WEST HAVEN CITY
COUNCIL MEETING MINUTES

April 28, 2026 4:00 P.M.
Community Room
4150 South 3900 West, West Haven, UT 84401

Present:	
Rob Vanderwood	Mayor
Carrie Call	Councilmember
Kim Dixon	Councilmember
Nina Morse	Councilmember
Ryan Swapp	Councilmember
Ryan Saunders	Councilmember
Shawn Warnke	City Manager
Emily Green	City Recorder
Stephen Nelson	Community Development Director
Edward Mignone	City Engineer
Brock Randall	Parks and Recreation Director
John Wallace	Public Works Director
Michelle Witte	Social Media Coordinator & Admin. Assistant
Excused:	

1. **MEETING CALLED TO ORDER:** **Pro Tem Saunders**

The Council met for a special meeting held in the Community Room.
Pro Tem Saunders brought the meeting to order at 4:05 PM and welcomed those in attendance.

*****AGENDA ACTION ITEMS*****
CITY COUNCIL MAY TAKE ACTION ON THE FOLLOWING AGENDA ITEMS

2. **BUDGET DISCUSSION-COUNCIL WILL DISCUSS THE CURRENT 2025-2026 BUDGET AND PROPOSED 2026-2027 TENTATIVE BUDGET INCLUDING BUT NOT LIMITED TO REVENUES, IMPLEMENTING A NEW TAX (MUNICIPAL ENERGY TAX) EXPENSES, AND CAPITAL PROJECTS WITHIN THE GENERAL FUND, CAPITAL PROJECT FUND, CEMETERY FUND, AND STORM WATER FUND.**

Shawn Warnke gave a presentation on the current 2025-2026 budget and 2026-2027 tentative budget.

FY 2027 Budget

Budget Process is Collective Effort

- Emily- Providing information and documents needed to draft budget
- John, Brock, Ed, and Stephen providing projects, cost estimates, timing of capital projects between fiscal years, and drafting narratives
- Katie providing estimates on interest, depreciation, capital projects, financial projections regarding appropriations
- Ryan Child providing technical oversight and control
- Mayor and City Council discussing and deliberating on revenues and expenses capital projects

Budget Process Forward- Mayor & City Council

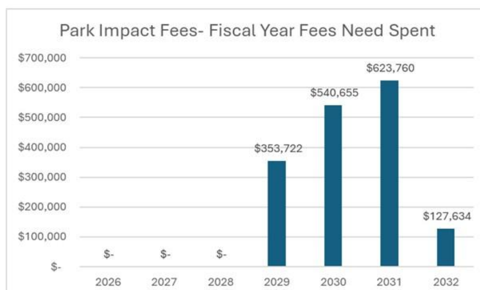
- April 28th a good first draft of the budget and corresponding memo is available
- Opportunities for Mayor and City Council's discussion and deliberations include:
  - May 6th
  - May 20th
  - June 3rd
  - Special budget meetings as suggested
- Adopt the tentative budget on May 6th

Budget Process Forward- City Staff

- Concurrent with the Mayor & City Council's discussions, City staff will be discussing and deliberating the budget by:
  - City Manager review the budget and budget memo and reconcile accuracy
  - City Manager and Department Heads to review the budget from an operational feasibility perspective (continuing operations and implementing capital projects)
  - City Manager and Finance Director review the budget from financial feasibility perspective

Capital Project Fund

Impact Fees



13-4530 Parks CP- Impact Fees (Expenditures- Parks)

- $2,224,000- Windsor Park
- $250,000- Trail Corridor Improvements
- $275,000- Poulter Pond Improvements
- $179,000- Poulter Pond Pavilion
- $28,600- Poulter Pond Benches
- $166,000- Barn Park Restrooms

Mayor Vanderwood entered at 4:20 PM.

13-4533 Parks CP- Unrestricted (Expenditures- Parks).

- $50,000- Water Meters for Poulter Pond Inlet and Outlet.
- $30,000- Security Cameras in the City Park System (Hardware and Debt Service).
- $25,000- Surface-Mounted, Acoustic Treatments at the Barn.

13-5015 Non-Departmental CP- Equipment (Expenditures- Non-Departmental Capital Projects).

- $36,000- Concrete Grinding Machine (GrindLazer with LazerVac).
- $12,000- Fork Attachments for Loader (87" Frame 57" Tine).
- $25,000- Diamond Products Core-Cut CC Electronic Fuel-Injected Saw.
- $50,000- Tow-Behind Air Compressor & Pneumatic Tools.
- $135,000- Bucket Truck

13-5033 Non-Department CP—Unrestricted (Non-Departmental Capital Projects- Expenditures).

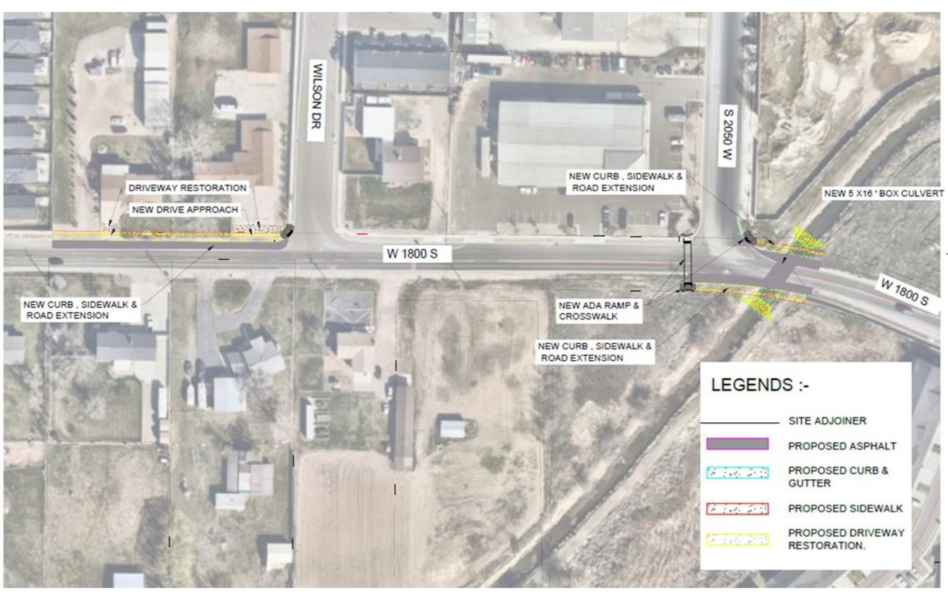
- $30,000- Conversion of Fremont Island Conference Room to Front Counter.
- $20,800- Covered Parking Stalls at City Hall.
- $40,000- New Public Works Building (Architectural Services).
- $200,000- Heating, Ventilation, and Air Conditioning (HVAC) System City Hall.

13-5033 Non-Department CP—Unrestricted (Non-Departmental Capital Projects- Expenditures).

- $30,000- Conversion of Fremont Island Conference Room to Front Counter.
- $20,800- Covered Parking Stalls at City Hall.
- $40,000- New Public Works Building (Architectural Services).
- $200,000- Heating, Ventilation, and Air Conditioning (HVAC) System City Hall.

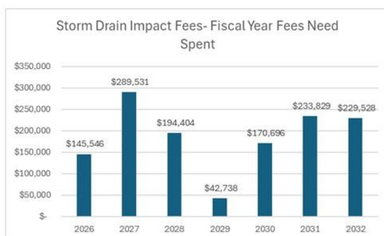
13-6080 Roads CP- Impact Fees (Expenditures- Road Impact Fees).

- $2,498,000- 5100 West Project
- $1,000,000- 5100 West / 4000 South Intersection & Traffic Signal.
- $1,000,000- 4300 West / 4000 South Intersection &Traffic Signal.
- $566,000- 1800 South 1900 West Intersection (between 2050 W & 1900 W).
- $4,804,000- 1800 South to 2100 South Connector (between 2475 W & 2200 W
- $935,000- 1800 South – 2350 W to 1950 W, (Hooper Canal Culvert Replaceme
- $1,600,000- 3300 South to 3600 South Connector
- $120,000- 3600 South Expansion (Between 2625 West & 3645 West- Fire Static



Storm Drain

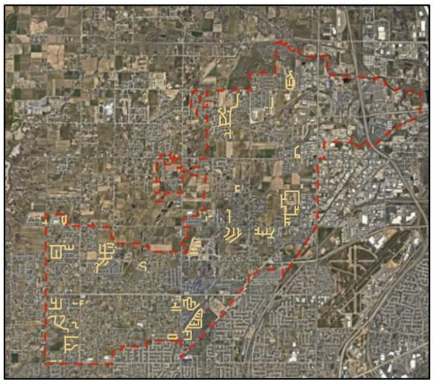
Storm Water Impact Fee

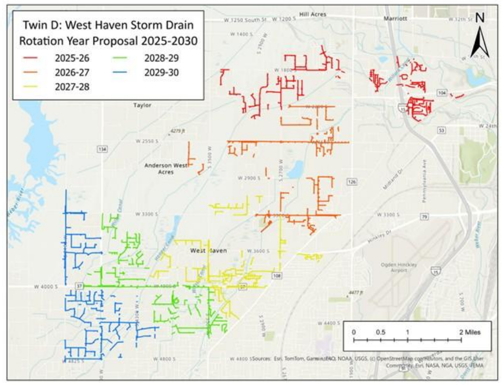


Transfer for Storm Water Fund

- 20% of the City Engineer/Storm Water Manager’s
- 50% of the Code Enforcement/Storm Water Inspector's total compensation.
- The Storm Water Fund’s ability to make this transfer stems from the total compensation (i.e., wages and benefits totaling $131,300) savings associated with the previous Stormwater Manager's personnel costs, who resigned in July 2025.

Land Drain & Storm Drain System





51-5010 Storm CP- Impact Fees (Capital Projects – Non-Operating Expenses)

- $286,000- *5100 West (New Storm Water Pipe).*

51-5014 Storm CP- Unrestricted (Capital Projects – Non-Operating Expenses)

- $50,000 1100 W Storm Drain Pre-Treatment of Storm Water.

51-5014 Storm CP- Unrestricted (Capital Projects – Non-Operating Expenses)

- $100,000- 2775 S / Windsor Drain Relocation.

51-5014 Storm CP- Unrestricted (Capital Projects – Non-Operating Expenses)

- $154,000- Macy Lane Storm Drain Improvements.

FY 2026 Budget Storm Drain Budget

- Operating Revenues
  - $320,000- Storm Drain Utility Fees
  - $1,200- Storm Water Inspection Fees
  - $321,200- Total Operating & Maintenance Budget

- Operating Expenses
  - $958,575- Total Operations & Maintenance

- Revenues over Expenses
  - -$637,375[1]

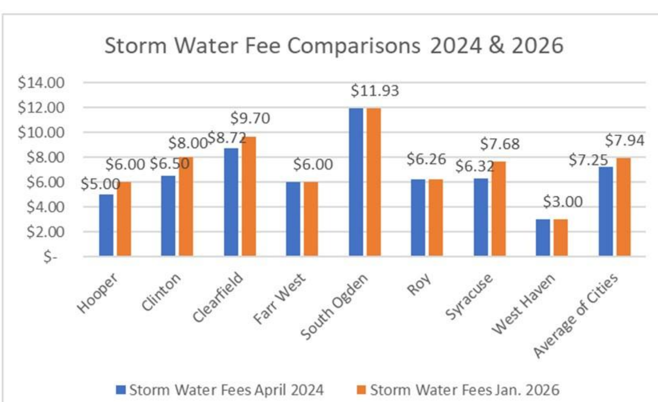
  - Note [1]: This amount does not include Administrative Fees of $161,000

Administrative Fee to the General Fund

STORM WATER ADMINISTRATIVE SERVICES ALLOCATION
FY2026 BUDGET YEAR

		ALLOCATION %	FY25 ESTIMATES	TOTAL FY 2026 (PER FY25 EST)	Notes
10-4311	CITY MANAGER	5%	$ 220,060.00	11,003.00	FY 2025 Budgeted total compensation value for positon
10-4311	CITY ENGINEER	15%	$ 193,720.85	29,058.13	FY 2025 Budgeted total compensation value for positon
10-6011	PUBLIC WORKS DIRECTOR	15%	$ 193,720.85	29,058.13	Estimated that compensenation was similar to Engineer
10-4335	CITY TREASURER & FINANCE DIRECTOR	15%	$ 63,000.00	9,450.00	Monthly billing $5,250 * 12 = $63,000
10-4311	ACCOUNTS PAYABLE CLERK (CITY RECORDER)	15%	$ 112,422.51	16,863.38	FY 2025 Budgeted total compensation value for positon
10-4330	AUDITORS	15%	$ 10,600.00	1,590.00	FY 2026 Proposed audit amount
10-6111	UTILITY CLERK/RECEPTIONIST	10%	$ 88,277.80	8,827.78	Note 2, FY 2025 Budgeted total compensation value for positon
10-6111	UTILITY SUPERVISOR (WHSSD RECORDER)	10%	$ 98,194.15	9,819.42	Note 2, FY 2025 Budgeted total compensation value for positon
10-5135	WORKMENS COMPENSATION FUND	5%	$ 13,364.00	668.20	FY 2025 ULGT Quote
10-5145	TELEPHONE	5%	$ 46,000.00	2,300.00	FY 2025 ULGT Quote, is subject to audit at end of year based upon wages
10-5150	INSURANCE	5%	$ 56,216.00	2,810.80	$32,056- General Liability ($5 M Aggregate Limit); $14,723- Property; $9,437 Auto Physical Damages
10-4390	EDUCATION - COMMUNITY PROMOTION	10%	$ 8,400.00	840.00	$8,400 Quarterly Printed Newsletter
10-5170	MAINTENANCE	0%	$ 76,000.00	-	FY 2025 Budget number
10-5211	JANITOR	10%	$ 29,801.00	2,980.10	FY 2025 Budgeted total compensation value for positon
10-5175	UTILITIES	0%	$ 66,000.00	-	FY 2025 Budget number
10-5151	VEHICLE MAINTENANCE	10%	$ 31,000.00	3,100.00	FY 2025 Budget number
10-5152	FUEL	10%	$ 50,000.00	5,000.00	FY 2025 Budget number
10-5155	COMPUTER EQUIPMENT & SOFTWARE	0%	$ 159,000.00	-	FY 2025 Budget number
	MOWING	Note 1	Note 1	27,684.00	
				161,052.93	

Storm Water Fee Comparison



Rough Estimate of Storm Water Fee Increase

- Likely need to increase the $3.00 per month storm fee by 2 to 3 times ($6.00 to $9.00 per month)
- Increase between $72 to $108 annually

Depreciation Amount

From: Shawn Warnke
Sent: Friday, March 13, 2026 3:27 PM
To: Katie Giddens <katie@childrichards.com>
Subject: Storm Water System Deprecation?

Hello Katie

Can you please tell me the depreciation schedule for Storm Water System? Thanks Shawn

In the budget, we are depreciating 370,175 in FY 2026. I am thinking that most of the storm drain system should be a 50 year depreciation schedule. Shawn

Depreciated Assets				
Storm drain system	16,362,899	1,793,250	-	18,156,149
Machinery and equipment	107,316	-	-	107,316
Total depreciated assets	16,470,215	1,793,250	-	18,263,465

General Fund Increases

FY 2027 & FY 2028

Significant Budget Items in FY 2028 in General Fund

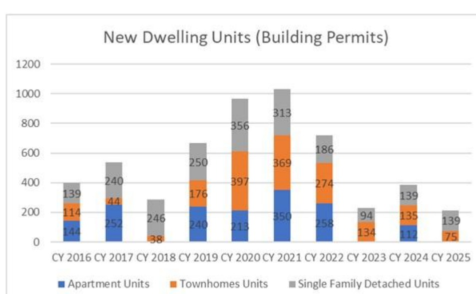
Increases in FY 2028

- $123,886- Change in Law Enforcement Contract associated with Walmart Calls for Service and Population Increase
- $97,112 – Additional Public Works Employee
- $190,816– Assistant City Manager
- $98,210- Office Manager, Public Works/Parks & Recreation
- $ 510,024

General Fund Outstanding Items

- UTOPIA Sales Tax Pledge
- Negotiations that the Sheriff's Office has with the Weber School District regarding the School Resource Officer Contract
- Energy Tax Update

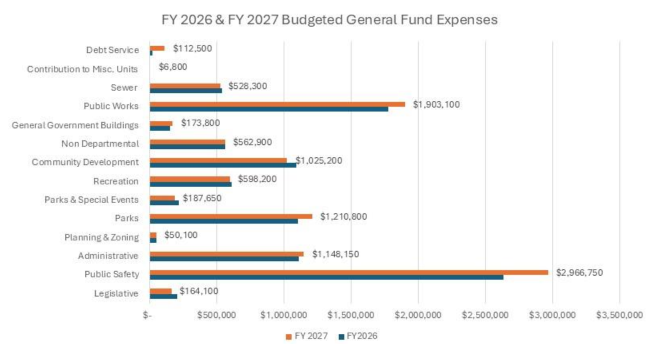
General Fund Revenues



Increases in General Fund

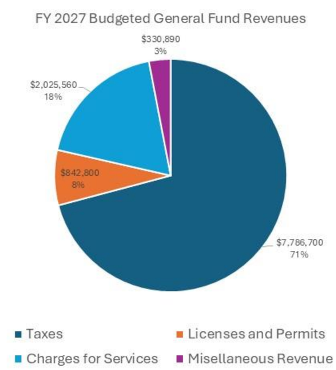
- $309,500 Law Enforcement (City’s portion of new Deputies)
- $14,600 2 new Crossing Guards (4000 South 4700 West Intersection for Quest Academy)
- $30,000 Emergency Manager (new part-time position)
- $45,000 Parks (Outsourcing the mowing for Green Farms Open Space)
- $30,000 Cemetery (Outsource the mowing for the Cemetery)
- $30,198 Health Insurance (Renewal for health insurance, same benefit as last year)
- $10,000 Event Center Scheduling Software for the Barn and Pavilions
- $27,000 New Part-Time Seasonal Employee Parks
- $148,375 Employee Wage Increases (2.5% COLA & 3 Merit)
- $436,300

FY 2026 & FY 2027 Budgeted General Fund Expenses

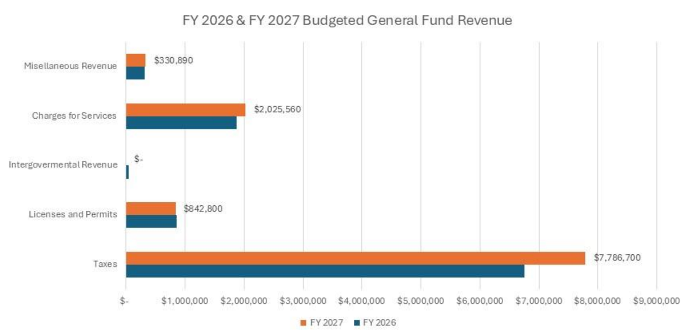


PUBLIC WORKS		FY25 ACTUAL	FY26 ESTIMATES	FY26 BUDGET	FY27 BUD(
10-6011	SALARIES AND WAGES	244,038	338,279	385,400	416,100
10-6013	SOCIAL SECURITY	18,818	25,752	29,000	31,200
10-6014	EMPLOYEE BENEFITS	129,042	136,006	187,000	176,800
10-6030	ENGINEERING	47,513	64,229	40,000	85,000
10-6032	EMERGENCY PROJECTS	-	-	10,000	15,000
10-6033	SIGNS HARDWARE POSTS	11,610	25,033	27,000	22,000
10-6034	MATERIALS AND IMPROVEMENTS	17,425	35,881	20,000	30,000
10-6035	STREET LIGHTING	44,236	37,710	50,000	50,000
10-6037	SANITATION SERVICES	798,218	780,000	854,550	894,000
10-6038	STREET LIGHTING - INSTALLATION	37,741	17,311	111,500	111,500
10-6040	SERVICES	21,362	52,031	18,000	18,000
10-6042	TRAINING AND TRAVEL	3,223	3,465	7,000	10,000
10-6043	SUPPLIES	24,715	30,119	22,500	25,000
10-6050	VEHICLE MAINTENANCE	278	1,853	5,000	5,000
10-6051	FUEL	-	-		-
10-6052	EQUIPMENT RENTAL	10,643	2,505	10,000	10,000
10-6060	CELL PHONES	-	-		-
10-6062	PROFESSIONAL SERVICES	-	-		2,000
10-6065	DRUG TESTING	-	-	1500	1,500
10-6075	CAPITAL OUTLAY- EQUIPMENT	-	-		-
10-6091	SAFE SIDEWALK	-	-		-
		1,408,862	1,550,173	1,778,450	1,903,100

FY 2027 Budgeted General Fund Revenues



FY 2026 & FY 2027 Budgeted General Fund Revenue



Cemetery Fund

Created: 2/1/2026

OBSERVATIONS: With an assumption of 3% interest rate and 2.5% inflation. The interest earnings catches up to the cost in 2077, making the cemetery self-sustaining. If inflation were also 3%, then the interest earnings never catches up through the full capacity of the cemetery.
The price per plot needs to have occasional increases that will keep up with inflation. $550 per plot in 10 years doesn't make sense.

COLUMN A	These are expected costs put together by Shawn plus an annual inflation adjustment of 3%
COLUMN B	Actual costs borne by the Cemetery Fund, not the General Fund.
COLUMN C	Earnings on interest with estimated interest rate shown in column G.
COLUMN D	Lot sales revenue coming from Plot Information Sheet. Average sales at $550 per plot.
COLUMN E	Beginning cash balance plus interest, plus lot sales, minus actual costs.
COLUMN F	Interest rates, which are estimated in the future, but the actual can be changed in this shee each year.
COLUMN G	Actual excess (deficiency) of lot sales plus interest minus actual costs.
COLUMN H	Hypothetical excess (deficiency) of lot sales plus interest minus expected costs.
COLUMN I	This column shows just the interest earnings paying for the actual costs. When this hits $0 or higher, the cemetery is self-sustainable.

	A	B	C	D	E	F	G	H	I
YEAR	EXPECTED COSTS	ACTUAL COSTS	INTEREST EARNNINGS	LOT SALES (ESTIMATED AFTER 2025)	CEMETERY CASH BALANCE	INTEREST RATE	INTEREST PLUS SALES MINUS ACTUAL COSTS	SALES MINUS EXPECTED COSTS	INTEREST MINUS COST
2026	55,168	-	23,153	31,900	661,507	3.50%	55,053	(116)	(32,016)
2027	56,548	-	23,153	31,900	716,560	3.00%	55,053	(1,495)	(33,395)

Current Financial Analysis of Cemetery Fund

- With an existing cash balance of $661,000, with an assumption of 3% interest rate and 2.5% inflation. The interest earnings catch up to the cost in 2077, making the cemetery self-sustaining.

- If inflation were also 3%, then the interest earnings would never catch up to maintain the cemetery reaches its full capacity.

Estimated Maintenance Expense in FY 2027

Date	Amount	Description
May	$958	Fertilizer (28-3-10, 20 bags)
October	$832	Fertilizer (43-0-0, 15 bags)
June/July	$3,300	Cascade (wet agent-60 bags)
March/Nov	$30,000	3rd Party Contractor mowing, trimming, and edging
March/Nov	$10,000	Park Maintenance Operator 1 ($43.43 total compensation value per hour working 230 hours)
Jan-Dec	$2,000	Fuel, equipment maintenance
Jan-Dec	$600	Internet for security camera
Jan-Dec	$238.24	Rocky Mountain Power Invoice
Jan-Dec	$573.56	Bona Vista Water Irrigation Invoice
Jan-Dec	$6,667.00	Depreciation Amount for Roads (See Note 1)
Total	$55,168.80	

Items to Make the Cemetery Fund Self-Sustaining

- Target is to make the Cemetery be able to be self-sustaining by 2050
- Evaluate lot sales price and opening and closing fees (potential increase)
- Evaluate instituting a perpetual care fee (a one-time fee due at the purchase of the plot)
- Make a large one-time contribution from the General Fund to the Cemetery Fund to increase the cash balance to generate more interest

Upcoming Budget Discussions

- General Fund
  - New and ongoing expenses in the General Fund
  - Sales Tax
  - Capital Project Transfer
  - Property Tax
  - Energy Tax
- Capital Fund
  - FY 2027 Capital Project Budget
- Cemetery Fund
  - Financial Analysis on realizing a
  - Creating a Financial Plan on
- Storm Drain Fund
  - Anticipated Storm Drain Fee

Wal-Mart generates highest number of police calls in many Utah cities

By Tania Mashburn | Posted - Aug. 11, 2016 at 11:53 p.m.

2 photos 251 Save Story

WALMART CALL NUMBERS

RANKED
Salt Lake City – 350 W. Hope Ave - #2 – **1590 CALLS**
Ogden – 1959 Wall Ave - #1 **– 1062 CALLS**
West Valley City – 3180 S. 5600 W. - #2 - **1229 CALLS**
West Valley City – 5675 W. 6200 S. - #8 – **433 CALLS**
Magna – 3555 S. 8400 W. - #3 – **73 CALLS**
Riverton – 13502 S Hamilton View Rd - #1 **198 CALLS**
Midvale – 7250 S. Union Park Ave - #1 – **258 CALLS**
Taylorsville – 5469 S Redwood Rd - #1 – **685 CALLS**
Orem – 1355 S. Sandhill - #1 - **806 CALLS**
Layton – 745 W Hill Field Rd - #1 – **1008 CALLS**
South Jordan – 11328 S Jordan Gateway St - #1 – **601 CALLS**
South Jordan – 3590 W South Jordan Pkwy - #3 – **211 CALLS**
Provo – 2255 N University Pkwy - #15 – **104 CALLS**

NOT RANKED
Logan – 1150 S 100 W – **221 CALLS**
Centerville – 221 W Parrish Lane – **202 CALLS**
Draper – 1360 Draper Pkwy – **38 CALLS**
Vernal – 1851 W Highway 40 – **179 CALLS**

COMPARISON
Salt Lake City
  Road Home Shelter: 1927 CALLS (#1)
  Walmart: 1590 CALLS (#2)
  Motel 6: 459 CALLS (#3)
Layton
  Walmart: 1008 CALLS (#1)
  Target: 285 CALLS (#7)
Orem
  Walmart: 806 CALLS (#1)
  Target: 184 CALLS (#5)
Provo
  Walmart: 104 CALLS (#15)
  Provo Towne Center Mall: 587 CALLS (#1)
Ogden
  Walmart: 1062 CALLS (#1)
  Shopko: 243 CALLS (#10)
West Valley City
  Valley Fair Mall: 1301 CALLS (#1)
  Walmart (3180 S 5600 W): 1229 CALLS (#2)
  Walmart (5675 W 6200 S): 433 CALLS (#8)

2026/2027 Costs for 10 Additional Officers

Current Estimates for FY 2027: Adding 10 Additional Officers

2026/27 Cost	% of Total	2025/26 Cost	% Change	$ Change
• $2,953,768	27.84%	$2,246,671	31.47%	$707,097

Adjustment: Adding 1,000 Additional Calls in FY 2028

2026/27 Cost	% of Total	2025/26 Cost	% Change	$ Change
• $3,034,294	28.60%	$2,246,671	35.06%	$787,623

Difference

2026/27 Cost	% of Total	2025/26 Cost	% Change	$ Change
• $80,527	1%	$-	4%	$80,527

2026/2027 Costs for 10 Additional Officers

Current Estimates for FY 2027: Adding 10 Additional Officers

2026/27 Cost	% of Total	2025/26 Cost	% Change	$ Change
• $2,953,768	27.84%	$2,246,671	31.47%	$707,097

Adjustment: Adding 1,000 Additional Calls in FY 2028 & 1,127 Additional People

2026/27 Cost	% of Total	2025/26 Cost	% Change	$ Change
• $3,077,654	29.01%	$2,246,671	36.99%	$830,983

Difference

2026/27 Cost	% of Total	2025/26 Cost	% Change	$ Change
• $123,886	1%	$-	6%	$123,886

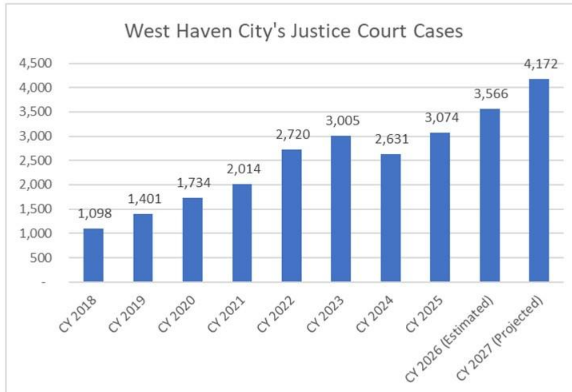
Law Enforcement Funding Formula

• Population is 40%=	$43,360
• Call for Services is 60%=	$80,527
	$123,886

Court Case Increases

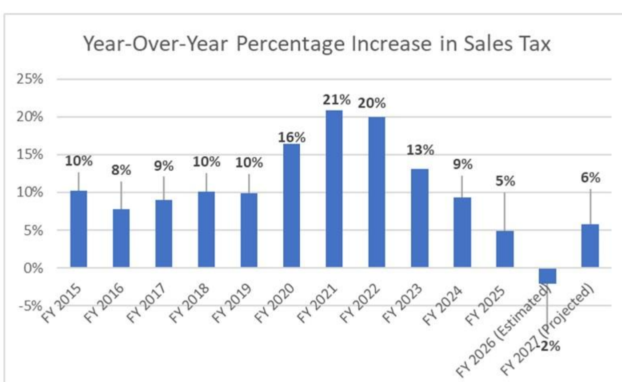
West Haven Justice Court Cases

	WH	
CY 2018	1,098	
CY 2019	1,401	28%
CY 2020	1,734	24%
CY 2021	2,014	16%
CY 2022	2,720	35%
CY 2023	3,005	10%
CY 2024	2,631	-12%
CY 2025	3,074	17%
CY 2026 (Estimated)	3,566	16%
CY 2027 (Projected)	4,172	17%



Sales Tax

Percentage Increase in Sales Tax



Year-to-Date Comparison from FY 2025 to FY 2026

- $4,205,316.00   FY 2025 (July - Feb)
- $4,118,518.00   FY 2026 (July - Feb)
- 0.979359934

- FY 2026 sales tax is trending -2% of last year as a year-to-date (July to Feb), compared to FY 2025, which continued that same trend for the remainder of FY 2027 (March to June). As such, it is projected that sales tax in FY 2027 will be $6,012,481.03

- Kem C. Gardner Institute estimated that the City would lose approximately $180,000 (in Sales and C Road Taxes)

FY 2026 Population estimates for purposes of Sales Tax

- 24,617- June 2025
- 22,310-July 2025

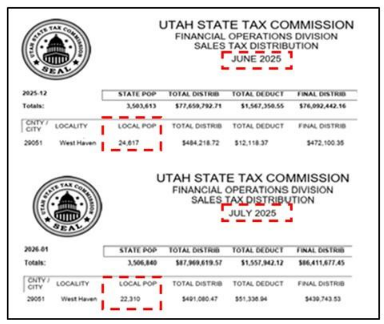
(2,307)

FY 2027 Population estimates for purposes of Sales Tax

- 22,310-July 2025
- 1,127- Utah Population Committee's Adjustment
- 659- City Manager's Guess (214 new homes CY 2025 Multiplied by 3.08 Census Avg. Household Size)

24,096- Population for July 2026 (Used for FY 2027)

- Will use the unaudited sales tax number from FY 2025, noting that West Haven City's population will hopefully be close to the same as FY 2025, and hoping that inflation of 2.5% in the cost of goods by which sales taxes are charged will close the gap between population numbers from FY 2025 and FY 2027

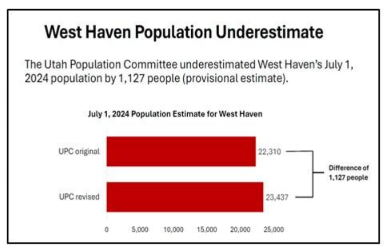


UTAH STATE TAX COMMISSION
FINANCIAL OPERATIONS DIVISION
SALES TAX DISTRIBUTION
JUNE 2025

2025-12		STATE POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
Totals:		3,503,613	$77,659,792.71	$1,567,350.55	$76,092,442.16
CNTY / CITY	LOCALITY	LOCAL POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
29051	West Haven	24,617	$484,218.72	$12,118.37	$472,100.35

UTAH STATE TAX COMMISSION
FINANCIAL OPERATIONS DIVISION
SALES TAX DISTRIBUTION
JULY 2025

2026-01		STATE POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
Totals:		3,506,840	$87,969,619.57	$1,557,942.12	$86,411,677.45
CNTY / CITY	LOCALITY	LOCAL POP	TOTAL DISTRIB	TOTAL DEDUCT	FINAL DISTRIB
29051	West Haven	22,310	$491,080.47	$51,336.94	$439,743.53



FY 2027 Sales Tax Estimates

- $6,137,931- FY 2025 Actuals Unaudited Sales Tax Receipts
- $6,012,481- FY 2026 Estimated Sales Tax Receipts

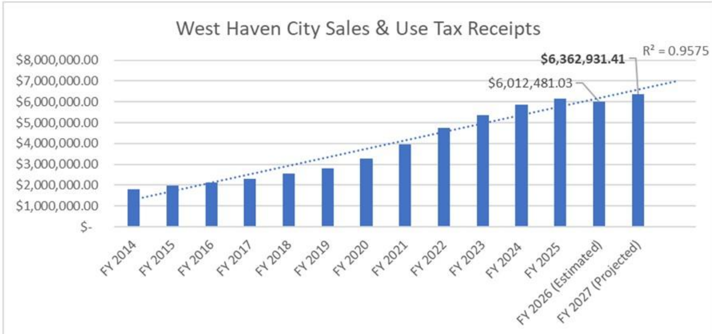
  ($125,450)

- $6,137,931- FY 2027- Without Wal-Mart
- + $225,000- With Wal-Mart for 3 months in FY 2027[1]
- $6,362,931- Budgeted Sales Tax Number in FY 2027
- - $112,500- Amount due for reimbursement for Hunter Drive (Public Road). See A Budget Account Code *10-6910 Reimbursement for Hunter Drive*
- $6,250,431- Net amount of Sales Tax available for City operations in FY 2027

Note 1: The 10-8-2 Study estimated that the City would receive $900,000 in additional sales tax for the first year. Wal-Mart estimates the exterior work will be completed by the end of 2026. However, once Walmart takes possession, it will build the interior items and receive the freight. City staff have requested updated dates, as Walmart representatives have stated the timeline has changed several times due to construction.

At this point in the process, the City is estimating that Wal-Mart will be open for 3 months during FY 2027. The City has projected an increase in sales tax of $75,000 per month, with the City retaining $37,500 for general government purposes and reimbursing $37,500 for the reconstruction of Hunter Drive. All of this equates to $225,000 in additional sales tax attributed to Wal-Mart in FY 2027, with the City retaining $112,500 and budgeting $112,500 in *10-6910 Reimbursement for Hunter Drive.*

FY 2027 Budget Sales Tax Number



- $6,362,931- Budgeted Sales Tax Number in FY 2027 (Gross Amount)
- $6,250,431- Net amount of Sales Tax available for City operations in FY 2027[1]

Note 1: The 10-8-2 Study estimated that the City would receive $900,000 in additional sales tax for the first year. Wal-Mart estimates the exterior work will be completed by the end of 2026. However, once Walmart takes possession, it will build the interior items and receive the freight. City staff have requested updated dates, as Walmart representatives have stated the timeline has changed several times due to construction.

At this point in the process, the City is estimating that Wal-Mart will be open for 3 months during FY 2027. The City has projected an increase in sales tax of $75,000 per month, with the City retaining $37,500 for general government purposes and reimbursing $37,500 for the reconstruction of Hunter Drive. All of this equates to $225,000 in additional sales tax attributed to Wal-Mart in FY 2027, with the City retaining $112,500 and budgeting $112,500 in *10-6910 Reimbursement for Hunter Drive*.

10-8-2 Study for Wal-Mart

Quantitative Benefit: The main quantitative benefit is increased sales tax revenues to the City. A 10-year period was used to analyze the sales tax revenues generated by the Development. The analysis assumes the City will receive 0.90% of the total 1.00% local option sales tax. Additionally, the analysis assumes an annual growth rate of 2.50% on the gross taxable sales. The proposed Development is estimated to produce $12.92 million (twelve million nine hundred and two thousand dollars) in sales tax revenue during the 10-year analysis period.

SALES TAX ESTIMATE AND REIMBURSEMENT: Table 2 Development Cost/Benefit- Projections Contained in the 10-8-2 Study (Required by Utah Code, reviewed by the City Council on November 6, 2024, adopted by Ordinance No. 33-2024)

Revenue	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Sales Tax [1]	$900,000	$922,500	$945,563	$1,104,202	$1,131,807	$1,301,936	$1,479,865	$1,516,861	$1,707,523	$1,906,770	$12,917,026
Expense											
Public Infrastructure Reimbursement	($450,000)	($461,250)	($472,781)	($552,101)	($63,868)	-	-	-	-	-	($2,000,000)
Net Benefit/(Cost)	**$450,000**	**$461,250**	**$472,781**	**$552,101**	**$1,067,939**	**$1,301,936**	**$1,479,865**	**$1,516,861**	**$1,707,523**	**$1,906,770**	**$10,917,026**

Note [1]: To be conservative, the analysis assumes the City will receive 0.90% of the total 1.00% local option sales tax. Additionally, the analysis assumes an annual growth rate of 2.50% on the gross taxable sales. This is because 50% is based on point-of-sale transactions, with the other 50% shared and distributed to cities based on population.

Capital Project Transfer

GENERAL FUND- June 30, 2022:

- Unrestricted fund balance is currently at 30% of budgeted revenues.
- Total revenues are $315,255, less than budgeted to date. Major components of this difference include:
  - Revenue from impact fees is $793,004 less than budgeted to date,
  - Intergovernmental revenue is $201,169 more than budgeted due to date.
- Expenditures are $4,281,528 less than budgeted to date due to under-budget variances in the public safety department and public works department, in addition to actual transfers amounting to $2,674,877 less than budgeted. The overall change in fund balance is a decrease of $7,141,604.
- The City received $953,255 of *ARPA* funds in July and are unspent as of June 30, 2022.

GENERAL FUND- June 30, 2024:

- Unrestricted fund balance is 32% of projected revenues.
- Total revenues are $300,171 less than budgeted to date. Major components of this difference include:
  - Intergovernmental revenues are $279,661 less than budgeted to date due to unrecognized ARPA revenue. This revenue will be recognized when June police expenditures are accrued.
  - Sales and use tax revenues are $146,989 less than budgeted to date. June tax revenues have not yet been received as of this report date.
- Expenditures are $1,483,314 less than budgeted to date. The overall change in fund balance is $1,123,020.
- The City has received ARPA funds totaling $1,906,510 and has spent $76,108 in FY23 and $1,487,967 in FY24, for a remaining balance of $342,435 as of June 30, 2024. The remaining ARPA funds will be spent when June police invoices are received

GENERAL FUND- June 30, 2025

- The unrestricted fund balance is estimated at 31% of budgeted revenues. The unrestricted fund balance is required to be between 5% and 35% of revenues.
- Total revenues are $958,251 more than budgeted to date. Major components of this difference include:
  - Licenses and Permits are $587,640 more than budgeted to date.
  - Sales and use tax revenues are $31,914 more than budgeted to date.
  - Charges for services are $223,296 more than budgeted to date.
- Expenditures are $1,117,674 less than budgeted to date. The overall change in fund balance is a decrease of $341,223.

Utah Code 59-12-202 (1)
(was amended in 2025, to exclude this language)

The General Sales & Use Tax does not have any restrictions associated with this revenue source, and as such, it may be used for any general governmental purpose; however, Utah Code 59-12-202 (1) declares the State Legislature’s purpose and intent of sales tax as codified in which states:

> *It is the purpose of this part to provide the counties, cities, and towns of the state with an added source of revenue and to thereby assist them in meeting their growing financial needs. It is the legislative intent that this added revenue be used to the greatest possible extent by the counties, cities, and towns to finance their capital outlay requirements and to service their bonded indebtedness.*

Property Tax

Only 5 Cities That Did Not Assess Property Taxes (2023)

- Out of the 255 cities and towns in Utah, only 5 cities did not charge property tax in 2023, which included:
  - Town of Brighton (Resort City- Salt Lake County)
  - Riverton City (Traditional City- Salt Lake County)
  - Moab City (Resort City, Grand County + added advantages for sales tax, TRT Taxes, etc.)
  - West Haven City (Traditional City- Weber County)
  - Marriott-Slaterville City (Traditional City- Weber County)

Info provided by Jared Rezendes, Property & Misc. Tax Division- Tax Rates, Research Consultant II

Taxable Property Values for Tax Year 2023

	West Haven	Ogden	Roy	North Ogden
• Real Property	$2,542,835,804	$8,148,770,861	$2,952,368,856	$2,157,331,775
• Centrally Assessed	$36,435,002	$144,744,426	$50,380,097	$17,426,245
• Personal Property	$59,768,515	$914,905,944	$58,655,417	$11,301,033
TOTAL	**$2,639,039,321**	**$9,208,421,231**	**$3,061,404,370**	**$2,186,059,053**

Taxrates.utah.gov (Under the "View" tab, select "Rate Detail", then select the desired taxing entity)

Tax Rate Comparison

Tax Rate Comparison	Tax Rate	Generated Taxes
• Average Tax Rate in Utah	0.001132	$2,987,392.51
• Lowest Tax Rate for a City in Weber Co.	0.000245	$646,564.63
• Avg. Tax Rate for Cities in Weber Co.	0.001146	$3,024,339.06
• Highest Tax Rate for City in Weber Co.	0.0025	$6,597,598.30
• Lowest Tax Rate that WHC could adopt	0.000001	$2,639.04
• Highest Tax Rate that WHC could adopt	0.007	$18,473,275.25

Information provided by Jared Rezendes, Property & Misc. Tax Division- Tax Rates, Research Consultant II

Determination on Property Taxes

- Administrative Determination:
  - Based upon how much money you need to generate for the budget, set the rate accordingly

- Political Determination:
  - Truth in Taxation in Utah Code requires cities to:
    - Post a prescribed notice that states the percentage increase
    - How much tax will be paid on the average residential assessed value

Thoughts on Property Taxes

- Why property taxes are controversial:
  - Ownership- Property owners' perception of having to pay taxes on what they own
  - Valuation- Perceived inequities in the valuation and assessment of property (hard to understand, anecdotal evidence)
  - General confusion about property taxes, such as individuals' property taxes increasing based on other factors (evaluation, personal property taxes, adjustments to certified tax rates), all of which do not include the City increasing taxes
  - Lump Sum- Property owners have to pay a lump sum amount at the end of the year
  - Non-Exchange Revenue (No connection between what is being paid for property taxes and the services that they are receiving- All Taxes are Non-Exchange Revenues)

- Why instituting a property tax may make sense
  - General acceptance (although see results of 2025 residential survey) of property taxes paying for essential government services like policing
  - Nexus between protecting property (law enforcement) and property taxes

Auto Fee-In-Lieu

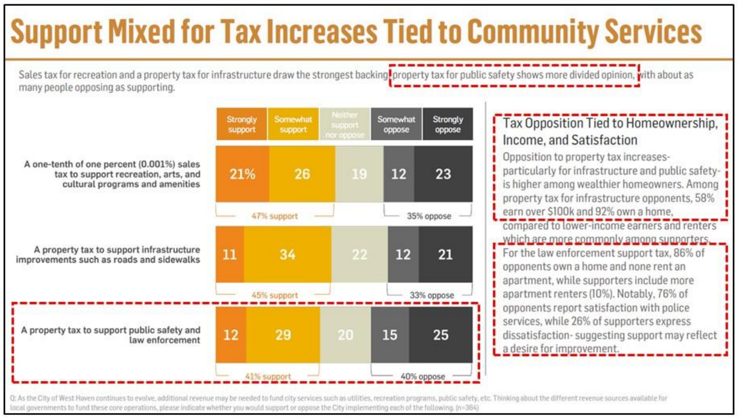
- The Fee-in-Lieu of Personal Property Taxes is collected in lieu of taxes on personal property, including vehicles such as autos, boats, and RVs. The uniform vehicle fee replaces the property tax that was assessed on vehicles before 1999. The fee is based on the vehicle's age and ranges from $10 for vehicles 12 years old or older to $150 for those less than 3 years old. Cities and towns receive a proportionate share of the fee revenue based on the property tax breakdown (i.e., if West Haven receives 13.4% of the total property tax bill, then West Haven City would receive 13.4% of the uniform vehicle fee revenue collected).

Sat 9/20/2025 11:28 AM- Email (Note to Self)

- Fee Breakout
- Corridor Fee $10.00
- County Age-Based Fee $80.00
- Driver's Education Fee $2.50
- Electronic Fee $3.00
- Registration Fee $56.75
- Uninsured Motorist Fee $1.00
- 2023 HB 301 Fee $7.25

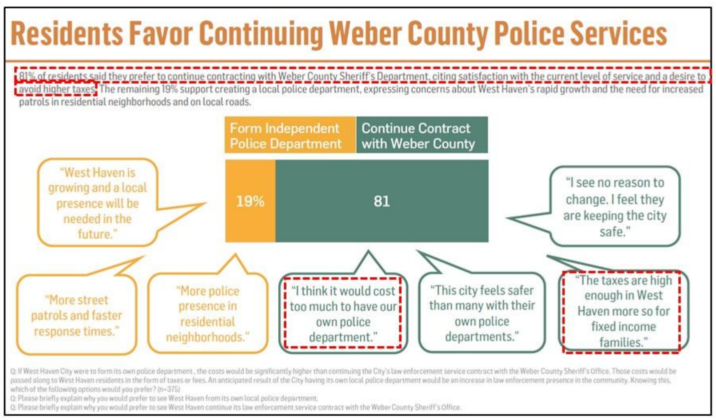
Mixed Support for Tax Increase

- 86% of opponents are wealthier homeowners who oppose a property tax increase for infrastructure & police
- 76% of opponents report satisfaction with police services



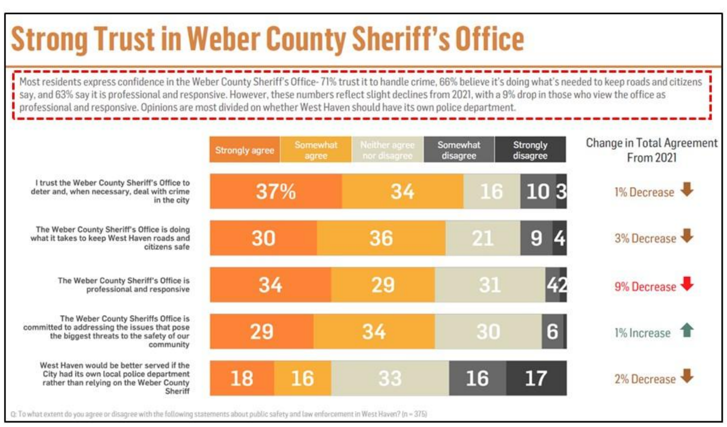
Residents Favor Weber County Sheriff's Office (WCSO)

- 81% of residents prefer to continue with WCSO, citing satisfaction with current levels and desire to avoid higher taxes



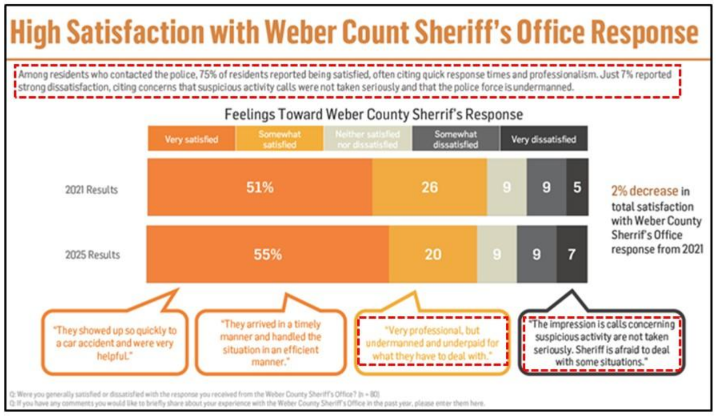
Strong Trust in Weber County Sheriff's Office (WCSO)

- 71% Trust WCSO to handle crime
- 66% believe WCSO roads & citizen safe
- 63% say WCSO professional & responsive
- Opinions divided on whether WHC should have its own police department



High Satisfaction with Weber County Sheriff's Office (WCSO)

- 75% of Residents satisfied with WCSO responses



Energy Tax

Estimated Energy Tax

- Kirk Nigro, Rocky Mountain Power's Regional Business Manager, who informed the City that Rocky Mountain Power's billable revenue from July 1, 2022, to June 30, 2023, was approximately $11.3 million. As such, the levied municipal energy tax of 6% is anticipated to generate approximately $678,000 in general governmental revenue.

- City staff contacted Brad Simons, Dominion Energy Gas Development Services Consultant, who informed the City that Dominion Energy's Billable Revenue in West Haven City from July 1, 2022, to June 30, 2023, was $8,825,821. As such, the 6% municipal energy tax will generate approximately $529,549 in general governmental revenue. Dominion Energy is likely to reduce rates towards the end of 2024. That, of course, could reduce revenue.

- In total, the municipal energy tax is anticipated to generate $1,207,549 for West Haven City in FY 2025.

Energy Tax Adoption and Implementation

- On May 20, 1998, the West Haven City Council adopted Ordinance No. 14-1998, enacting a tax on every sale or use of taxable energy within the City equaling 6% of the value of the taxable energy delivered to the consumer, which is known as the municipal energy sales and use tax (See the appendix for a copy of this Ordinance 14-1998).
- This ordinance has been reaffirmed with the recodification of the West Haven Code and is now found in § 33.072, Municipal Energy Sales and Use Tax.
- Though the tax was legislatively enacted, it has not been collected due to what appears to be an administrative error. Upon visiting with the City Attorney, it appears that this ordinance remains valid. The remaining administrative steps to implement Ordinance No. 14-1998 are expected to take 60-90 days, including finalizing this ordinance.
- Likely hold a public hearing, though, regarding the administrative implementation

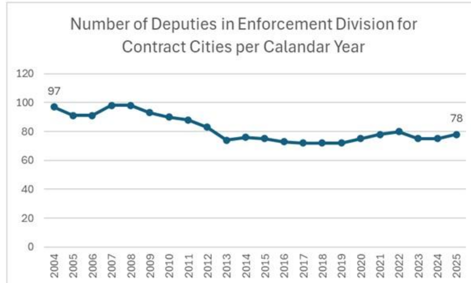
Thoughts on Energy Taxes

- Difference between Energy Tax & Property Taxes:
  - Administered through Utility Providers, the methodology is more straightforward than property taxes (which is more complex with valuations and certified tax rates, etc.)
  - Not a Lump Sum- Paid incrementally through utility bills and rather than at the end of the year in a lump sum (such as property taxes)
  - Non-Exchange Revenue (No connection between what is being paid for energy taxes and the services that they are receiving- All Taxes are Non-Exchange Revenues)

- Why instituting an Energy Tax may make sense
  - Sales tax that is not listed
  - Perhaps a nexus between the sales and use tax declining and bolstering these sales taxes, with an energy tax (another form of sales tax)
  - Some thought that the City has historically paid for governmental services through sales tax instead of instituting a property tax

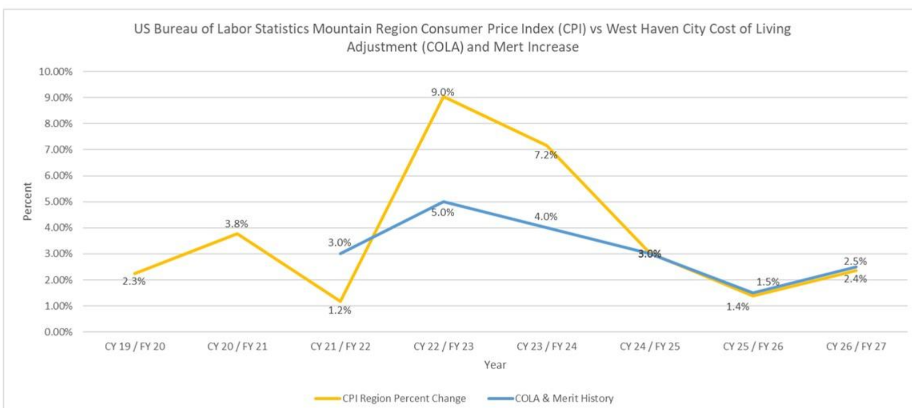
Supporting Materials

10 Additional Deputies



- From 2004 to 2013, the Weber County Sheriff's Office went from 97 full-time deputies in the Enforcement Division to 78 in 2026. This is in contrast to the rising population of our city partners and unincorporated Weber County.
- Today, 46 deputies are funded by contract cities. With current population estimates, this creates a ratio of .57 deputies per 1,000 residents. This is too low. Crime rates, geography, population, officer safety, city partners, and public expectations all must be considered when determining appropriate staffing levels. 10 new FTE positions move deputies per resident from .57 to .72 per 1,000.

Cost of Living Adjustments (COLA)

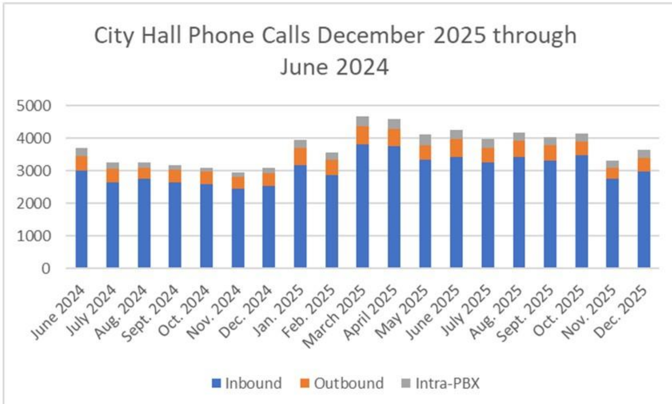


Medical Insurance FY 2027

- 4.7% increase in the insurance premiums from PEHP
- In FY 2027 a $30,198.39 increase above the premiums paid in FY 2026.
- Total premium payments are $672,717

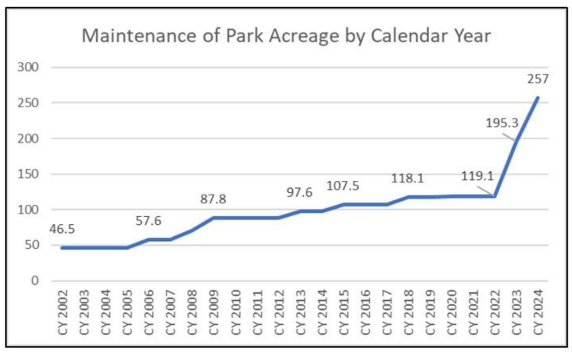
- Brooke Tuft, PEHP Client Services, who is assigned to West Haven City, mentioned that the average quote to renew with PEHP is about a 8.4% increase for FY 2027.
- From 2020 to 2026, West Haven City’s average increase has been 4.54%.

Barn Reservations- Call Increase



Maintenance of Park per Calendar Year

Park	Area (Acres)	Calendar Year
Kenneth Baldwin County Park	46.5	2002
City Office Complex Park	11.1	2006
Country Haven Park	2.7	2008
Moulding and Sons Park	10.3	2008
Sports Park, Southern Half	10.4	2009
Stonefield Park	6.8	2009
Cemetery	9.8	2013
Fair Grove	8.9	2015
Holmes Park	1.0	2015
Sports Park, Northern Half	7.6	2018
Tuscan Park	3.0	2018
Sycamore Park	1.0	2020
Prevedel Park	76.2	2023
Staker Farms	8.1	2024
Green Farms	50.3	2024
Salt Point Park	3.3	2024



- Graph is not a perfect representation, used Good Earth Historic Imagery and past City Council resolutions when available, on the acceptance of the park space

- *10-4390 Education- Community Promotion.* As a cost-saving measure implemented in January 2024, the City transitioned to electronically providing City newsletters to its residents. Since then, the City has received feedback from residents requesting a printed newsletter. The newsletter is proposed to be printed and mailed to each utility customer quarterly. Utility customers would receive a mailed copy of the March, June, August, and November newsletters. In the other months, the newsletter will be available electronically. The cost of printing a four-page, colored newsletter on 11” x 17” (ledger-size) paper is $1,927.60 (4,880 quantity * $0.395 cost per print = $1,927.60). Folding and inserting 4,880 newsletters into an envelope is $87.84 (4,880 × $ 0.018 = $87.84). Budget $8,400.

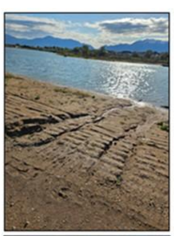
Capital Project Fund

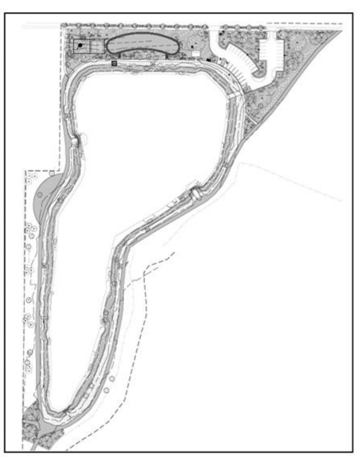
Good or Great, & Essential Projects

Though a capital project may be good or great, this is not always a sufficient reason to expend City staffing and financial resources.

At this point in the City's evolution, its activities, initiatives, and plans should be grounded in the essentials; otherwise, good projects can distract efforts and erode financial resources.

Poulter Pond





West Haven - Poulter Pond

2/12/2026

	Item	Quantity	Unit	Cost	Subtotal	Total
Clearing / Earthwork						
	Mobilization	1	LS	$15,000.00	$15,000.00	
	Clearing and Grubbing	129,429	SF	$2.50	$323,572.50	
	Concrete Pad Preparation	2,364	SF	$3.00	$7,092.00	
	Playground Excavation	1,585	SF	$3.00	$4,755.00	
	Asphalt Excavation	5,728	SF	$3.00	$17,184.00	
	Crushed Gravel Path Excavation	1,840	SF	$3.00	$5,520.00	
	Demo - Existing Concrete Gutter	236	LF	$3.00	$708.00	
	Earthwork - Area of Disturbance	140,946	SF	$1.00	$140,946.00	
	SWPPP	1	LS	$5,000.00	$5,000.00	
	Total Clearing / Earthwork					$519,777.50
Site Utilities						
	Utilities	1	LS	$25,000.00	$25,000.00	
	Total Site Utilities					$25,000.00
Site Hardscape						
	Parking Lot - Asphalt	4,650	SF	$20.00	$93,000.00	
	Parking Lot - Curb and Gutter	450	LF	$80.00	$36,000.00	
	Concrete Building Pads	2,745	SF	$7.50	$20,587.50	
	Parking Lot - Striping	1	LS	$4,500.00	$4,500.00	
	Asphalt Pad (4'x4')	32	SF	$20.00	$640.00	
	Concrete Mow Strip/Curb (6")	582	LF	$7.20	$4,190.40	
	Total Concrete / Asphalt					$158,917.90
Site Furniture						
	Pavilion (30' x 30')	1	EA	$45,000.00	$45,000.00	
	Pavilion Lighting	1	EA	$12,000.00	$12,000.00	
	Climbing Structure	1	EA	$75,000.00	$75,000.00	
	Boulders	20	EA	$250.00	$5,000.00	
	Crushed Gravel Path	1,840	SF	$15.00	$27,600.00	
	Parking Lot Lighting	3	EA	$12,000.00	$36,000.00	
	Benches	5	EA	$2,500.00	$12,500.00	
	Picnic Shelter (8' x 8')	7	EA	$13,195.00	$92,365.00	
	Total Hardscape					$305,465.00
Total On-Site Improvements						$1,009,160.40
Planting						
	Planted Beds (w/ Rock Mulch)	3,854	SF	$6.00	$23,124.00	
	Trees	50	EA	$600.00	$30,000.00	
	Shrubs	343	EA	$60.00	$20,580.00	
	Lawn	10,922	SF	$2.00	$21,844.00	
	Meadow Lawn - (Seed)	111,607	SF	$2.00	$223,214.00	
	Fall Rated Bark Mulch (15" Depth)	74	CY	$180.00	$13,320.00	
	Topsoil - Bed 12"	36	CY	$60.00	$2,160.00	
	Total Planting					$334,242.00
Irrigation						
	Planted Beds (w/ Rock Mulch)	3,854	SF	$2.00	$7,708.00	
	Lawn	10,922	SF	$2.00	$21,844.00	
	Meadow Lawn - (Seed)	111,607	SF	$1.00	$111,607.00	
	New Mainline Connection	600	LF	$100.00	$60,000.00	
	New Irrigation Wiring	600	LF	$5.00	$3,000.00	
	New Irrigation Valves	41	EA	$300.00	$12,300.00	
	Irrigation Filter	1	LS	$4,500.00	$4,500.00	
	Booster Pump	1	LS	$55,000.00	$55,000.00	
	Total Irrigation					$275,959.00
Total Landscape						$610,201.00
Total Site Improvements						$1,619,361.40
	20% Contingency					$323,872.28
Grand Total Project Cost						$1,943,233.68

Water Meters for Poulter Pond Inlet & Outlet

- City filed on 50 acre feet of water, at the Country Park, associated with installed land drains, and discharged into the Hooper Slough
- With the construction of Poulter Pond, a water right was needed to divert water from Hooper Slough to maintain a constant flow and improve fish habitat.
- City filed a change order application to change the point of diversion from the Country Park on the Hooper Slough to Poulter Pond on Hooper Slough
- As part of this process, the City needs to document to the Utah Division of Water Rights (UDWR) that it is not taking more than its allotted 50 acre-feet of water. This documentation requires the City to meter the water it diverts from Hooper Slough into the pond and report the meter readings to the UDWR.
- City needed a Since 8 shares in the Wilson Canal Company are needed to equal the volume of water associated with the City's water right, it is estimated that the market value of the City's 50-acre feet of water may be $240,000 in 2026.

Water Meters for Poulter Pond Inlet & Outlet

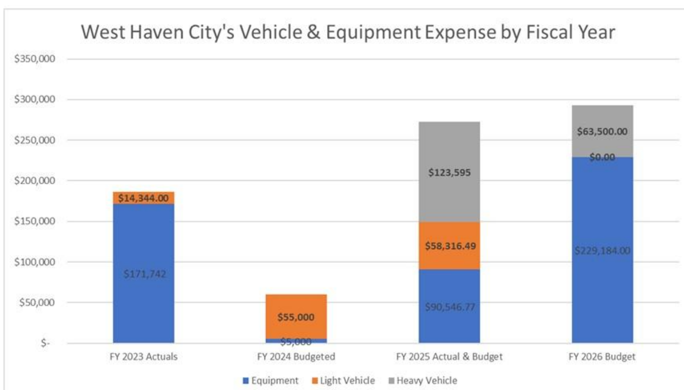
- City staff does not believe it is using the 50-acre-foot allocation of its water rights. The City may be increasing water flow into the Hooper Slough, attributed to high groundwater being captured in the pond and then released into the Slough.
- Since the water is diverted into Poulter Pond and then returned to Hooper Slough, the City may be increasing the water level. The only way the City may be depleting water is through percolation and evaporation.
- Metering the outlet from Poulter Pond could provide the City with data to the Utah Division of Water Rights that it is not using water rights. This provides the City with an opportunity to put this water to beneficial use, likely for irrigation of the 30-acre open space just north of Poulter Pond or at the Country Park.
- City staff met with a supplier of water meters due to the high slits and debris associated with water in the Hooper Slough, a non-contact option is recommended, which would cost approximately $21,000 a meter.
- City needed a Since 8 shares in the Wilson Canal Company are needed to equal the volume of water associated with the City's water right, it is estimated that the market value of the City's 50-acre feet of water may be $240,000 in 2026.
- Budget $50,000.

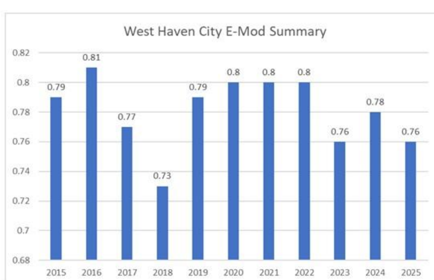
Water Meters for Poulter Pond Inlet & Outlet

Capital Equipment

- The City will spend $4,078,005.20 in employee costs, representing its primary investment in providing services to its residents.
- A secondary investment needed to provide services to residents is equipping employees with the tools and equipment they need to perform their job duties.
- The upfront cost to provide employees with the proper equipment and tools is an expensive investment, but this investment is likely to be offset by the following outcomes:
  - *Enhancing productivity*. The right equipment enables City employees to work more efficiently and accomplish more in less time, thereby increasing productivity.
  - *Better Quality Work*. Investing in the right equipment ensures City employees' work is of higher quality.
  - *Workplace Safety*. Using the appropriate equipment reduces the risk of accidents and injuries to City employees.

Capital Equipment






Executive Performance Summary
Workers Compensation
Date Selection: Latest 5 Policy Years
Valued as of: 01/2026 (Travelers' month-end)
UTAH LOCAL GOVERNMENTS TRUST
Loss Summary (Latest 5 Policy Years)

Policy Year	Claim Count	Incurred Dollars	Paid Dollars
2022	1	$0.00	$0.00
2023	1	$479.00	$478.61
2024	0	$0.00	$0.00
2025	1	$165.00	$164.78
2026	0	$0.00	$0.00

Concrete Grinding Machine

- The Trust is asking cities to institute a sidewalk inspection program that inspects the following elements:
  - All sidewalks within the safe school route are to be inspected every year.
  - All improved sidewalks outside of safe school routes are to be inspected every 3 years.
  - All rural walking paths and trails need to be inspected every 5 years.
- The Public Works Department has begun implementing this inspection program, and when trip hazards exceeding 0.5 inches are identified, the Department would like to immediately eliminate them by grinding them flat. The cost of outsourcing these repairs is very high.
- Budget $36,000.

Concrete Grinding Machine

Fork Attachments for Loader

- Currently use a set of forks that attach to the front of the backhoe bucket for loading, unloading, and moving supplies.
- The backhoe bucket blocks the line of sight to the forks, making it very difficult to align with the pallet or object that the operator is trying to move.
- Also, the limited sight poses a safety hazard to the spotter as they try to direct the maneuver.
- Also, some loads max out the backhoe's lifting capacity, whereas the loader can handle much heavier loads.
- Budget $12,000.

Fork Attachments for Loader

Diamond Products Core-Cut CC Electronic Fuel-Injected Saw.

Diamond Products Core-Cut CC Electronic Fuel-Injected Saw.

Tow-Behind Air Compressor.

- A tow-behind air compressor and pneumatic tools are valuable pieces of equipment for the Public Works and Parks Equipment used in performing a wide variety of tasks.
- In the Public Works and Parks Departments, a compressor powers pneumatic tools for street maintenance.
- Applications include jackhammers, post pounders for installing new signs, blowing out sprinkler lines, and pneumatic compactors.
- Budget $40,000.

Tow-Behind Air Compressor



Bucket Truck

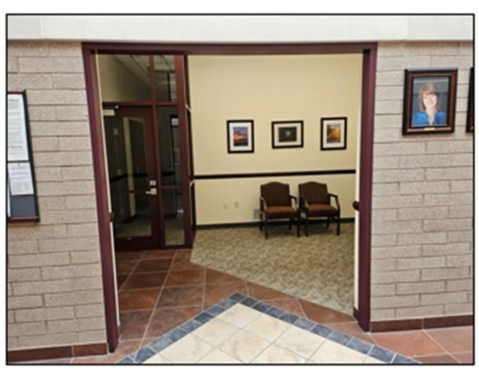
- Bucket trucks provide a measure of safety, as the bucket serves as a stable, secure platform for workers, reducing the risk of falls compared with climbing ladders or scaffolding. Bucket trucks provide access to uneven terrain, where ladders or scaffolding would otherwise compromise employee safety.
- Specific applications of how this bucket truck is used within the Public Works and Parks Department to complete tasks efficiently and safely include the following:
- Pruning Trees. Pruning or removing trees that are interfering with power lines, obstructing visibility, or posing safety hazards.
- Building Maintenance. Painting, cleaning, inspecting, and other elements of a building.
- Holiday Decorations. Installing Christmas lights, flags, and banners mounted on streetlights, as well as other tasks that require working at height.
- City Signage. Installing and maintaining signage such as road signs, street signs, school zone lights, pedestrian-activated flashing lights, radar speed limit signs,
- Budget $135,000.

Bucket Truck

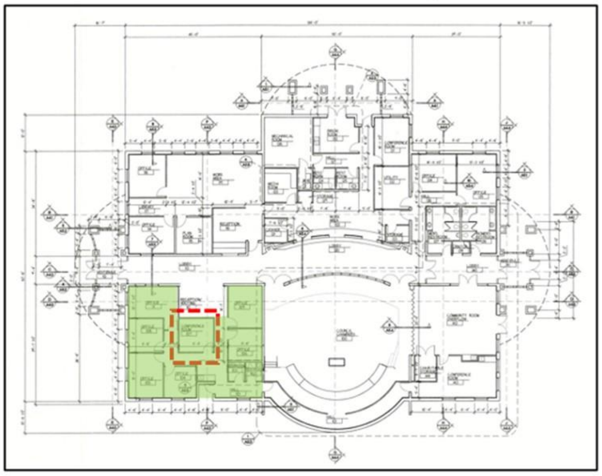

Front Counter Community Development

- *Direct Public Access to Community Development Department*.
- *Improved Communication*.
- *Enhanced Collaboration*.
- *Better Monitoring and Support*.

Front Counter Community Development

Front Counter Community Development



Heating, Ventilation, and Air Conditioning (HVAC) System City Hall Replacement.

- The Heating, Ventilation, and Air Conditioning (HVAC) system is nearing 25 years old at City Hall.
- Recently, several malfunctions and breakdowns have occurred in the HVAC system. One of which started a small fire that did not cause any damage, but required the Weber Fire District to respond, and left the HVAC inoperable for approximately seven calendar days.
- In January 2026 to replace the boiler for $35,462 and the chillers for $136,650, for a total of $172,112.

Heating, Ventilation, and Air Conditioning (HVAC) System City Hall Replacement.

1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).

- The Engineering Division estimates the cost to construct a culvert over the Hooper Canal at 1800 South at $650,000, based on the recent 2700 W Canal Project. The estimate is based on $9,000 per foot with a length of 72 ft, for a construction budget of $650,000.

- Project Timeline. According to WACOG policy, expenditures should begin within the programmed year of 2024, and completion and all reimbursement requests should be submitted within 24 months of the start date. For this project, the reimbursement timeline will conclude in late 2026. Below is the anticipated schedule for this project:

- WACOG Funding Year 2024
- Advertisement 12/15/2026
- Plans Ready 1/1/2027
- Anticipated Bid 2/1/2027
- Bid Award 3/1/2027
- Anticipated Construction Start 3/1/2027
- Anticipated Completion 11/1/2027
- Notes [1]: ROW Acquisition dependent / permitting and Preliminary Design underway

1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).

1800 South – 2350 W to 1950 W, Phase 1 (Hooper Canal culvert replacement and widening).

Table 5.1: Summary of Future Roadway System Improvements within IFFP Planning Horizon

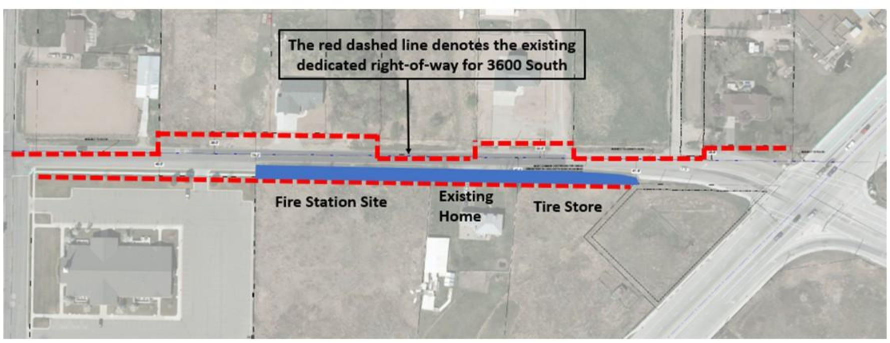
Project #	Roadway	From	To	Cost Estimate	WACOG Funding	Estimated City	Estimated Date	Const. Yr. Cost	% to IFA	Cost to IFA
1	3300 South	4700 West	5100 West	$2,615,457	$1,999,000	$616,457	2026	$653,999	100.0%	$653,999
2	5100 West	3150 South	3800 South	$3,787,721	$2,799,000	$988,721	2026	$1,048,934	50.0%	$524,467
3	2700 West	2050 South	2550 South	$3,550,000	$1,892,000	$1,658,000	2025	$1,707,740	100.0%	$1,707,740
4	Connector	1800 South	2100 South	$5,785,410	$4,804,000	$981,410	2026	$1,041,178	39.3%	$409,644
5	1800 South	2700 West	2300 West	$5,513,418	$3,479,360	$2,034,058	2028	$2,289,350	44.0%	$1,007,314
6	3600 South	2700 West	Midland Drive	$1,223,056	$0	$1,223,056	2029	$1,417,857	6.0%	$85,071
7	Connector	3300 South	3600 South	$12,624,360	$2,800,000	$9,824,360	2027	$10,735,343	34.4%	$3,695,774
			Total	$35,099,422	$17,773,360	$17,326,062		$18,894,402	42.8%	$8,084,010

3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).

- The costs, being $155,000, will be divided between the Capital Projects Fund for the Road Improvements ($120,000) and the Storm Drain Fund ($35,000).

- As noted below, this is an impact fee-eligible project, with the Impact Fee Analysis attributing the percentage of costs to this analysis based on 10-year demand as a percent of capacity added from the 2033 LOS D capacity. As such, 6% of $120,000, or $ 7,200, is impact fee eligible.

3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).



3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).

3600 South Expansion (Between 2625 West and 3645 West- Fire Station Expansion).

TABLE 5.1: SUMMARY OF FUTURE ROADWAY SYSTEM IMPROVEMENTS WITHIN IFFP PLANNING HORIZON

PROJECT #	ROADWAY	FROM	TO	COST ESTIMATE	WACOG FUNDING	ESTIMATED CITY	ESTIMATED DATE	CONST. YR. COST	% TO IFA	COST TO IFA
1	3300 South	4700 West	5100 West	$2,615,457	$1,999,000	$616,457	2026	$653,999	100.0%	$653,999
2	5100 West	3150 South	3800 South	$3,787,721	$2,799,000	$988,721	2026	$1,048,934	50.0%	$524,467
3	2700 West	2050 South	2550 South	$3,550,000	$1,892,000	$1,658,000	2025	$1,707,740	100.0%	$1,707,740
4	Connector	1800 South	2100 South	$5,785,410	$4,804,000	$981,410	2026	$1,041,178	39.3%	$409,644
5	1800 South	2700 West	2300 West	$5,513,418	$3,479,360	$2,034,058	2028	$2,289,350	44.0%	$1,007,314
6	3600 South	2700 West	Midland Drive	$1,223,056	$0	$1,223,056	2029	$1,417,857	6.0%	$85,071
7	Connector	3300 South	3600 South	$12,624,360	$2,800,000	$9,824,360	2027	$10,735,343	34.4%	$3,695,774
			Total	$35,099,422	$17,773,360	$17,326,062		$18,894,402	42.8%	$8,084,010

3600 South Expansion (Between 3400 West and 3275 West- Westwood Improvements).

- The City can exact improvements as a condition of issuing a subdivision approval that are roughly proportional to the development's impacts. For this reason, the City did require Westwood Estates to develop the frontage of 3600 South for the lots they created as part of the subdivision, but the City could not require Westwood Estates to improve the frontage of 3600 South between 3400 West and 3275 West, where existing homes are (the red-dashed area).

- Staff is proposing that the City work with the developer's contractor to construct the frontage for the existing homes on 3600 South when the contractor installs the frontage for Westwood Estates' lots. Fully building out the right-of-way concurrently will yield a better road and drainage system, ensuring there are no cold joints in the asphalt and that the curb, gutter, and storm drainage function properly. It will also ensure that there are no gaps in the asphalt portion of the right-of-way.

- The Developer's Contract prices are listed below, and the City Engineer has reviewed and deemed them to be market rates for the work provided. The costs, being $235,000, will be divided between the Capital Projects Fund for the Road Improvements ($190,000) and the Storm Drain Fund ($45,000).

3600 South Expansion (Between 3400 West and 3275 West- Westwood Improvements).

3. **<u>ADJOURNMENT</u>**

Councilmember Call made a motion to adjourn at 5:35 PM. **Councilmember Saunders** seconded the motion.

AYES:	**Councilmember Dixon, Councilmember Call, Councilmember Morse, Councilmember Swapp, Councilmember Saunders**
NAYS:	
RECUSED:	

Emily Green
City Recorder

Date Approved: 6/3/26