\$	24,702.00	\$	17,000.00	\$	15,579.84	\$	20,000.00	\$	9,101.53	\$	13,652.30	\$	15,000.00
10-36-95	HAZARDOUS MITIGATION FUNDS	\$	20,000.00	\$	20,000.00	\$	20,000.00	\$	20,000.00	\$	-	\$	-	\$	20,000.00
10-36-96	PROCEEDS FROM SALE OF PROPERTY	\$	122,142.00	\$	125,925.00	\$	-	\$	15,000.00	\$	-	\$	-	\$	-
TOTAL MISCELLANEOUS REVENUE:		\$	1,086,082.00	\$	783,105.00	\$	562,155.61	\$	544,600.00	\$	358,861.42	\$	538,292.13	\$	514,500.00

OTHER REVENUE

10-37-49	TRANSPORTATION IMPACT FEE	\$	-	\$	-	\$	187,300.56	\$	-	\$	339,449.82	\$	509,174.73	\$	-
10-37-50	PARK IMPACT FEE	\$	433,125.00	\$	360,000.00	\$	409,299.08	\$	400,000.00	\$	312,140.82	\$	468,211.23	\$	400,000.00
10-37-51	PUBLIC SAFETY IMPACT FEE	\$	147,726.00	\$	75,000.00	\$	158,221.00	\$	70,000.00	\$	115,759.82	\$	173,639.73	\$	100,000.00
10-37-53	USE OF PY PARK IMPACT FEES	\$	-	\$	1,040,000.00	\$	-	\$	1,600,000.00	\$	-	\$	-	\$	1,600,000.00
TOTAL OTHER REVENUE:		\$	580,851.00	\$	1,475,000.00	\$	754,820.64	\$	2,070,000.00	\$	767,350.46	\$	1,151,025.69	\$	2,100,000.00

CONTRIBUTIONS & TRANSFERS

10-38-15	OFS - LEASE PROCEEDS	\$	-	\$	-	\$	170,880.65			\$	-				
10-38-40	PRIOR YR SURPLUS USED CUR YR	\$	-	\$	82,639.00	\$	-	\$	310,439.00	\$	-	\$	-	\$	310,439.00
10-38-42	PRIOR YR SURPLUS USED CUR YR EQUIP	\$	-	\$	-			\$	152,400.00	\$	-	\$	-	\$	152,400.00
10-38-45	USE OF CEMETARY FUND	\$	-	\$	62,000.00	\$	-	\$	100,000.00	\$	-	\$	-	\$	100,000.00
10-38-46	USE OF VETERANS DONATIONS	\$	-	\$	-			\$	30,000.00	\$	-	\$	-	\$	30,000.00
10-38-47	USE OF GENERAL FUND													\$	1,722,677.00
TOTAL CONTRIBUTIONS & TRANSFERS:		\$	-	\$	144,639.00	\$	170,880.65	\$	592,839.00	\$	-	\$	-	\$	2,315,516.00

BUILDING DEPARTMENT

15-32-20	PLAN CHECK FEES/REINSPECTION	\$	343,640.00	\$	255,000.00	\$	247,013.11	\$	270,000.00	\$	163,092.66	\$	244,638.99	\$	250,000.00
15-32-21	BUILDING PERMIT FEE	\$	849,227.00	\$	879,000.00	\$	622,959.04	\$	700,000.00	\$	315,792.40	\$	473,688.60	\$	500,000.00
TOTAL BUILDING :		\$	1,192,867.00	\$	1,134,000.00	\$	869,972.15	\$	970,000.00	\$	478,885.06	\$	718,327.59	\$	750,000.00

COMMUNITY DEVELOPMENT

17-32-15	P&Z PERMIT FEES	\$	10,201.00	\$	8,400.00	\$	5,950.00	\$	8,400.00	\$	17,431.25	\$	26,146.88	\$	10,000.00
17-32-35	GRADING PERMIT	\$	-	\$	5,000.00	\$	-					\$	-	\$	-

17-34-06	ENGINEERING SUBDIVISION FEES	\$	42,648.00	\$	84,000.00	\$	79,596.88	\$	115,000.00	\$	97,787.10	\$	146,680.65	\$	115,000.00
17-34-10	WATER/SEWER MODELING	\$	-	\$	10,000.00	\$	27,000.00	\$	45,000.00	\$	23,420.00	\$	35,130.00	\$	35,000.00
17-34-11	BOND FEES	\$	600.00	\$	1,200.00	\$	6,300.00	\$	3,000.00	\$	2,800.00	\$	4,200.00	\$	3,000.00
17-34-12	SUBDIVISION INSPECTION FEE	\$	121,971.00	\$	265,000.00	\$	333,587.48	\$	250,000.00	\$	143,307.92	\$	214,961.88	\$	150,000.00
17-34-13	ZONING & SUBDIVISION FEES	\$	85,322.00	\$	160,300.00	\$	224,551.60	\$	260,000.00	\$	169,456.55	\$	254,184.83	\$	200,000.00
17-34-14	ANNEXATION FEES	\$	-	\$	-	\$	1,000.00			\$	-	\$	-		-
17-34-15	PUD APPLICATION	\$	48,990.00	\$	60,000.00	\$	37,600.00	\$	60,000.00	\$	71,215.00	\$	106,822.50	\$	60,000.00
17-34-17	DEVELOPMENT AGREEMENTS	\$	2,400.00	\$	4,000.00	\$	14,600.00	\$	8,000.00	\$	8,200.00	\$	12,300.00	\$	8,000.00
17-36-90	MISCELLANEOUS REVENUE	\$	8,764.00	\$	500.00					\$	-	\$	-		-
17-37-16	PID APPLICATION/FEES	\$	5,000.00	\$	3,000.00					\$	-	\$	-		-
17-38-40	PRIOR YEAR SURPLUS USED CD	\$	-	\$	-					\$	-	\$	-		-
17-38-??	GRANT REVENUE													\$	100,000.00
TOTAL COMMUNITY DEVELOPMENT:		\$	325,896.00	\$	601,400.00	\$	730,185.96	\$	749,400.00	\$	533,617.82	\$	800,426.73	\$	681,000.00
TOTAL GENERAL REVENUE		\$	12,559,009.00	\$	12,470,250.00	\$	12,092,048.31	\$	13,655,100.00	\$	8,022,777.58	\$	12,034,166.37	\$	15,069,426.00
GENERAL GOVERNMENT															
10-41-11	SALARIES AND WAGES	\$	428,842.00	\$	460,000.00	\$	466,021.30	\$	322,400.00	\$	228,814.38	\$	343,221.57	\$	315,777.96
10-41-13	EMPLOYEES BENEFITS	\$	116,751.00	\$	124,000.00	\$	116,319.99	\$	78,500.00	\$	51,200.24	\$	76,800.36	\$	82,425.00
10-41-14	HEALTH INSURANCE	\$	96,239.00	\$	104,000.00	\$	83,675.74	\$	48,800.00	\$	28,267.66	\$	42,401.49	\$	97,600.05
10-41-17	VEHICLE STIPEND	\$	5,089.00	\$	5,200.00	\$	5,197.56	\$	5,200.00	\$	-	\$	-	\$	10,400.00
10-41-21	OFFICE SUPPLIES	\$	12,803.00	\$	16,500.00	\$	14,006.65	\$	14,000.00	\$	17,191.46	\$	25,787.19	\$	14,000.00
10-41-22	POSTAGE	\$	3,633.00	\$	5,000.00	\$	3,389.32	\$	5,000.00	\$	2,933.06	\$	4,399.59	\$	5,150.00
10-41-23	COMPUTER SOFTWARE	\$	55,563.00	\$	28,000.00	\$	34,115.77	\$	28,000.00	\$	37,818.46	\$	56,727.69	\$	63,630.00
10-41-24	PARTS, SUPPLIES & EQUIPMENT	\$	7,733.00	\$	13,000.00	\$	20,627.47	\$	8,000.00	\$	2,934.23	\$	4,401.35	\$	5,000.00
10-41-25	CITY HALL MAINTENANCE	\$	20,482.00	\$	15,000.00	\$	15,084.85	\$	12,000.00	\$	6,335.48	\$	9,503.22	\$	12,360.00
10-41-26	BOOKS, CDs & PRINTED MATERIALS	\$	41.00	\$	1,000.00	\$	1,773.53	\$	900.00	\$	870.00	\$	1,305.00	\$	-
10-41-27	FUEL	\$	500.00	\$	1,500.00	\$	913.03	\$	1,000.00	\$	827.08	\$	1,240.62	\$	1,030.00
10-41-30	COMPUTERS AND IT EQUIPMENT	\$	12,773.00	\$	23,000.00	\$	24,290.99	\$	23,000.00	\$	5,509.07	\$	8,263.61	\$	8,000.00
10-41-31	COMPUTER SUPPORT SERVICES	\$	33,348.00	\$	46,000.00	\$	44,517.81	\$	43,000.00	\$	34,103.60	\$	51,155.40	\$	9,500.00
10-41-32	LEGAL SERVICES	\$	151,276.00	\$	65,000.00	\$	107,862.61	\$	-	\$	95,627.00	\$	143,440.50	\$	15,000.00
10-41-34	CUSTODIAL SERVICES	\$	11,563.00	\$	14,000.00	\$	13,240.00	\$	14,000.00	\$	7,685.00	\$	11,527.50	\$	12,000.00
10-41-35	ACCOUNTING SERVICES	\$	9,732.00	\$	11,500.00	\$	10,876.70	\$	11,500.00	\$	6,927.00	\$	10,390.50	\$	10,000.00
10-41-36	VEHICLE MAINTENANCE	\$	1,250.00	\$	1,000.00	\$	444.68	\$	1,000.00	\$	237.81	\$	356.72	\$	1,000.00
10-41-39	OTHER PROFESSIONAL SERVICES	\$	26,603.00	\$	21,000.00	\$	20,682.05	\$	17,000.00	\$	18,429.63	\$	27,644.45	\$	17,510.00
10-41-41	ADVERTISING	\$	1,823.00	\$	2,000.00	\$	151.50	\$	500.00	\$	-	\$	-	\$	500.00
10-41-42	GARBAGE REMOVAL	\$	624.00	\$	900.00	\$	1,048.10	\$	900.00	\$	513.38	\$	770.07	\$	900.00
10-41-43	INSURANCE AND BONDS	\$	58,361.00	\$	65,000.00	\$	80,421.94	\$	80,000.00	\$	83,737.35	\$	125,606.03	\$	87,000.00
10-41-44	SHREDDING SERVICES	\$	952.00	\$	1,000.00	\$	1,504.21	\$	1,000.00	\$	696.08	\$	1,044.12	\$	1,200.00
10-41-46	BANK AND MERCHANT FEES	\$	10,307.00	\$	22,000.00	\$	22,890.18	\$	22,000.00	\$	14,490.80	\$	21,736.20	\$	22,660.00
10-41-51	POWER	\$	6,968.00	\$	6,500.00	\$	7,874.66	\$	6,500.00	\$	4,486.27	\$	6,729.41	\$	6,695.00
10-41-52	NATURAL GAS	\$	2,462.00	\$	2,500.00	\$	1,697.29	\$	2,500.00	\$	931.58	\$	1,397.37	\$	2,575.00
10-41-53	OFFICE PHONES	\$	14,663.00	\$	15,000.00	\$	17,624.32	\$	16,000.00	\$	10,198.27	\$	15,297.41	\$	16,000.00
10-41-55	INTERNET	\$	575.00	\$	600.00	\$	574.56	\$	300.00	\$	216.72	\$	325.08	\$	309.00
10-41-61	GIFT AND AWARDS	\$	1,427.00	\$	1,500.00	\$	1,509.13	\$	1,500.00	\$	-	\$	-	\$	1,000.00
10-41-62	EMPLOYEE APPRECIATION	\$	2,066.00	\$	2,000.00	\$	1,721.82	\$	1,600.00	\$	1,177.42	\$	1,766.13	\$	1,650.00
10-41-63	DUES AND FEES	\$	19,512.00	\$	16,000.00	\$	18,700.40	\$	14,900.00	\$	1,474.11	\$	2,211.17	\$	5,000.00
10-41-64	CONFERENCES, TRAINING & TRAVEL	\$	10,062.00	\$	14,000.00	\$	9,376.90	\$	11,500.00	\$	7,459.18	\$	11,188.77	\$	11,845.00

10-41-66	TRAINING - MAYOR/CITY COUNCIL	\$	6,862.00	\$	4,000.00	\$	6,587.96	\$	4,000.00	\$	2,315.00	\$	3,472.50	\$	-
10-41-98	WATER EXPENSE	\$	1,328.00	\$	1,500.00	\$	1,356.66	\$	1,500.00	\$	784.51	\$	1,176.77	\$	1,400.00
10-41-??	RENTAL PROPERTY MAINTENANCE													\$	3,000.00
TOTAL GENERAL GOVERNMENT:		\$	1,132,213.00	\$	1,109,200.00	\$	1,156,079.68	\$	798,000.00	\$	674,191.83	\$	1,011,287.75	\$	842,117.01

JUDICIAL

10-42-11	SALARIES & WAGES	\$	148,609.00	\$	127,500.00	\$	135,067.18	\$	136,000.00	\$	86,102.98	\$	129,154.47	\$	142,032.21
10-42-13	EMPLOYEE BENEFITS	\$	30,341.00	\$	20,400.00	\$	20,517.26	\$	19,500.00	\$	11,662.60	\$	17,493.90	\$	20,475.00
10-42-14	HEALTH INSURANCE	\$	32,465.00	\$	17,500.00	\$	14,533.36	\$	18,000.00	\$	10,600.04	\$	15,900.06	\$	18,900.00
10-42-16	BAILFF WAGES	\$	3,661.00	\$	-						\$	-	\$		-
10-42-21	OFFICE SUPPLIES	\$	3,268.00	\$	2,500.00	\$	2,254.94	\$	3,000.00	\$	1,642.12	\$	2,463.18	\$	3,000.00
10-42-24	PARTS SUPPLIES AND EQUIPMENT	\$	6,917.00	\$	3,500.00	\$	4,304.04	\$	3,000.00	\$	109.99	\$	164.99	\$	3,000.00
10-42-31	COMPUTER SUPPORT SERVICES	\$	1,895.00	\$	2,500.00	\$	1,895.28	\$	2,500.00	\$	1,263.52	\$	1,895.28	\$	1,895.00
10-42-39	OTHER PROFESSIONAL SERVICES	\$	2,746.00	\$	5,150.00	\$	3,179.36	\$	5,200.00	\$	11,137.12	\$	16,705.68	\$	5,200.00
10-42-46	BANK & MERCHANT FEES	\$	1,683.00	\$	2,000.00	\$	1,474.63	\$	2,000.00	\$	1,052.51	\$	1,578.77	\$	2,060.00
10-42-62	EMPLOYEE APPRECIATION	\$	-	\$	400.00	\$	50.00	\$	400.00	\$	-	\$	-	\$	450.00
10-42-64	CONFERENCES, TRAINING & TRAVEL	\$	2,196.00	\$	4,000.00	\$	1,994.03	\$	4,000.00	\$	1,984.33	\$	2,976.50	\$	3,000.00
10-42-80	STATE SURCHARGE	\$	74,177.00	\$	60,000.00	\$	67,656.44	\$	66,500.00	\$	46,936.98	\$	70,405.47	\$	68,500.00
TOTAL JUDICIAL:		\$	307,958.00	\$	245,450.00	\$	252,926.52	\$	260,100.00	\$	172,492.19	\$	258,738.29	\$	268,512.21

LEGAL

10-43-11	SALARIES & WAGES	\$	-	\$	-	\$	-	\$	188,600.00	\$	111,170.86	\$	166,756.29	\$	187,833.19
10-43-13	EMPLOYEE BENEFITS	\$	-	\$	-	\$	-	\$	52,000.00	\$	29,234.42	\$	43,851.63	\$	54,600.00
10-43-14	HEALTH INSURANCE	\$	-	\$	-	\$	-	\$	46,200.00	\$	35,725.17	\$	53,587.76	\$	48,510.00
10-43-21	OFFICE SUPPLIES	\$	-	\$	-	\$	-	\$	1,000.00	\$	344.86	\$	517.29	\$	750.00
10-43-23	COMPUTER SOFTWARE	\$	-	\$	-	\$	-	\$	3,000.00	\$	1,024.47	\$	1,536.71	\$	1,200.00
10-43-24	PARTS SUPPLIES AND EQUIPMENT	\$	-	\$	-	\$	-	\$	2,000.00	\$	345.43	\$	518.15	\$	500.00
10-43-26	BOOKS, CDS & PRINTED MATERIAL	\$	-	\$	-	\$	-	\$	100.00	\$	4.47	\$	6.71	\$	-
10-43-32	LEGAL SERVICES	\$	-	\$	-	\$	-	\$	39,000.00	\$	8,224.00	\$	12,336.00	\$	150,000.00
10-43-55	INTERNET	\$	-	\$	-	\$	-	\$	300.00	\$	339.46	\$	509.19	\$	309.00
10-43-62	EMPLOYEE APPRECIATION	\$	-	\$	-	\$	-	\$	400.00	\$	-	\$	-	\$	450.00
10-43-63	DUES AND FEES	\$	-	\$	-	\$	-	\$	1,100.00	\$	635.00	\$	952.50	\$	1,000.00
10-42-64	CONFERENCES, TRAINING & TRAVEL	\$	-	\$	-	\$	-	\$	2,500.00	\$	2,435.73	\$	3,653.60	\$	3,000.00
TOTAL LEGAL:		\$	-	\$	-	\$	-	\$	336,200.00	\$	189,483.87	\$	284,225.81	\$	448,152.19

LIBRARY

10-44-11	SALARIES AND WAGES-LIBRARY	\$	217,739.00	\$	256,000.00	\$	250,525.38	\$	263,500.00	\$	163,436.13	\$	245,154.20	\$	290,661.52
10-44-13	EMPLOYEES BENEFITS	\$	41,307.00	\$	46,000.00	\$	45,642.58	\$	46,500.00	\$	28,723.88	\$	43,085.82	\$	48,825.00
10-44-14	HEALTH INSURANCE	\$	29,400.00	\$	32,500.00	\$	32,401.90	\$	33,500.00	\$	23,251.98	\$	34,877.97	\$	35,175.00
10-44-21	OFFICE SUPPLIES	\$	3,678.00	\$	3,900.00	\$	4,129.90	\$	4,000.00	\$	2,452.72	\$	3,679.08	\$	4,000.00
10-44-22	POSTAGE	\$	1,467.00	\$	600.00	\$	1,880.21	\$	1,500.00	\$	783.34	\$	1,175.01	\$	1,545.00
10-44-26	BUILDINGS & GROUNDS	\$	9,633.00	\$	12,500.00	\$	6,132.15	\$	12,500.00	\$	12,627.58	\$	18,941.37	\$	12,875.00
10-44-28	ALARM LINES	\$	2,226.00	\$	2,500.00	\$	3,291.20	\$	2,600.00	\$	1,780.10	\$	2,670.15	\$	2,678.00
10-44-29	LIBRARY EXPENSE	\$	3,025.00	\$	4,700.00	\$	2,983.46	\$	4,700.00	\$	4,542.70	\$	6,814.05	\$	4,700.00
10-44-30	COMPUTERS AND IT EQUIPMENT	\$	581.00	\$	6,000.00	\$	1,915.36	\$	6,000.00	\$	490.95	\$	736.43	\$	3,000.00
10-44-32	COMPUTER SUPPORT SERVICES	\$	9,298.00	\$	10,000.00	\$	9,297.60	\$	10,000.00	\$	6,198.40	\$	9,297.60	\$	9,300.00
10-44-34	CUSTODIAL SERVICES	\$	18,956.00	\$	20,000.00	\$	20,225.00	\$	20,000.00	\$	12,815.00	\$	19,222.50	\$	20,000.00
10-44-39	OTHER PROFESSIONAL SERVICES	\$	2,977.00	\$	4,500.00	\$	3,107.98	\$	4,500.00	\$	5,185.48	\$	7,778.22	\$	4,635.00

10-44-40	PERIODICALS	\$	618.00	\$	900.00	\$	688.87	\$	1,000.00	\$	767.78	\$	1,151.67	\$	1,000.00
10-44-42	BOOKS AND PAMPHLETS	\$	11,444.00	\$	15,000.00	\$	13,178.45	\$	15,000.00	\$	7,718.88	\$	11,578.32	\$	10,000.00
10-44-43	MUSIC COLLECTION	\$	337.00	\$	500.00	\$	252.63	\$	500.00	\$	-	\$	-	\$	-
10-44-44	AUDIO VISUAL	\$	3,326.00	\$	6,000.00	\$	4,209.65	\$	6,000.00	\$	1,719.22	\$	2,578.83	\$	4,000.00
10-44-46	PROGRAMMING	\$	5,311.00	\$	4,000.00	\$	5,040.74	\$	4,000.00	\$	2,594.72	\$	3,892.08	\$	4,120.00
10-44-49	SUMMER READING PROGRAM	\$	-	\$	-	\$	-	\$	1,500.00	\$	856.17	\$	1,284.26	\$	1,545.00
10-44-54	CELL PHONES	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
10-44-60	POWER	\$	11,803.00	\$	10,000.00	\$	12,862.24	\$	13,000.00	\$	9,417.66	\$	14,126.49	\$	13,000.00
10-44-61	NATURAL GAS	\$	6,224.00	\$	6,000.00	\$	3,846.24	\$	6,000.00	\$	2,340.84	\$	3,511.26	\$	3,750.00
10-44-62	EMPLOYEE APPRECIATION	\$	820.00	\$	1,500.00	\$	931.98	\$	1,500.00	\$	678.25	\$	1,017.38	\$	750.00
10-44-63	DUES AND FEES	\$	707.00	\$	600.00	\$	913.34	\$	600.00	\$	357.85	\$	536.78	\$	100.00
10-44-64	CONFERENCES, TRAINING & TRAVEL	\$	976.00	\$	2,400.00	\$	165.95	\$	2,400.00	\$	314.98	\$	472.47	\$	500.00
10-44-72	LIBRARY RENT TO MBA	\$	19,200.00	\$	18,550.00	\$	18,549.96	\$	19,200.00	\$	-	\$	-	\$	18,615.00
10-44-83	GRANT EXPENDITURE	\$	4,361.00	\$	5,000.00	\$	5,553.24	\$	5,000.00	\$	6,342.30	\$	9,513.45	\$	5,150.00
TOTAL LIBRARY:		\$	405,414.00	\$	469,650.00	\$	447,726.01	\$	485,000.00	\$	295,396.91	\$	443,095.37	\$	499,924.52

ELECTIONS

10-50-39	OTHER PROFESSIONAL SERVICES	\$	30,060.00	\$	-	\$	-	\$	37,000.00	\$	37,075.50	\$	55,613.25	\$	-
TOTAL ELECTIONS:		\$	30,060.00	\$	-	\$	-	\$	37,000.00	\$	37,075.50	\$	55,613.25	\$	-

POLICE DEPARTMENT

10-54-11	SALARIES & WAGES	\$	1,902,413.00	\$	2,130,500.00	\$	2,136,829.36	\$	2,250,000.00	\$	1,457,217.69	\$	2,185,826.54	\$	2,391,510.16
10-54-12	SALARIES OVERTIME	\$	68,435.00	\$	67,000.00	\$	76,245.22	\$	67,000.00	\$	45,206.74	\$	67,810.11	\$	72,500.00
10-54-13	EMPLOYEES BENEFITS	\$	674,215.00	\$	746,000.00	\$	782,455.94	\$	822,000.00	\$	489,586.81	\$	734,380.22	\$	863,100.00
10-54-14	HEALTH INSURANCE	\$	390,905.00	\$	435,000.00	\$	431,049.38	\$	500,000.00	\$	289,860.83	\$	434,791.25	\$	525,000.00
10-54-15	UNEMPLOYMENT COMPENSATION							\$	-	\$	4,988.36	\$	7,482.54	\$	20,000.00
10-54-16	POLICE GRANT - PAYROLL	\$	4,491.00	\$	-							\$	-	\$	-
10-54-17	UNIFORM ALLOWANCE	\$	35,758.00	\$	30,600.00	\$	30,998.28	\$	34,000.00	\$	6,880.68	\$	10,321.02	\$	30,000.00
10-54-18	BODY CAMERAS	\$	21,641.00	\$	-							\$	-	\$	-
10-54-19	STREET CAMERAS	\$	-	\$	30,000.00	\$	32,500.00	\$	30,000.00	\$	32,500.00	\$	48,750.00	\$	32,500.00
10-54-21	OFFICE SUPPLIES	\$	4,820.00	\$	7,500.00	\$	4,108.29	\$	7,500.00	\$	2,469.47	\$	3,704.21	\$	5,000.00
10-54-22	POSTAGE	\$	1,553.00	\$	2,000.00	\$	1,083.40	\$	2,000.00	\$	871.39	\$	1,307.09	\$	1,750.00
10-54-23	COMPUTER SOFTWARE	-	-	-	-	-	-	-	-	-	-	-	-	\$	7,000.00
10-54-24	PARTS, SUPPLIES AND EQUIPMENT	\$	60,800.00	\$	65,000.00	\$	43,126.47	\$	65,000.00	\$	29,256.43	\$	43,884.65	\$	65,000.00
10-54-25	BUILDING AND GROUNDS	\$	4,483.00	\$	5,000.00	\$	15,346.08	\$	7,000.00	\$	3,561.91	\$	5,342.87	\$	7,000.00
10-54-26	BOOKS, CDs & PRINTED MATERIALS	\$	231.00	\$	-							\$	-	\$	-
10-54-27	FUEL	\$	54,799.00	\$	62,500.00	\$	49,172.62	\$	65,000.00	\$	31,546.44	\$	47,319.66	\$	65,000.00
10-54-29	BEER/ALCOHOL PROGRAM	\$	13,859.00	\$	15,000.00	\$	19,086.76	\$	18,000.00	\$	-	\$	-	\$	18,000.00
10-54-31	COMPUTER SUPPORT SERVICES	\$	6,491.00	\$	6,800.00	\$	6,765.84	\$	6,800.00	\$	4,420.56	\$	6,630.84	\$	6,800.00
10-54-34	CUSTODIAL SERVICES	\$	16,788.00	\$	16,800.00	\$	17,435.00	\$	16,800.00	\$	11,100.00	\$	16,650.00	\$	16,800.00
10-54-36	VEHICLE MAINTENANCE	\$	17,073.00	\$	26,000.00	\$	19,219.77	\$	26,000.00	\$	11,421.30	\$	17,131.95	\$	20,000.00
10-54-37	K-9 UNIT	\$	544.00	\$	5,000.00	\$	4,254.41	\$	5,000.00	\$	2,150.50	\$	3,225.75	\$	2,500.00
10-54-39	OTHER PROFESSIONAL SERVICES	\$	15,962.00	\$	14,500.00	\$	15,938.59	\$	15,000.00	\$	33,406.39	\$	50,109.59	\$	183,000.00
10-54-51	POWER	\$	19,486.00	\$	16,500.00	\$	21,149.67	\$	18,000.00	\$	9,872.89	\$	14,809.34	\$	21,000.00
10-54-52	NATURAL GAS	\$	415.00	\$	500.00	\$	362.70	\$	500.00	\$	240.61	\$	360.92	\$	500.00
10-54-55	INTERNET - PHONES	\$	14,675.00	\$	16,000.00	\$	17,997.64	\$	17,000.00	\$	7,675.79	\$	11,513.69	\$	17,500.00
10-54-58	LAW ENFORCEMENT GRANT	\$	23,745.00	\$	15,000.00	\$	31,357.96	\$	15,000.00	\$	23,783.27	\$	35,674.91	\$	15,000.00
10-54-62	EMPLOYEE APPRECIATION	\$	3,444.00	\$	3,000.00	\$	2,837.22	\$	3,000.00	\$	2,697.14	\$	4,045.71	\$	3,100.00

10-54-63	DUES AND FEES	\$	168,067.00	\$	179,000.00	\$	178,649.00	\$	185,000.00	\$	81,878.00	\$	122,817.00	\$	500.00
10-54-64	CONFERENCES TRAINING & TRAVEL	\$	13,973.00	\$	22,800.00	\$	23,482.26	\$	22,800.00	\$	10,734.05	\$	16,101.08	\$	20,000.00
10-54-66	SOFTWARE LEASE	\$	-	\$	28,500.00	\$	-	\$	10,000.00	\$	256.67	\$	385.01	\$	8,000.00
10-54-72	JUSTICE CENTER RENT TO MBA	\$	129,500.00	\$	129,500.00	\$	129,500.04	\$	116,900.00	\$	-	\$	-	\$	129,075.00
10-54-78	Debt Service - Interest	\$	7,053.00	\$	-	\$	8,447.98				\$	-	\$	-	
10-54-79	Debt Service - Principal	\$	91,861.00	\$	-	\$	95,053.06				\$	-	\$	-	
10-54-80	VEHICLE EQUIPMENT	\$	25,085.00	\$	20,000.00	\$	15,171.88	\$	20,000.00	\$	26,461.20	\$	39,691.80	\$	20,600.00
10-54-82	VEHICLE LEASE	\$	(462.00)	\$	102,000.00	\$	-	\$	89,500.00	\$	59,357.84	\$	89,036.76	\$	60,000.00
10-54-83	PURCHASE POLICE VEHICLE	\$	12,750.00	\$	171,225.00	\$	154,425.00	\$	86,000.00	\$	41,975.00	\$	62,962.50		
10-54-84	PUBLIC SAFETY IMPACT EXPENSE	\$	2,720.00	\$	-	\$	4,944.50	\$	-	\$	1,192.50	\$	1,788.75	\$	-
10-54-85	SPECIAL PROGRAM EXPENSE	\$	7,212.00	\$	10,000.00	\$	10,688.75	\$	10,000.00	\$	1,272.02	\$	1,908.03	\$	3,000.00
TOTAL POLICE DEPARTMENT:		\$	3,814,785.00	\$	4,379,225.00	\$	4,379,683.07	\$	4,530,800.00	\$	2,723,842.48	\$	4,085,763.72	\$	4,630,735.16

FIRE DEPARTMENT

10-55-11	SALARIES AND WAGES	\$	39,539.00	\$	48,500.00	\$	38,648.76	\$	40,000.00	\$	32,019.60	\$	48,029.40	\$	43,669.61
10-55-13	EMPLOYEES BENEFITS	\$	5,706.00	\$	7,000.00	\$	5,911.62	\$	7,000.00	\$	3,160.31	\$	4,740.47	\$	7,210.00
10-55-??	UNEMPLOYMENT COMPENSATION													\$	3,000.00
10-55-15	EDUCATION AND TRAINING	\$	10,710.00	\$	15,000.00	\$	12,211.81	\$	15,000.00	\$	6,915.28	\$	10,372.92	\$	12,500.00
10-55-17	CERTIFICATIONS	\$	312.00	\$	1,000.00	\$	485.00	\$	2,500.00	\$	195.00	\$	292.50	\$	500.00
10-55-19	UNIFORMS	\$	6,590.00	\$	7,000.00	\$	5,618.74	\$	7,000.00	\$	3,857.45	\$	5,786.18	\$	7,000.00
10-55-21	OFFICE SUPPLIES	\$	469.00	\$	1,000.00	\$	514.37	\$	1,000.00	\$	358.91	\$	538.37	\$	750.00
10-55-23	COMPUTER SOFTWARE & EQUIPMENT	\$	365.00	\$	13,000.00	\$	12,981.03	\$	13,000.00	\$	15,274.55	\$	22,911.83	\$	15,000.00
10-55-24	EQUIPMENT	\$	45,915.00	\$	40,000.00	\$	35,294.40	\$	47,500.00	\$	30,473.96	\$	45,710.94	\$	48,925.00
10-55-25	BUILDING AND GROUNDS	\$	12,545.00	\$	19,000.00	\$	12,399.01	\$	19,000.00	\$	7,101.14	\$	10,651.71	\$	13,000.00
10-55-27	FUEL	\$	8,098.00	\$	12,000.00	\$	6,970.07	\$	12,000.00	\$	4,769.26	\$	7,153.89	\$	10,000.00
10-55-29	TURNOUTS	\$	21,247.00	\$	27,300.00	\$	15,520.73	\$	27,300.00	\$	26,594.16	\$	39,891.24	\$	28,119.00
10-55-30	SCBA	\$	5,335.00	\$	-						\$	-	\$	-	
10-55-34	CUSTODIAL SERVICES	\$	4,225.00	\$	4,000.00	\$	4,955.00	\$	4,500.00	\$	2,785.00	\$	4,177.50	\$	4,300.00
10-55-36	VEHICLE MAINTENANCE	\$	17,033.00	\$	16,500.00	\$	20,864.14	\$	20,500.00	\$	2,632.03	\$	3,948.05	\$	20,500.00
10-55-39	OTHER PROFESSIONAL SERVICES	\$	21,347.00	\$	8,000.00	\$	3,719.34	\$	8,000.00	\$	5,136.85	\$	7,705.28	\$	8,000.00
10-55-51	POWER	\$	5,931.00	\$	5,500.00	\$	7,162.34	\$	7,000.00	\$	4,082.74	\$	6,124.11	\$	8,200.00
10-55-52	NATURAL GAS	\$	8,544.00	\$	7,000.00	\$	5,401.58	\$	8,500.00	\$	3,409.60	\$	5,114.40	\$	6,000.00
10-55-53	OFFICE PHONES/INTERNET	\$	7,991.00	\$	4,500.00	\$	8,154.18	\$	6,000.00	\$	5,566.30	\$	8,349.45	\$	6,000.00
10-55-58	WILDLAND/SPECIAL EVENT	\$	276.00	\$	-	\$	5,567.93				\$	-	\$	-	
10-55-61	GIFTS AND AWARDS	\$	1,601.00	\$	2,500.00	\$	828.15	\$	-	\$	445.00	\$	667.50	\$	-
10-55-63	DUES AND FEES	\$	2,001.00	\$	4,000.00	\$	3,000.00	\$	4,000.00	\$	1,168.96	\$	1,753.44	\$	4,000.00
10-55-64	CONFERENCES, TRAINING & TRAVEL	\$	5,762.00	\$	12,000.00	\$	10,790.53	\$	6,000.00	\$	3,275.00	\$	4,912.50	\$	6,180.00
10-55-65	FIRE PREVENTION	\$	2,066.00	\$	10,000.00	\$	6,757.75	\$	14,500.00	\$	12,931.84	\$	19,397.76	\$	14,500.00
10-55-67	VOLUNTEER APPRECIATION							\$	10,000.00	\$	118.01	\$	177.02	\$	15,000.00
10-55-68	Firefighter Stipend													\$	17,000.00
10-55-??	CAPITAL EQUIPMENT SAVINGS	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
10-55-95	RENT PMT TO MBA-FIRE STATION	\$	109,000.00	\$	109,000.00	\$	108,999.96	\$	97,000.00	\$	-	\$	-	\$	109,160.00
10-55-98	WATER EXPENSE	\$	2,774.00	\$	3,000.00	\$	4,947.92	\$	5,000.00	\$	2,939.27	\$	4,408.91	\$	4,200.00
10-55-99	GRANT EXPENSE	\$	3,998.00	\$	15,000.00	\$	3,569.00	\$	15,000.00	\$	-	\$	-	\$	15,450.00
TOTAL FIRE DEPARTMENT:		\$	349,380.00	\$	391,800.00	\$	341,273.36	\$	397,300.00	\$	175,210.22	\$	262,815.33	\$	428,163.61

ANIMAL CONTROL

10-57-11	SALARIES AND WAGES	\$	17,210.00	\$	35,000.00	\$	31,509.88	\$	36,500.00	\$	21,539.15	\$	32,308.73	\$	38,595.34
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10-57-13	EMPLOYEES BENEFITS	\$	1,549.00	\$	3,500.00	\$	2,863.74	\$	3,500.00	\$	1,911.27	\$	2,866.91	\$	3,675.00
10-57-17	UNIFORM ALLOWANCE	\$	-	\$	700.00	\$	-	\$	500.00	\$	-	\$	-	\$	-
10-57-24	PARTS, SUPPLIES & EQUIPMENT	\$	3,438.00	\$	3,500.00	\$	1,784.68	\$	3,500.00	\$	1,010.58	\$	1,515.87	\$	2,500.00
10-57-27	FUEL	\$	1,187.00	\$	1,500.00	\$	1,967.63	\$	1,500.00	\$	1,619.27	\$	2,428.91	\$	2,500.00
10-57-31	PROFESSIONAL & TECH SERVICES	\$	1,033.00	\$	3,000.00	\$	769.36	\$	3,000.00	\$	(195.54)	\$	(293.31)	\$	1,500.00
10-57-36	VEHICLE MAINTENANCE	\$	51.00	\$	1,500.00	\$	150.77	\$	2,000.00	\$	1,286.72	\$	1,930.08	\$	2,060.00
10-57-64	CONFERENCES, TRAINING & TRAVEL	\$	-	\$	800.00	\$	-	\$	800.00	\$	-	\$	-	\$	-
10-57-??	CAPITAL PROJECT SAVINGS	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
TOTAL ANIMAL CONTROL:		\$	24,468.00	\$	49,500.00	\$	39,046.06	\$	51,300.00	\$	27,171.45	\$	40,757.18	\$	50,830.34

STREETS

10-60-11	SALARIES AND WAGES	\$	119,261.00	\$	140,000.00	\$	122,627.70	\$	152,000.00	\$	100,034.46	\$	150,051.69	\$	254,432.42
10-60-13	EMPLOYEES BENEFITS	\$	33,600.00	\$	38,000.00	\$	33,739.24	\$	42,500.00	\$	24,023.43	\$	36,035.15	\$	44,625.00
10-60-14	HEALTH INSURANCE	\$	26,308.00	\$	30,000.00	\$	23,259.09	\$	42,000.00	\$	18,685.44	\$	28,028.16	\$	44,100.00
10-60-20	LIGHT REPAIR	\$	-	\$	10,000.00	\$	174.79	\$	5,000.00	\$	-	\$	-	\$	5,000.00
10-60-21	OFFICE SUPPLIES	\$	3,538.00	\$	2,500.00	\$	1,810.49	\$	3,000.00	\$	1,975.53	\$	2,963.30	\$	1,000.00
10-60-23	COMPUTER SOFTWARE	\$	1,439.00	\$	4,425.00	\$	574.00	\$	3,000.00	\$	1,744.44	\$	2,616.66	\$	2,100.00
10-60-24	PARTS, SUPPLIES & EQUIPMENT	\$	30,002.00	\$	30,000.00	\$	60,465.36	\$	30,000.00	\$	14,612.48	\$	21,918.72	\$	30,900.00
10-60-25	BUILDING AND GROUNDS	\$	2,255.00	\$	6,000.00	\$	1,885.33	\$	9,000.00	\$	549.49	\$	824.24	\$	9,270.00
10-60-27	FUEL	\$	17,386.00	\$	18,000.00	\$	13,926.13	\$	19,000.00	\$	10,375.35	\$	15,563.03	\$	19,570.00
10-60-28	TELEPHONE/INTERNET IPADS	\$	7,847.00	\$	7,500.00	\$	7,936.92	\$	9,000.00	\$	4,721.43	\$	7,082.15	\$	9,270.00
10-60-34	CUSTODIAL SERVICES	\$	12,665.00	\$	13,500.00	\$	13,180.00	\$	13,500.00	\$	8,315.00	\$	12,472.50	\$	12,750.00
10-60-36	VEHICLE MAINTENANCE	\$	20,713.00	\$	20,000.00	\$	12,484.53	\$	20,000.00	\$	13,014.81	\$	19,522.22	\$	20,600.00
10-60-39	OTHER PROFESSIONAL SERVICES	\$	10,644.00	\$	10,000.00	\$	8,758.15	\$	10,000.00	\$	3,112.79	\$	4,669.19	\$	10,300.00
10-60-40	GIS	\$	-	\$	5,000.00	\$	-					\$	-	\$	-
10-60-51	POWER	\$	36,612.00	\$	33,000.00	\$	38,821.38	\$	39,000.00	\$	19,891.09	\$	29,836.64	\$	40,000.00
10-60-52	NATURAL GAS	\$	6,095.00	\$	6,000.00	\$	2,925.83	\$	6,500.00	\$	1,481.50	\$	2,222.25	\$	2,500.00
10-60-61	EMPLOYEE APPRECIATION	\$	1,816.00	\$	2,000.00	\$	1,608.18	\$	2,000.00	\$	1,226.59	\$	1,839.89	\$	900.00
10-60-62	EMPLOYEE /SAFETY EQUIPMENT	\$	13,695.00	\$	13,000.00	\$	10,945.94	\$	14,000.00	\$	6,837.00	\$	10,255.50	\$	-
10-60-64	CONFERENCES, TRAINING & TRAVEL	\$	2,337.00	\$	3,500.00	\$	3,786.56	\$	3,500.00	\$	1,731.04	\$	2,596.56	\$	3,605.00
10-60-71	DEBT SERVICE - INTEREST	\$	1,242.00	\$	-						\$	-	\$	-	-
10-60-72	DEBT SERVICE - PRINCIPAL	\$	2,595.00	\$	-	\$	30,939.60				\$	-	\$	-	-
10-60-81	CAPITAL PROJECTS	\$	8,748.00	\$	-						\$	-	\$	-	-
10-60-82	CAPITAL EQUIPMENT	\$	163,628.00	\$	-						\$	-	\$	-	-
10-60-84	IMPACT FEE EXPENSE ROADS	\$	-	\$	-	\$	11,414.26	\$	5,000.00	\$	1,680.30	\$	2,520.45	\$	2,500.00
10-60-85	EQUIPMENT LEASE	\$	5,130.00	\$	8,000.00	\$	-	\$	9,000.00	\$	14,687.01	\$	22,030.52	\$	17,250.00
10-60-98	WATER EXPENSE	\$	1,025.00	\$	1,000.00	\$	1,039.19	\$	1,000.00	\$	652.44	\$	978.66	\$	1,200.00
TOTAL STREETS:		\$	528,581.00	\$	401,425.00	\$	402,302.67	\$	438,000.00	\$	249,351.62	\$	374,027.43	\$	531,872.42

CLASS "C" ROADS

10-61-33	ENGINEERING SERVICES	\$	1,449.00	\$	-	\$	50,747.50	\$	-	\$	13,083.90	\$	19,625.85	\$	25,000.00
10-61-42	STREET SIGN REPLACEMENT	\$	15,570.00	\$	15,000.00	\$	9,769.63	\$	15,000.00	\$	3,181.26	\$	4,771.89	\$	15,000.00
10-61-43	CURB, GUTTER, SIDEWALK EXPENSE	\$	23,118.00	\$	50,000.00	\$	7,316.50	\$	50,000.00	\$	-	\$	-	\$	50,000.00
10-61-44	MAINTENANCE	\$	25,432.00	\$	40,000.00	\$	19,754.06	\$	40,000.00	\$	8,887.92	\$	13,331.88	\$	40,000.00
10-61-65	TRANSFER DEBT SERVICE							\$	232,000.00	\$	-	\$	-	\$	-
10-61-74	CAPITAL OUTLAY - EQUIPMENT							\$	3,037,000.00					\$	2,797,810.62
10-61-81	CAPITAL PROJECTS	\$	862,159.00	\$	1,033,000.00	\$	271,012.67	\$	1,033,000.00	\$	526,076.84	\$	789,115.26	\$	1,033,000.00
TOTAL CLASS "C" ROADS:		\$	927,728.00	\$	1,138,000.00	\$	358,600.36	\$	4,407,000.00	\$	551,229.92	\$	826,844.88	\$	3,960,810.62

PARKS AND RECREATION

10-64-11	SALARIES & WAGES	\$	168,335.00	\$	175,000.00	\$	178,004.36	\$	189,000.00	\$	108,957.98	\$	163,436.97	\$	276,658.38
10-64-13	EMPLOYEE BENEFITS	\$	40,070.00	\$	40,500.00	\$	41,597.85	\$	45,500.00	\$	24,395.45	\$	36,593.18	\$	58,270.00
10-64-14	HEALTH INSURANCE	\$	25,289.00	\$	27,000.00	\$	26,921.42	\$	30,000.00	\$	16,214.60	\$	24,321.90	\$	57,288.00
10-64-15	UNEMPLOYMENT COMPENSATION							\$	-	\$	5,751.20	\$	8,626.80	\$	10,000.00
10-64-20	EMPLOYEE APPRECIATION	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	900.00
10-64-22	SNACK SHACK	\$	1,668.00	\$	2,000.00	\$	1,856.26	\$	2,000.00	\$	888.47	\$	1,332.71	\$	2,060.00
10-64-24	PARTS, SUPPLIES & EQUIPMENT	\$	35,228.00	\$	35,000.00	\$	37,471.15	\$	40,000.00	\$	34,124.44	\$	51,186.66	\$	41,200.00
10-64-27	FUEL	\$	9,700.00	\$	10,000.00	\$	7,798.63	\$	10,000.00	\$	5,917.23	\$	8,875.85	\$	10,000.00
10-64-30	PROFESSIONAL SERVICES	\$	375.00	\$	4,000.00	\$	3,959.05	\$	4,000.00	\$	2,539.03	\$	3,808.55	\$	4,000.00
10-64-33	PORTABLE RESTROOMS	\$	9,863.00	\$	10,000.00	\$	8,534.00	\$	10,000.00	\$	6,270.00	\$	9,405.00	\$	10,000.00
10-64-36	VEHICLE MAINTENANCE	\$	3,999.00	\$	5,000.00	\$	4,727.12	\$	5,000.00	\$	2,836.42	\$	4,254.63	\$	5,000.00
10-64-51	POWER	\$	4,735.00	\$	7,000.00	\$	6,153.82	\$	8,000.00	\$	2,872.76	\$	4,309.14	\$	6,000.00
10-64-52	NATURAL GAS	\$	2,197.00	\$	2,000.00	\$	1,479.63	\$	2,500.00	\$	863.40	\$	1,295.10	\$	2,000.00
10-64-55	STOCKSHOW MAINTENANCE	\$	3,966.00	\$	5,000.00	\$	718.87	\$	5,000.00	\$	-	\$	-	\$	5,150.00
10-64-56	IRRIGATION ASSESSMENT	\$	5,113.00	\$	15,000.00	\$	7,550.00	\$	11,700.00	\$	2,437.50	\$	3,656.25	\$	12,051.00
10-64-60	DONNER REED MUSEUM	\$	-	\$	1,000.00	\$	127.40	\$	1,000.00	\$	-	\$	-	\$	1,000.00
10-64-61	DUES AND FEES			\$	-	\$	1,083.40					\$	-	\$	1,000.00
10-64-62	J. RUEBEN CLARK FARM	\$	181.00	\$	1,000.00	\$	489.06	\$	1,500.00	\$	16.31	\$	24.47	\$	1,000.00
10-64-64	CONFERENCES, TRAINING & TRAVEL	\$	1,815.00	\$	3,000.00	\$	2,567.00	\$	3,000.00	\$	1,655.00	\$	2,482.50	\$	3,090.00
10-64-71	HISTORICAL PRESERVATION	\$	-	\$	1,000.00	\$	-	\$	500.00	\$	-	\$	-	\$	-
10-64-74	CAPITAL OUTLAY	\$	-	\$	-	\$		\$	66,400.00	\$	66,165.99	\$	99,248.99	\$	-
10-64-75	PARK IMPACT FEE	\$	199,848.00	\$	1,400,000.00	\$	133,302.50	\$	-	\$	318.75	\$	478.13	\$	-
10-64-77	PAR TAX EXPENSE	\$	99,108.00	\$	126,000.00	\$	91,037.25	\$	-	\$		\$	-	\$	-
10-64-81	CAPITAL PROJECTS	\$	186,806.00	\$	30,000.00	\$	30,280.59	\$	-	\$		\$	-	\$	-
10-64-83	GRANT EXPENDITURE	\$	1,097.00	\$	45,000.00	\$	21,122.08	\$	-	\$		\$	-	\$	-
10-64-98	WATER EXPENSE	\$	51,118.00	\$	50,000.00	\$	66,194.35	\$	60,000.00	\$	48,935.55	\$	73,403.33	\$	65,000.00
10-64-99	TRANSFER DEBT SERVICE CPF	\$	-	\$	-	\$	-	\$	153,400.00	\$	-	\$	-	\$	-
TOTAL PARKS AND RECREATION:		\$	850,511.00	\$	1,994,500.00	\$	672,975.79	\$	648,500.00	\$	331,160.08	\$	496,740.12	\$	571,667.38

COMMUNITY RELATIONS/HUMAN RES.

10-65-22	BEAUTIFICATION-TREES	\$	13,534.00	\$	15,000.00	\$	4,883.88	\$	3,000.00	\$	-	\$	-	\$	3,090.00
10-65-28	EMPLOYEE TUITION REIMBURSEMENT	\$	12,056.00	\$	15,000.00	\$	5,683.59	\$	15,000.00	\$	2,335.50	\$	3,503.25	\$	15,450.00
10-65-29	EMPLOYEE SAFETY PROGRAM	\$	7,835.00	\$	8,000.00	\$	2,524.85	\$	6,000.00	\$	-	\$	-	\$	3,000.00
10-65-31	COMMUNITY EVENTS	\$	15,132.00	\$	12,000.00	\$	8,383.83	\$	2,500.00	\$	1,406.06	\$	2,109.09	\$	3,100.00
10-65-38	YOUTH BASEBALL PROJECT	\$	1,828.00	\$	2,500.00	\$	-	\$	2,500.00	\$	-	\$	-	\$	-
10-65-39	WASATCH FRONT REGIONAL COUNCIL	\$	2,000.00	\$	2,000.00	\$	2,000.00	\$	2,000.00	\$	2,000.00	\$	3,000.00	\$	2,000.00
10-65-40	COMMUNITY RELATIONS	\$	12,555.00	\$	15,000.00	\$	17,151.76	\$	10,000.00	\$	6,770.05	\$	10,155.08	\$	10,300.00
10-65-45	HISTORIC BOOK	\$	24,567.00	\$	-	\$		\$	-	\$		\$	-	\$	-
10-65-58	YOUTH CITY COUNCIL SCHOLARSHIP	\$	-	\$	1,000.00	\$	1,000.00	\$	1,000.00	\$	-	\$	-	\$	1,030.00
10-65-59	YOUTH CITY COUNCIL	\$	2,485.00	\$	2,000.00	\$	2,149.57	\$	1,000.00	\$	2,681.03	\$	4,021.55	\$	1,030.00
10-65-61	GIFTS AND AWARDS	\$	55.00	\$	2,000.00	\$	707.31	\$	100.00	\$	60.00	\$	90.00	\$	103.00
10-65-62	EMPLOYEE APPRECIATION	\$	9,771.00	\$	10,500.00	\$	8,543.78	\$	10,500.00	\$	9,539.42	\$	14,309.13	\$	10,815.00
10-65-63	DUES AND FEES	\$	2,100.00	\$	2,500.00	\$	2,150.00	\$	2,500.00	\$	-	\$	-	\$	2,575.00
10-65-65	DONATIONS	\$	4,000.00	\$	5,000.00	\$	2,000.00	\$	3,500.00	\$	3,000.00	\$	4,500.00	\$	3,500.00
10-65-66	RODEO													\$	25,000.00
10-65-67	BARRUS FAMILY SCHOLARSHIP	\$	500.00	\$	500.00	\$	500.00	\$	500.00	\$	-	\$	-	\$	500.00

10-65-68	GHS SCHOLARSHIP	\$	-	\$	1,000.00	\$	500.00	\$	1,000.00	\$	-	\$	-	\$	100.00
10-65-69	CHILDRENS JUSTICE CENTER	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	2,250.00	\$	1,500.00
10-65-70	GRANTSVILLE SOCIABLE	\$	2,600.00	\$	2,600.00	\$	2,600.00	\$	2,600.00	\$	2,600.00	\$	3,900.00	\$	2,600.00
10-65-71	WEST DESERT	\$	10,000.00	\$	10,000.00	\$	10,000.00	\$	-	\$	-	\$	-	\$	-
10-65-72	SMALL BUSINESS ALLIANCE	\$	20,000.00	\$	20,000.00	\$	20,000.00	\$	20,000.00	\$	20,000.00	\$	30,000.00	\$	5,000.00
10-65-87	FOURTH OF JULY	\$	47,473.00	\$	46,000.00	\$	56,621.60	\$	43,000.00	\$	27,301.69	\$	40,952.54	\$	44,900.00
10-65-88	MAIN STREET BEAUTIFICATION	\$	24,880.00	\$	11,000.00	\$	12,697.09	\$	11,000.00	\$	1,427.98	\$	2,141.97	\$	11,330.00
10-65-??	TRAIING, CONFERENCES, TRAVEL													\$	11,250.00
TOTAL COMMUNITY RELATIONS/HUMAN RES.:		\$	214,871.00	\$	185,100.00	\$	161,597.26	\$	139,200.00	\$	80,621.73	\$	120,932.60	\$	158,173.00

CEMETERY

10-66-11	SALARIES AND WAGES	\$	144,467.00	\$	153,500.00	\$	150,490.72	\$	157,000.00	\$	90,388.36	\$	135,582.54	\$	182,555.70
10-66-13	EMPLOYEES BENEFITS	\$	36,114.00	\$	37,500.00	\$	34,821.13	\$	35,000.00	\$	19,638.66	\$	29,457.99	\$	36,750.00
10-66-14	HEALTH INSURANCE	\$	34,503.00	\$	32,000.00	\$	30,947.46	\$	32,000.00	\$	17,158.65	\$	25,737.98	\$	33,600.00
10-66-24	PARTS, SUPPLIES & EQUIPMENT	\$	24,209.00	\$	21,000.00	\$	21,223.30	\$	28,000.00	\$	15,453.22	\$	23,179.83	\$	28,000.00
10-66-27	FUEL	\$	9,700.00	\$	11,000.00	\$	7,798.61	\$	11,000.00	\$	5,810.21	\$	8,715.32	\$	10,000.00
10-66-30	PROFESSIONAL SERVICES	\$	4,300.00	\$	28,000.00	\$	22,300.00	\$	10,000.00	\$	120.00	\$	180.00	\$	5,000.00
10-66-36	VEHICLE MAINTENANCE	\$	1,576.00	\$	3,000.00	\$	3,069.28	\$	3,000.00	\$	960.30	\$	1,440.45	\$	3,000.00
10-66-56	IRRIGATION ASSESSMENT	\$	5,113.00	\$	15,000.00	\$	6,537.50	\$	11,700.00	\$	2,437.50	\$	3,656.25	\$	12,051.00
10-66-63	DUES AND FEES			\$	-	\$	4,368.96			\$	-	\$	-	\$	-
10-66-82	GRANTSVILLE NORTH CEMETERY	\$	-	\$	50,000.00	\$	14,044.27	\$	100,000.00	\$	-	\$	-	\$	90,842.00
10-66-98	WATER EXPENSE	\$	19,134.00	\$	20,000.00	\$	25,102.35	\$	25,000.00	\$	20,265.10	\$	30,397.65	\$	26,000.00
10-66-??	CAPITAL EQUIPMENT													\$	-
TOTAL CEMETERY:		\$	279,116.00	\$	371,000.00	\$	320,703.58	\$	412,700.00	\$	172,232.00	\$	258,348.00	\$	427,798.70

TRANSFERS

10-99-00	TRANSFER TO CAPITAL PROJECT FUND	\$	-	\$	-	\$	-	\$	2,026,600.00	\$	-	\$	-	\$	386,000.00
TOTAL TRANSFERS:		\$	-	\$	-	\$	-	\$	2,026,600.00	\$	-	\$	-	\$	386,000.00

BUILDING DEPARTMENT

15-56-11	SALARIES AND WAGES	\$	441,125.00	\$	486,000.00	\$	429,988.60	\$	500,000.00	\$	335,793.11	\$	503,689.67	\$	572,401.14
15-56-13	EMPLOYEES BENEFITS	\$	129,968.00	\$	140,000.00	\$	115,703.59	\$	135,600.00	\$	84,470.90	\$	126,706.35	\$	142,380.00
15-56-14	HEALTH INSURANCE	\$	114,187.00	\$	120,500.00	\$	109,795.74	\$	135,000.00	\$	87,820.92	\$	131,731.38	\$	141,750.00
15-56-15	EDUCATION AND TRAINING	\$	7,852.00	\$	11,000.00	\$	5,637.41	\$	11,000.00	\$	6,124.89	\$	9,187.34	\$	8,000.00
15-56-21	OFFICE SUPPLIES	\$	407.00	\$	1,000.00	\$	566.72	\$	1,000.00	\$	762.40	\$	1,143.60	\$	2,000.00
15-56-23	COMPUTER SOFTWARE	\$	11,686.00	\$	15,000.00	\$	10,812.30	\$	15,000.00	\$	4,768.78	\$	7,153.17	\$	15,000.00
15-56-24	OFFICE SUPPLIES	\$	195.00	\$	750.00	\$	15.60	\$	500.00	\$	23.98	\$	35.97	\$	500.00
15-56-25	EQUIPMENT SUPPLIES & MAINT	\$	1,699.00	\$	5,000.00	\$	(573.92)	\$	3,000.00	\$	5,148.84	\$	7,723.26	\$	5,000.00
15-56-26	BOOKS, CDs & PRINTED MATERIALS	\$	308.00	\$	1,000.00	\$	522.95	\$	1,000.00	\$	96.00	\$	144.00	\$	-
15-56-27	FUEL	\$	4,310.00	\$	6,000.00	\$	3,329.70	\$	6,000.00	\$	3,317.35	\$	4,976.03	\$	6,180.00
15-56-31	COMPUTER SUPPORT SERVICES	\$	948.00	\$	1,000.00	\$	947.64	\$	1,000.00	\$	631.76	\$	947.64	\$	1,000.00
15-56-36	VEHICLE MAINTENANCE	\$	1,302.00	\$	1,200.00	\$	1,570.88	\$	1,200.00	\$	4,535.78	\$	6,803.67	\$	1,500.00
15-56-39	OTHER PROFESSIONAL SERVICES	\$	265.00	\$	1,000.00	\$	372.50	\$	500.00	\$	105.00	\$	157.50	\$	500.00
15-56-55	INTERNET	\$	1,041.00	\$	1,200.00	\$	3,352.37	\$	1,200.00	\$	1,564.66	\$	2,346.99	\$	2,700.00
15-56-61	EMPLOYEE SAFETY EQUIPMENT	\$	-	\$	2,000.00	\$	-	\$	2,000.00	\$	388.65	\$	582.98	\$	2,060.00
15-56-62	EMPLOYEE APPRECIATION	\$	55.00	\$	500.00	\$	71.38	\$	500.00	\$	937.00	\$	1,405.50	\$	600.00
15-56-63	DUES AND FEES	\$	560.00	\$	1,000.00	\$	1,675.00	\$	750.00	\$	150.00	\$	225.00	\$	750.00
15-56-70	INDIRECT COST ALLOCATIONS	\$	-	\$	139,850.00	\$	-	\$	-	\$	-	\$	-	\$	-

15-56-71	TRNSFER CAPITAL PROJECT FUND	\$	-	\$	200,000.00	\$	-	\$	154,750.00	\$	-	\$	-	\$	902,321.14
TOTAL BUILDING:		\$	715,908.00	\$	1,134,000.00	\$	683,788.46	\$	970,000.00	\$	536,640.02	\$	804,960.03	\$	902,321.14
COMMUNITY DEVELOPMENT															
17-52-11	SALARIES AND WAGES	\$	368,017.00	\$	284,000.00	\$	277,010.42	\$	445,000.00	\$	236,210.46	\$	354,315.69	\$	466,947.86
17-52-13	EMPLOYEE BENEFITS	\$	102,470.00	\$	84,500.00	\$	72,060.46	\$	118,500.00	\$	53,856.07	\$	80,784.11	\$	124,425.00
17-52-14	HEALTH INSURANCE	\$	71,958.00	\$	51,000.00	\$	36,771.12	\$	80,000.00	\$	38,529.13	\$	57,793.70	\$	84,000.00
17-52-15	EDUCATION & TRAINING	\$	475.00	\$	3,000.00	\$	987.50	\$	3,000.00	\$	4,408.82	\$	6,613.23	\$	6,090.00
17-52-17	VEHICLE STIPEND	\$	2,707.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
17-52-22	PUBLIC NOTICES/POSTAGE	\$	1,598.00	\$	1,000.00	\$	188.49	\$	1,500.00	\$	24.32	\$	36.48	\$	1,545.00
17-52-23	COMPUTER SOFTWARE	\$	3,488.00	\$	7,000.00	\$	5,764.58	\$	7,000.00	\$	3,128.66	\$	4,692.99	\$	7,210.00
17-52-24	OFFICE SUPPLIES/EQUIPMENT	\$	2,858.00	\$	3,000.00	\$	4,927.76	\$	3,000.00	\$	17,712.70	\$	26,569.05	\$	10,000.00
17-52-26	BOOKS, CDS & PRINTED MATERIALS	\$	50.00	\$	500.00	\$	247.96	\$	500.00	\$	97.54	\$	146.31	\$	-
17-52-31	COMPUTER SUPPORT SERVICES	\$	948.00	\$	1,000.00	\$	947.64	\$	1,000.00	\$	631.76	\$	947.64	\$	1,000.00
17-52-33	ENGINEERING SERVICES	\$	140,871.00	\$	90,000.00	\$	168,808.40	\$	50,000.00	\$	91,874.95	\$	137,812.43	\$	100,000.00
17-52-35	PLANNING SERVICES	\$	45,565.00	\$	60,000.00	\$	48,492.50	\$	-	\$	10,548.00	\$	15,822.00	\$	-
10-52-36	VEHICLE MAINTENANCE							\$	-	\$	98.10	\$	147.15	\$	500.00
17-52-39	OTHER PROFESSIONAL SERVICES	\$	12,854.00	\$	10,000.00	\$	78,046.17	\$	36,000.00	\$	32,314.73	\$	48,472.10	\$	40,000.00
17-52-40	GIS	\$	1,477.00	\$	5,000.00	\$	3.51	\$	-	\$	750.00	\$	1,125.00	\$	1,200.00
17-52-55	INTERNET/PHONE	\$	-	\$	-	\$	410.20	\$	400.00	\$	2,089.29	\$	3,133.94	\$	2,500.00
17-52-60	DUES AND FEES	\$	2,442.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
17-52-62	EMPLOYEE APPRECIATION	\$	171.00	\$	400.00	\$	158.00	\$	400.00	\$	314.00	\$	471.00	\$	900.00
17-52-63	TRAINING - PLANNING COMMISSION	\$	-	\$	1,000.00	\$	967.24	\$	1,000.00	\$	-	\$	-	\$	1,030.00
17-52-64	TPA GRANT EXPENSE							\$	-	\$	73,625.00	\$	110,437.50	\$	-
17-52-71	TRANSFER CAPITAL PROJECT FUND	\$	31.00	\$	-	\$	-	\$	16,900.00	\$	-	\$	-	\$	-
17-52-??	PLANNING COMMISSION APPRECIATION													\$	-
17-52-??	GRANT EXPENSE													\$	115,000.00
TOTAL COMMUNITY DEVELOPMENT:		\$	757,980.00	\$	601,400.00	\$	695,791.95	\$	764,200.00	\$	566,213.53	\$	849,320.30	\$	962,347.86
TOTAL GENERAL EXPENDITURES		\$	10,338,973.00	\$	12,470,250.00	\$	9,912,494.77	\$	16,365,700.00	\$	6,592,829.48	\$	9,889,244.22	\$	15,069,426.16
														\$	(0)

MBA															
REVENUE															
23-30-10	INTEREST INCOME	\$	62,936.00	\$	18,000.00	\$	65,668.76	\$	23,705.00	\$	12,076.04	\$	18,114.06	\$	18,000.00
23-30-11	RENT PAYMENT FOR FIRE STATION	\$	109,000.00	\$	109,000.00	\$	108,999.96	\$	97,000.00	\$	-	\$	-	\$	109,160.00
23-30-12	RENT PAYMENT FOR LIBRARY	\$	19,200.00	\$	18,550.00	\$	18,549.96	\$	19,200.00	\$	-	\$	-	\$	18,615.00
23-30-13	RENT PAYMENT JUSTICE CENTER	\$	129,500.00	\$	129,500.00	\$	129,500.04	\$	116,900.00	\$	-	\$	-	\$	129,075.00
23-30-14	LIBRARY PMT TOOEE RDA	\$	75,200.00	\$	117,100.00	\$	76,800.00	\$	116,025.00	\$	116,025.00	\$	174,037.50	\$	116,925.00
TOTAL REVENUE:		\$	395,836.00	\$	392,150.00	\$	399,518.72	\$	372,830.00	\$	128,101.04	\$	192,151.56	\$	391,775.00
EXPENDITURES															
23-40-68	JUSTICE CENTER INTEREST	\$	59,425.00	\$	57,675.00	\$	57,674.99	\$	55,900.00	\$	-	\$	-	\$	54,075.00
23-40-69	JUSTICE CENTER PRINCIPAL	\$	70,000.00	\$	71,000.00	\$	71,000.00	\$	73,000.00	\$	-	\$	-	\$	75,000.00
23-40-70	FIRE DEBT SERVICE -BOND INT	\$	41,475.00	\$	39,130.00	\$	39,129.98	\$	36,680.00	\$	92,580.00	\$	138,870.00	\$	34,160.00
23-40-72	FIRE - DEBT SERVICE PRINCIPAL	\$	67,000.00	\$	70,000.00	\$	70,000.00	\$	72,000.00	\$	145,000.00	\$	217,500.00	\$	75,000.00
23-40-73	LIBRARY DEBT SERVICE INTEREST	\$	41,738.00	\$	39,650.00	\$	39,387.82	\$	37,250.00	\$	36,987.81	\$	55,481.72	\$	34,540.00
23-40-74	LIBRARY DEBT SERVICE PRINCIPAL	\$	94,000.00	\$	96,000.00	\$	96,000.00	\$	98,000.00	\$	98,000.00	\$	147,000.00	\$	101,000.00
23-40-96	CONTRIBUTION TO FUND BALANCE	\$	-	\$	18,695.00	\$	-	\$	-	\$	-	\$	-	\$	18,000.00

TOTAL EXPENDITURES:	\$	373,638.00	\$	392,150.00	\$	373,192.79	\$	372,830.00	\$	372,567.81	\$	558,851.72	\$	391,775.00	\$	-
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CAPITAL PROJECTS FUND

REVENUE

24-30-10	INTEREST INCOME	\$	1,576.00	\$	-	\$	75,322.04	\$	62,858.22	\$	94,287.33					
24-30-11	GRANTS	\$	-	\$	250,000.00	\$	-	\$	250,000.00	\$	375,000.00					
24-30-15	BOND FUNDS	\$	-	\$	5,000,000.00	\$	5,000,000.00	\$	5,000,000.00	\$	-	\$	-	\$	2,614,000.00	
24-30-40	USE OF CAPITAL FUNDS/MISC REV	\$	-	\$	75,000.00	\$	-	\$	-	\$	-	\$	-	\$	386,000.00	
24-30-99	TRANSFER IN	\$	-	\$	-	\$	137,720.29	\$	2,469,250.00	\$	-	\$	-	\$	-	
TOTAL REVENUE:		\$	1,576.00	\$	5,325,000.00	\$	5,213,042.33	\$	7,469,250.00	\$	312,858.22	\$	469,287.33	\$	3,000,000.00	

EXPENDITURES

24-40-45	DEBT SERVICE - PRINCIPAL	\$	-	\$	-	\$	134,000.00	\$	-	\$	-	\$	-	\$	168,000.00	
24-40-46	DEBT SERVICE - INTEREST	\$	-	\$	-	\$	251,400.00	\$	-	\$	-	\$	-	\$	218,000.00	
24-40-50	VEHICLES	\$	11,300.00	\$	75,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	
24-40-63	VETERANS PARK	\$	-	\$	-	\$	180,000.00	\$	-	\$	-	\$	-	\$	-	
24-40-65	PARK IMPROVEMENTS	\$	-	\$	2,500,000.00	\$	2,243.75	\$	3,846,600.00	\$	142,532.25	\$	213,798.38	\$	2,614,000.00	
24-40-67	MASTER PLAN	\$	2,665.00	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
24-40-91	CAP PROJ - LBRY,BALL FLDS,PRKS	\$	1,047,675.00	\$	-	\$	217,332.25	\$	-	\$	625,000.00	\$	937,500.00			
24-40-95	CAPITAL OUTLAY STREETS	\$	-	\$	2,750,000.00	\$	153,637.27	\$	3,000,000.00	\$	3,977,134.19	\$	5,965,701.29			
24-40-98	SETTLEMENT	\$	-	\$	-	\$	499,000.00			\$	-		-			
24-40-99	CAPITAL RESERVE					\$	57,250.00	\$	-	\$	-		-			
TOTAL EXPENDITURES:		\$	1,061,640.00	\$	5,325,000.00	\$	872,213.27	\$	7,469,250.00	\$	4,744,666.44	\$	7,116,999.66	\$	3,000,000.00	

REDEVELOPMENT AGENCY

29-30-10	INTEREST	\$	8,562.00	\$	6,500.00	\$	15,087.80	\$	6,500.00	\$	4,145.10	\$	6,217.65	\$	5,500.00	
29-31-30	INCREMENTAL TAX FOR RDA	\$	-	\$	-	\$	738,433.51	\$	50,000.00	\$	-	\$	-	\$	50,000.00	
29-36-85	PROCEEDS FROM COUNTY	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
29-36-87	INTERFUND FROM CAPITAL PROJECT	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
29-36-91	MISCELLANEOUS REVENUE	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	
29-36-95	USE OF PY RDA FUNDS	\$	-	\$	19,500.00	\$	-	\$	-	\$	-	\$	-	\$	-	
TOTAL REVENUE:		\$	8,562.00	\$	26,000.00	\$	753,521.31	\$	56,500.00	\$	4,145.10	\$	6,217.65	\$	55,500.00	

EXPENDITURES

29-40-11	SALARIES AND WAGES	\$	18,459.00	\$	20,000.00	\$	14,019.09	\$	20,000.00	\$	9,461.95	\$	14,192.93	\$	20,000.00	
29-40-13	EMPLOYEE BENEFITS	\$	1,115.00	\$	1,000.00	\$	932.23	\$	1,000.00	\$	32.37	\$	48.56	\$	1,000.00	
29-40-31	PROFESSIONAL & TECHNICAL SERVI	\$	616.00	\$	5,000.00	\$	4,109.00	\$	35,500.00	\$	1,500.00	\$	2,250.00	\$	34,500.00	
29-40-35	INCREMENT PAYMENT	\$	-	\$	-	\$	476,869.86			\$	-		-			
29-40-55	INFRASTRUCTURE	\$	720,292.00	\$	-	\$	62,119.32	\$	-	\$	-		-			
29-40-65	TRANSFERS OUT	\$	-	\$	-	\$	137,720.29			\$	-		-			
TOTAL EXPENDITURES:		\$	740,482.00	\$	26,000.00	\$	695,769.79	\$	56,500.00	\$	10,994.32	\$	16,491.48	\$	55,500.00	

WATER FUND

REVENUE

51-30-00	USE OF WA CAP FUNDS - PTIF	\$	-	\$	50,000.00	\$	-	\$	-	\$	-	\$	-	\$	-	
51-30-06	BOND PROCEEDS	\$	-	\$	3,294,000.00	\$	-	\$	3,000,000.00	\$	-	\$	-	\$	-	
51-30-10	INTEREST INCOME	\$	225,458.00	\$	168,000.00	\$	328,875.99	\$	240,000.00	\$	205,372.10	\$	308,058.15	\$	240,000.00	

51-30-12	WATER SOURCE IMPACT FEE (1999)	\$	(1,784.00)	\$	60,000.00	\$	8,102.00	\$	60,000.00	\$	12,644.00	\$	18,966.00	\$	10,000.00
51-30-13	WATER METER SALES	\$	77,650.00	\$	80,000.00	\$	48,750.00	\$	70,000.00	\$	29,300.00	\$	43,950.00	\$	55,000.00
51-30-14	IRRIGATION ASSESMENT	\$	-	\$	-	\$	5,691.92	\$	2,400.00	\$	130,074.24	\$	195,111.36	\$	170,000.00
51-30-15	WATER FAC. IMPACT FEE (1997)	\$	707,152.00	\$	960,000.00	\$	521,567.80	\$	650,000.00	\$	213,128.35	\$	319,692.53	\$	450,000.00
51-30-18	STAND PIPE	\$	11,568.00	\$	15,000.00	\$	19,351.98	\$	15,000.00	\$	16,465.94	\$	24,698.91	\$	15,000.00
51-30-20	CONNECTS, REPAIRS - GENERAL	\$	2,220.00	\$	4,000.00	\$	376,556.79	\$	1,000.00	\$	1,999.86	\$	2,999.79	\$	1,000.00
51-30-21	PENALTIES AND FORFEITURES	\$	108,970.00	\$	100,000.00	\$	100,840.00	\$	96,000.00	\$	68,308.00	\$	102,462.00	\$	95,000.00
51-30-30	METERED WATER SALES	\$	2,042,211.00	\$	1,990,000.00	\$	2,450,645.00	\$	2,457,000.00	\$	1,914,778.86	\$	2,872,168.29	\$	2,401,235.00
51-30-32	GRANT REVENUE	\$	94,905.00	\$	1,000,000.00	\$	897,180.00	\$	250,000.00	\$	-	\$	-	\$	-
51-30-41	GAIN ON DISPOSAL OF ASSET	\$	(67,803.00)	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
51-30-50	UTILITY SET UP FEE	\$	19,915.00	\$	19,000.00	\$	17,535.00	\$	20,000.00	\$	10,920.00	\$	16,380.00	\$	18,000.00
51-30-51	CAPITAL CONTRIBUTIONS	\$	-	\$	-	\$	8,870,898.20					\$	-	\$	-
51-30-90	SUNDRY/ MISC REVENUE	\$	-	\$	-			\$	-	\$	1,414.00	\$	2,121.00	\$	-
51-30-??	Use of Water Fund Balance													\$	861,109.68
TOTAL REVENUE:		\$	3,220,462.00	\$	7,740,000.00	\$	13,645,994.68	\$	6,861,400.00	\$	2,604,405.35	\$	3,906,608.03	\$	4,316,344.68

WATER EXPENDITURES

51-40-11	SALARIES AND WAGES	\$	623,024.00	\$	676,000.00	\$	666,683.75	\$	745,000.00	\$	465,746.05	\$	698,619.08	\$	769,459.68
51-40-13	EMPLOYEES BENEFITS	\$	156,296.00	\$	183,000.00	\$	199,691.01	\$	196,000.00	\$	110,760.15	\$	166,140.23	\$	205,800.00
51-40-14	HEALTH INSURANCE	\$	122,955.00	\$	137,000.00	\$	113,959.03	\$	139,000.00	\$	80,002.87	\$	120,004.31	\$	145,950.00
51-40-17	ASPHALT REPAIR	\$	48,551.00	\$	50,000.00	\$	75,817.00	\$	70,000.00	\$	21,468.91	\$	32,203.37	\$	60,000.00
51-40-18	WATER METERS	\$	99,404.00	\$	100,000.00	\$	132,192.61	\$	120,000.00	\$	27,687.99	\$	41,531.99	\$	130,000.00
51-40-20	SAFETY EQUIPMENT							\$	-	\$	80.31	\$	120.47	\$	-
51-40-21	OFFICE SUPPLIES	\$	823.00	\$	1,000.00	\$	1,366.22	\$	1,000.00	\$	286.46	\$	429.69	\$	1,000.00
51-40-22	POSTAGE	\$	-	\$	-	\$	1,029.97	\$	-	\$	681.93	\$	1,022.90	\$	1,000.00
51-40-23	COMPUTER SOFTWARE	\$	8,606.00	\$	10,000.00	\$	13,281.01	\$	10,000.00	\$	16,447.48	\$	24,671.22	\$	19,000.00
51-40-24	PARTS, SUPPLIES AND EQUIPMENT	\$	93,423.00	\$	100,000.00	\$	79,116.65	\$	150,000.00	\$	61,745.05	\$	92,617.58	\$	150,000.00
51-40-25	BUILDING AND GROUNDS	\$	-	\$	-			\$	6,700.00	\$	-	\$	-	\$	6,700.00
51-40-26	BOOKS, CDs & PRINTED MATERIALS	\$	-	\$	600.00	\$	-	\$	600.00	\$	-	\$	-	\$	-
51-40-27	FUEL	\$	17,322.00	\$	19,000.00	\$	13,926.13	\$	19,000.00	\$	10,504.89	\$	15,757.34	\$	15,000.00
51-40-29	SAMPLE TESTING	\$	15,044.00	\$	24,000.00	\$	15,293.56	\$	20,000.00	\$	11,785.47	\$	17,678.21	\$	23,000.00
51-40-30	UTILITY BILL COST	\$	9,475.00	\$	10,000.00	\$	10,193.54	\$	11,000.00	\$	5,856.79	\$	8,785.19	\$	11,000.00
51-40-31	COMPUTER SUPPORT SERVICES	\$	4,068.00	\$	4,000.00	\$	3,616.90	\$	4,000.00	\$	2,503.20	\$	3,754.80	\$	4,000.00
51-40-33	ENGINEERING SERVICES	\$	27,999.00	\$	30,000.00	\$	23,641.08	\$	5,000.00	\$	16,806.26	\$	25,209.39	\$	30,000.00
51-40-35	ACCOUNTING SERVICES	\$	9,534.00	\$	11,000.00	\$	10,711.60	\$	11,000.00	\$	6,811.50	\$	10,217.25	\$	11,000.00
51-40-36	VEHICLE MAINTENANCE	\$	5,354.00	\$	7,000.00	\$	5,441.16	\$	7,000.00	\$	1,537.12	\$	2,305.68	\$	7,000.00
51-40-39	OTHER PROFESSIONAL SERVICES	\$	147,613.00	\$	50,000.00	\$	55,483.88	\$	60,000.00	\$	47,714.15	\$	71,571.23	\$	60,000.00
51-40-40	GIS	\$	-	\$	30,000.00	\$	21,890.48	\$	-	\$	1,371.09	\$	2,056.64	\$	-
51-40-43	INSURANCE	\$	44,679.00	\$	45,000.00	\$	39,419.69	\$	45,000.00	\$	40,671.64	\$	61,007.46	\$	45,000.00
51-40-46	BANK AND MERCHANT FEES	\$	23,999.00	\$	22,000.00	\$	27,026.75	\$	24,000.00	\$	17,066.35	\$	25,599.53	\$	26,000.00
51-40-49	FLOOD CONTROL	\$	4,586.00	\$	-			\$	-			\$	-	\$	-
51-40-51	POWER	\$	196,519.00	\$	180,000.00	\$	305,186.55	\$	260,000.00	\$	153,844.25	\$	230,766.38	\$	260,000.00
51-40-55	INTERNET	\$	1,071.00	\$	1,000.00	\$	1,438.32	\$	1,000.00	\$	962.53	\$	1,443.80	\$	1,200.00
51-40-56	SKADA	\$	-	\$	-			\$	75,000.00	\$	-	\$	-	\$	-
51-40-62	IRRIGATION SHARES HELD	\$	-	\$	-	\$	800.00					\$	-	\$	290,000.00
51-40-63	DUES AND FEES	\$	3,648.00	\$	5,000.00	\$	4,764.80	\$	5,000.00	\$	1,403.74	\$	2,105.61	\$	5,000.00
51-40-64	CONFERENCES, TRAINING & TRAVEL	\$	5,514.00	\$	7,000.00	\$	4,244.14	\$	7,000.00	\$	3,188.08	\$	4,782.12	\$	7,000.00
51-40-65	WATER CONSERVATION PROGRAM	\$	-	\$	5,000.00	\$	-	\$	-			\$	-	\$	-

51-40-70	CAPITAL OUTLAY	\$	-	\$	620,040.00	\$	-	\$	-	\$	10,000.00				
51-40-71	INTEREST	\$	44,584.00	\$	43,215.00	\$	56,592.60	\$	106,679.74	\$	64,759.99	\$	97,139.99	\$	104,235.00
51-40-72	DEBT SERVICE - PRINCIPAL	\$	-	\$	161,000.00	\$	-	\$	299,000.00	\$	161,000.00	\$	241,500.00	\$	303,000.00
51-40-78	STORM WATER	\$	33,050.00	\$	5,000.00	\$	1,155.47	\$	5,000.00	\$	-	\$	-	\$	-
51-40-79	STORM WATER CAPTIAL PROJECT	\$	-	\$	1,000,000.00	\$	8,739.34	\$	-	\$	-	\$	-	\$	-
51-40-80	CAPITAL WATER LINE PROJECT	\$	(75.00)	\$	50,000.00	\$	12,289.66	\$	440,000.00	\$	2,500.00	\$	3,750.00	\$	1,200,000.00
51-40-81	CAPITAL PROJECTS	\$	216,839.00	\$	155,000.00	\$	82,975.20	\$	-	\$	-	\$	-	\$	40,000.00
51-40-82	CAPITAL EQUIPMENT	\$	88,120.00	\$	48,000.00	\$	-	\$	20,000.00	\$	11,466.73	\$	17,200.10	\$	300,000.00
51-40-84	IMPACT FEE EXPENSE - SOURCE	\$	-	\$	-	\$	330.00			\$	-	\$	-	\$	-
51-40-85	EQUIPMENT LEASE	\$	-	\$	4,000.00	\$	-	\$	4,000.00	\$	9,557.01	\$	14,335.52	\$	15,000.00
51-40-86	WATER IMPACT EXPENSE-FACILITY	\$	24,183.00	\$	60,000.00	\$	75,095.48	\$	-	\$	2,337.80	\$	3,506.70	\$	-
51-40-89	HUNSAKER WELL	\$	59,313.00	\$	60,000.00	\$	-	\$	-	\$	-	\$	-	\$	-
51-40-91	DEPRECIATION	\$	708,309.00	\$	-	\$	787,066.47	\$	-	\$	-	\$	-		
51-40-92	WATER CAPITAL PROJECT	\$	-	\$	3,294,000.00	\$	7,228.10	\$	3,000,000.00	\$	1,901,655.12	\$	2,852,482.68		
51-40-96	CONTRIBUTION TO FUND BALANCE	\$	-	\$	1,152,185.00	\$	-	\$	934,420.26	\$	-	\$	-		
51-40-98	WATER SOURCE IMPACT FEE	\$	-	\$	-	\$	330.00	\$	60,000.00	\$	-	\$	-	\$	60,000.00
51-40-??	EMPLOYEE APPRECIATION													\$	600.00
TOTAL WATER EXPENDITURES:		\$	2,843,830.00	\$	8,360,040.00	\$	2,858,018.15	\$	6,861,400.00	\$	3,260,210.91	\$	4,890,316.37	\$	4,316,344.68
														\$	-

SEWER FUND

REVENUE

52-30-06	BOND PROCEEDS	\$	-	\$	-	\$	42,000,000.00	\$	-	\$	-	\$	42,000,000.00		
52-30-10	INTEREST INCOME	\$	113,336.00	\$	48,000.00	\$	211,267.87	\$	240,000.00	\$	115,477.88	\$	173,216.82	\$	150,000.00
52-30-12	CAPITAL IMPROVEMENT CONTRIB.	\$	1,674,371.00	\$	-	\$	1,396,731.30			\$	-	\$	-		
52-30-13	SEWER CONNECTIONS - GENERAL	\$	28,500.00	\$	24,000.00	\$	18,375.00	\$	16,000.00	\$	9,875.00	\$	14,812.50	\$	16,000.00
52-30-15	SEWER IMPACT FEES	\$	347,641.00	\$	480,000.00	\$	489,536.66	\$	480,000.00	\$	512,682.04	\$	769,023.06	\$	500,000.00
52-30-21	PENALTIES AND FORFEITURES	\$	2,000.00	\$	-	\$	-	\$	-	\$	-	\$	-		
52-30-31	SEWER SERVICE CHARGES	\$	1,746,423.00	\$	1,820,000.00	\$	2,361,246.33	\$	3,285,000.00	\$	2,215,739.09	\$	3,323,608.64	\$	3,312,455.88
52-30-32	GRANT REVENUE	\$	708,998.00	\$	600,000.00	\$	249,274.91	\$	-	\$	-	\$	-		
52-30-50	USE OF PRIOR YEAR SURPLUS	\$	-	\$	193,805.00	\$	-	\$	-	\$	-	\$	-		
TOTAL REVENUE:		\$	4,621,269.00	\$	3,165,805.00	\$	4,726,432.07	\$	46,021,000.00	\$	2,853,774.01	\$	4,280,661.02	\$	45,978,455.88

SEWER EXPENDITURES

52-40-11	SALARIES AND WAGES	\$	615,676.00	\$	652,000.00	\$	582,391.30	\$	675,000.00	\$	436,533.51	\$	654,800.27	\$	665,728.44
52-40-13	EMPLOYEES BENEFITS	\$	155,610.00	\$	177,000.00	\$	172,966.36	\$	180,000.00	\$	101,461.89	\$	152,192.84	\$	189,000.00
52-40-14	HEALTH INSURANCE	\$	139,243.00	\$	155,000.00	\$	117,619.00	\$	130,000.00	\$	95,037.62	\$	142,556.43	\$	136,500.00
52-40-20	MATERIALS AND SUPPLIES							\$	-	\$	24.08	\$	36.12	\$	-
52-40-21	OFFICE SUPPLIES	\$	736.00	\$	800.00	\$	279.05	\$	800.00	\$	661.18	\$	991.77	\$	800.00
52-40-22	POSTAGE	\$	1,702.00	\$	2,000.00	\$	10.65	\$	2,000.00	\$	-	\$	-	\$	50.00
52-40-23	COMPUTER SOFTWARE	\$	4,456.00	\$	11,700.00	\$	3,551.00	\$	11,700.00	\$	10,962.44	\$	16,443.66	\$	13,850.00
52-40-24	PARTS, SUPPLIES AND EQUIPMENT	\$	20,821.00	\$	65,000.00	\$	63,348.96	\$	65,000.00	\$	36,035.89	\$	54,053.84	\$	75,000.00
52-40-25	BUILDING AND GROUNDS	\$	-	\$	-	\$	-	\$	6,700.00	\$	-	\$	-	\$	6,700.00
52-40-27	FUEL	\$	8,315.00	\$	8,500.00	\$	6,684.53	\$	8,500.00	\$	5,071.62	\$	7,607.43	\$	8,500.00
52-40-29	SAMPLE TESTING	\$	17,123.00	\$	14,400.00	\$	14,253.00	\$	20,000.00	\$	9,282.00	\$	13,923.00	\$	20,000.00
52-40-30	UTILITY BILL COST	\$	9,175.00	\$	10,000.00	\$	9,607.65	\$	10,000.00	\$	5,856.78	\$	8,785.17	\$	10,000.00
52-40-31	COMPUTER SUPPORT SERVICES	\$	4,068.00	\$	4,000.00	\$	3,441.90	\$	4,000.00	\$	2,503.20	\$	3,754.80	\$	4,000.00
52-40-33	ENGINEERING SERVICES	\$	4,205.00	\$	30,000.00	\$	5,514.83	\$	5,000.00	\$	4,083.00	\$	6,124.50	\$	5,000.00
52-40-35	ACCOUNTING SERVICES	\$	9,546.00	\$	11,000.00	\$	10,711.70	\$	11,000.00	\$	6,811.50	\$	10,217.25	\$	11,000.00

52-40-36	VEHICLE MAINTENANCE	\$	4,420.00	\$	3,500.00	\$	2,044.01	\$	5,000.00	\$	2,458.59	\$	3,687.89	\$	5,000.00
52-40-37	SEWER LINE CLEANING	\$	75,209.00	\$	75,000.00	\$	80,872.87	\$	90,000.00	\$	89,356.74	\$	134,035.11	\$	-
52-40-38	PROBIOTICS	\$	16,744.00	\$	16,000.00	\$	-	\$	-	\$	-	\$	-	\$	-
52-40-39	OTHER PROFESSIONAL SERVICES	\$	87,933.00	\$	50,000.00	\$	49,719.63	\$	50,000.00	\$	6,747.96	\$	10,121.94	\$	20,000.00
52-40-43	INSURANCE	\$	44,477.00	\$	45,000.00	\$	39,260.91	\$	45,000.00	\$	40,671.63	\$	61,007.45	\$	45,000.00
52-40-44	GIS	\$	-	\$	5,000.00	\$	3,408.24	\$	-	\$	1,746.09	\$	2,619.14	\$	-
52-40-46	BANK AND MERCHANT FEES	\$	23,999.00	\$	22,000.00	\$	27,026.75	\$	25,000.00	\$	17,066.35	\$	25,599.53	\$	26,000.00
52-40-51	POWER	\$	140,605.00	\$	150,000.00	\$	157,637.35	\$	160,000.00	\$	78,245.83	\$	117,368.75	\$	160,000.00
52-40-53	OFFICE PHONES	\$	1,671.00	\$	2,000.00	\$	1,731.60	\$	2,000.00	\$	1,189.65	\$	1,784.48	\$	2,000.00
52-40-55	INTERNET	\$	338.00	\$	500.00	\$	337.68	\$	500.00	\$	208.49	\$	312.74	\$	600.00
52-40-56	SCADA	\$	-	\$	-	\$	-	\$	64,450.00	\$	-	\$	-	\$	15,000.00
52-40-62	TREATMENT PLANT-SOLID WASTE	\$	1,047.00	\$	3,000.00	\$	931.75	\$	1,500.00	\$	10.00	\$	15.00	\$	1,000.00
52-40-63	DUES AND FEES	\$	758.00	\$	2,000.00	\$	2,140.80	\$	2,000.00	\$	1,116.00	\$	1,674.00	\$	2,000.00
52-40-64	CONFERENCES, TRAINING & TRAVEL	\$	2,633.00	\$	3,000.00	\$	2,781.94	\$	3,000.00	\$	561.35	\$	842.03	\$	4,000.00
52-40-70	CAPITAL OUTLAY	\$	-	\$	94,120.00	\$	-	\$	95,000.00	\$	109,659.70	\$	164,489.55	\$	25,000.00
52-40-71	DEBT SERVICE - INTEREST	\$	77,769.00	\$	76,405.00	\$	76,011.80	\$	74,060.00	\$	74,059.99	\$	111,089.99	\$	99,653.00
52-40-72	DEBT SERVICE - PRINCIPAL	\$	-	\$	134,000.00	\$	-	\$	186,000.00	\$	186,000.00	\$	279,000.00	\$	289,069.00
52-40-81	CAPITAL PROJECTS	\$	750.00	\$	600,000.00	\$	-	\$	-	\$	-	\$	-	\$	-
52-40-82	CAPTIAL EQUIPMENT	\$	38,088.00	\$	33,000.00	\$	-	\$	200,000.00	\$	-	\$	-	\$	100,000.00
52-40-84	IMPACT FEE EXPENSE	\$	7,334.00	\$	-	\$	36,024.28	\$	-	\$	-	\$	-	\$	-
52-40-85	EQUIPMENT LEASE	\$	-	\$	4,000.00	\$	-	\$	4,000.00	\$	9,557.02	\$	14,335.53	\$	20,000.00
52-40-86	TREATMENT PLANT CONSTRUCTION	\$	49,682.00	\$	800,000.00	\$	5,695.01	\$	42,000,000.00	\$	158,939.30	\$	238,408.95	\$	44,000,000.00
52-40-91	DEPRECIATION	\$	789,596.00	\$	-	\$	863,752.37	\$	-	\$	-	\$	-	\$	-
52-40-96	CONTRIBUTION TO FUND BALANCE			\$	242,075.00	\$	-	\$	1,883,790.00	\$	-	\$	-	\$	18,005.44
52-40-??	EMPLOYEE APPRECIATION													\$	600.00
TOTAL SEWER EXPENDITURES:		\$	2,353,729.00	\$	3,502,000.00	\$	2,339,756.92	\$	46,021,000.00	\$	1,491,919.40	\$	2,237,879.10	\$	45,978,455.88
														\$	-

GARBAGE FUND

REVENUE

55-30-10	INTEREST EARNED	\$	5,047.09	\$	-	\$	17,262.13	\$	15,600.00	\$	9,588.04	\$	14,382.06	\$	13,000.00
55-30-31	REFUSE COLLECTION CHARGES	\$	958,291.00	\$	997,000.00	\$	1,027,552.37	\$	1,116,000.00	\$	722,385.12	\$	1,083,577.68	\$	1,100,000.00
55-30-32	GARBAGE CAN DELIVERY FEE	\$	31,415.00	\$	28,000.00	\$	26,440.00	\$	28,000.00	\$	13,951.76	\$	20,927.64	\$	22,000.00
55-30-33	RECYCLING FEE	\$	221,755.00	\$	230,000.00	\$	236,939.02	\$	250,000.00	\$	163,474.20	\$	245,211.30	\$	225,000.00
TOTAL REVENUE:		\$	1,216,508.09	\$	1,255,000.00	\$	1,308,193.52	\$	1,409,600.00	\$	909,399.12	\$	1,364,098.68	\$	1,360,000.00

GARBAGE EXPENDITURES

55-40-11	SALARIES AND WAGES	\$	116,631.00	\$	148,000.00	\$	124,036.39	\$	153,000.00	\$	93,442.99	\$	140,164.49	\$	140,188.66
55-40-13	EMPLOYEES BENEFITS	\$	28,768.00	\$	37,000.00	\$	36,170.32	\$	37,000.00	\$	20,910.70	\$	31,366.05	\$	38,850.00
55-40-14	HEALTH INSURANCE	\$	21,501.00	\$	26,500.00	\$	16,615.80	\$	18,500.00	\$	11,258.28	\$	16,887.42	\$	19,425.00
55-40-23	SOFTWARE	\$	-	\$	2,000.00	\$	-	\$	2,000.00	\$	1,283.27	\$	1,924.91	\$	2,700.00
55-40-24	GARBAGE CANS	\$	46,234.00	\$	99,000.00	\$	37,459.46	\$	99,000.00	\$	-	\$	-	\$	99,000.00
55-40-25	PARTS AND EQUIPMENT	\$	472.00	\$	1,000.00	\$	536.11	\$	1,000.00	\$	748.22	\$	1,122.33	\$	1,000.00
55-40-27	FUEL	\$	6,929.00	\$	7,800.00	\$	5,570.44	\$	7,800.00	\$	4,150.14	\$	6,225.21	\$	7,800.00
55-40-29	SAFETY EQUIPMENT	\$	160.00	\$	700.00	\$	-	\$	700.00	\$	-	\$	-	\$	14,000.00
55-40-30	UTILITY BILL COST	\$	9,175.00	\$	10,000.00	\$	9,607.68	\$	10,000.00	\$	5,856.82	\$	8,785.23	\$	10,000.00
55-40-36	VEHICLE MAINTENANCE	\$	2,261.00	\$	2,000.00	\$	2,246.40	\$	2,000.00	\$	646.93	\$	970.40	\$	2,000.00
55-40-39	TIPPING FEES	\$	288,904.00	\$	264,000.00	\$	286,844.20	\$	320,000.00	\$	171,225.40	\$	256,838.10	\$	300,000.00
55-40-42	GARBAGE REMOVAL	\$	422,001.00	\$	432,600.00	\$	474,211.67	\$	480,000.00	\$	288,449.95	\$	432,674.93	\$	441,787.00

55-40-43	RECYCLING REMOVAL	\$	187,844.00	\$	195,000.00	\$	202,812.84	\$	213,000.00	\$	123,379.23	\$	185,068.85	\$	241,412.00
55-40-46	BANK AND MERCHANT FEES	\$	23,999.00	\$	25,000.00	\$	27,026.75	\$	27,000.00	\$	17,066.35	\$	25,599.53	\$	30,000.00
55-40-96	CONTRIBUTION TO FUND BALANCE	\$	-	\$	4,400.00	\$	16,047.01	\$	38,600.00	\$	-	\$	-	\$	11,837.34
TOTAL GARBAGE EXPENDITURES:		\$	1,154,879.00	\$	1,255,000.00	\$	1,239,185.07	\$	1,409,600.00	\$	738,418.28	\$	1,107,627.42	\$	1,360,000.00
														\$	-



FY2027 Budget Message

The FY2027 budget does not include any capital purchases or equipment purchases in any department (other than what is carrying over from FY2026). Due to the budgetary restraints, all asks were denied. FY2027 will continue to operate with the same financial policies that have been in place at Grantsville City through FY2026. There are no salient changes in the FY2027 budget, as all requests were denied. The only notable increase is a 3% COLA increase for all staff. There have been no major changes to financial policies in FY2026, and are not anticipated for FY2027.

Agenda Item #10

Presentation of the Property Tax Impact
Schedule

GRANTSVILLE CITY CORPORATION PROPERTY TAX IMPACT SCHEDULE FISCAL YEAR 2026-2027

Proposed Property Tax Impact Schedule

Grantsville City will consider an increase to its property tax rate from 0.001368 to 0.001436, which exceeds the estimated certified tax rate and is estimated to generate an additional \$104,149.00 in property tax revenue. The following information is intended to provide the City Council and the public with an explanation of how the City's operations would be affected if the proposed property tax increase is adopted.

Grantsville City's Current Property Tax Rate	0.001368
Grantsville City's Current Property Tax Revenue	\$2,082,977.00
Proposed Revenue with Tax Change (not including new growth)	\$2,187,126.00
New Property Tax Revenue to Grantsville City (not including new growth)	\$104,149.00

Proposed Property Tax Rate	0.001436
Estimated percentage increase to property tax rate	5.00%

Property Type	Median Sales Price for Grantsville City	Estimated Certified Tax Rate	Proposed Tax Rate	Increase/ (Decrease) per year	Increase/ (Decrease) per month	% Increase/ (Decrease)
Residential	\$ 563,139	\$ 423.71	\$ 444.77	\$ 21.06	\$ 1.76	5.0%
Commercial	\$ 2,555,176	\$ 1,922.51	\$ 2,018.08	\$ 95.56	\$ 7.96	5.0%

Affected Department	Proposed Budget	Budget w/out Tax Change	Budget Change	Impact of Tax Increase
Parks & Recreation	\$ 571,667.38	\$ 467,518.38	\$ 104,149.00	Parks & Recreation is requesting an additional Full-Time, benefitted employee to support two new parks coming online - Scenic Slopes and the Veteran's Park. Both of which are anticipated to be completed early in FY2027

Total General Fund Change: \$ 104,149.00

Agenda Item #11

Presentation of the annual Fraud Risk
Assessment

Fraud Risk Assessment

Continued

*Total Points Earned: 375/395 *Risk Level: Very Low > 355 Low 316-355 Moderate 276-315 High 200-275 Very High < 200

	Yes	Pts
1. Does the entity have adequate basic separation of duties or mitigating controls as outlined in the attached Basic Separation of Duties Questionnaire?	<u>Y</u>	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	<u>Y</u>	5
b. Procurement?	<u>Y</u>	5
c. Ethical behavior?	<u>Y</u>	5
d. Reporting fraud and abuse?	<u>Y</u>	5
e. Travel?	<u>Y</u>	5
f. Credit/Purchasing cards (where applicable)?	<u>Y</u>	5
g. Personal use of entity assets?	<u>Y</u>	5
h. IT and computer security?	<u>Y</u>	5
i. Cash receipting and deposits?	<u>Y</u>	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	<u>Y</u>	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	<u>Y</u>	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	<u>Y</u>	20
5. Have all governing body members completed entity specific (District Board Member Training for local/special service districts & interlocal entities, Introductory Training for Municipal Officials for cities & towns, etc.) online training (training.auditor.utah.gov) within four years of term appointment/election date?	<u>Y</u>	20
6. Regardless of license or formal education, does at least one member of the management team receive at least 40 hours of formal training related to accounting, budgeting, or other financial areas each year?	<u>Y</u>	20
7. Does the entity have or promote a fraud hotline?	<u>Y</u>	20
8. Does the entity have a formal internal audit function?	<u>Y</u>	20
9. Does the entity have a formal audit committee?	<u>Y</u>	20

*Entity Name: Grantsville City

*Completed for Fiscal Year Ending: 06-30-2026 *Completion Date: 05-27-2026

*CAO Name: Michael Resare *CFO Name: Aspen W. Clegg

*CAO Signature: [Signature] *CFO Signature: [Signature]

*Required

Basic Separation of Duties

See the following page for instructions and definitions.

	Yes	No	MC*	N/A
1. Does the entity have a board chair, clerk, and treasurer who are three separate people?	X			
2. Are all the people who are able to receive cash or check payments different from all of the people who are able to make general ledger entries?	X			
3. Are all the people who are able to collect cash or check payments different from all the people who are able to adjust customer accounts? If no customer accounts, check "N/A".	X			
4. Are all the people who have access to blank checks different from those who are authorized signers?	X			
5. Does someone other than the clerk and treasurer reconcile all bank accounts OR are original bank statements reviewed by a person other than the clerk to detect unauthorized disbursements?	X			
6. Does someone other than the clerk review periodic reports of all general ledger accounts to identify unauthorized payments recorded in those accounts?	X			
7. Are original credit/purchase card statements received directly from the card company by someone other than the card holder? If no credit/purchase cards, check "N/A".			X	
8. Does someone other than the credit/purchase card holder ensure that all card purchases are supported with receipts or other supporting documentation? If no credit/purchase cards, check "N/A".	X			
9. Does someone who is not a subordinate of the credit/purchase card holder review all card purchases for appropriateness (including the chief administrative officer and board members if they have a card)? If no credit/purchase cards, check "N/A".	X			
10. Does the person who authorizes payment for goods or services, who is not the clerk, verify the receipt of goods or services?	X			
11. Does someone authorize payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			
12. Does someone review all payroll payments who is separate from the person who prepares payroll payments? If no W-2 employees, check "N/A".	X			

* MC = Mitigating Control

Agenda Item #12

Discussion of proper usage of city property in regard to political signage

Agenda Item #13

Closed Session – (Imminent Litigation,
Real Estate Negotiations, Personnel)

*This portion of the meeting is closed to
the public pursuant to the Open and
Public Meetings Act, UCA § 52-4-205*

Agenda Item #14

Adjourn