



ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, June 9, 2026, at 6:00 pm** at 20 North Main Street. This meeting can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: alpineut.gov. Public comments will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER

- | | |
|--------------|---------------------|
| A. Roll Call | Mayor Carla Merrill |
| B. Prayer | Chrissy Hannemann |
| C. Pledge | Brent Rummier |

II. CONSENT CALENDAR

- A. Approval of Minutes of the May 26th City Council Meeting
- B. Bond Release No. 3 - Montdella Subdivision: \$48,123.75
- C. Final Bond Release – Fort Creek Landing Subdivision: \$179,902.96
- D. Resolution R2026-24: Adopting the Certified Tax Rate for 2026
- E. Approval of Proposal for Burgess Park Pickleball/Tennis Court Lighting Upgrades – Leap Products, \$11,610.00
- F. Approval of Proposal for Construction Materials Testing and Special Inspection Services for Alpine Fire Station Project – Intertek PSI: \$15,365

III. PUBLIC COMMENT

IV. REPORTS & PRESENTATIONS

- A. Financial Report
- B. Fraud Risk Assessment
- C. Water Projects Bonding Discussion, Mark Anderson – Zions Public Finance

V. ACTION ITEMS

- A. Approval of Exterior Changes - Alpine Fire Station Addition/Remodel
- B. Resolution R2026-25: Alpine Fire Station/Community Center Project – Approval of Amendment No. 1 to the Agreement Between SIRQ Construction and Alpine City including the Guaranteed Maximum Price
- C. Resolution R2026-26: A Resolution Authorizing the Issuance of Sales Tax Revenue Bonds for the Alpine City Fire Station/Community Center Project

VI. REVIEW

- A. Review of Main Street and Gateway Corridor Master Plan – Part II

VII. STAFF REPORTS

VIII. COUNCIL COMMUNICATION

- ### IX. CLOSED MEETING:
- Discuss litigation, property acquisition, or the professional character, conduct, or competence of personnel

Mayor Carla Merrill
June 5, 2026

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need a special accommodation to participate, please call the City Recorder's Office at (801) 756-6347 x 3.

CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main Alpine, UT. This agenda is also available on our website at alpineut.gov and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

ALPINE CITY
ESCROW BOND RELEASE FORM
Bond Release #3

Thru Period Ending: May 31, 2026

Montdella
Location: 250 S Main Street

BOND HOLDER

Description	Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SEWER							
Connect to Existing Sewer Manhole	1	EACH @	\$2,250.00	\$2,250.00	0.0%	95.0%	\$ -
8" PVC Sewer Main	456	LF @	\$36.00	\$16,416.00	0.0%	95.0%	\$ -
48" Dia. Manhole	4	EACH @	\$2,850.00	\$11,400.00	0.0%	95.0%	\$ -
60" Dia. Manhole	2	EACH @	\$3,200.00	\$6,400.00	0.0%	95.0%	\$ -
4" Sewer Lateral	25	EACH @	\$1,150.00	\$28,750.00	0.0%	95.0%	\$ -
Import Fill	1,695	TONS @	\$13.50	\$22,882.50	0.0%	95.0%	\$ -
Clean & Video	456	LF @	\$3.50	\$1,596.00	0.0%	95.0%	\$ -
Testing	1	LS @	\$350.00	\$350.00	0.0%	95.0%	\$ -
STORM DRAIN SYSTEM							
Connect to Existing Storm Drain Manhole	1	EACH @	\$2,850.00	\$2,850.00	0.0%	95.0%	\$ -
15" RCP Storm Drain Pipe	120	LF @	\$52.00	\$6,240.00	0.0%	95.0%	\$ -
15" Flared end Section	2	EACH @	\$1,500.00	\$3,000.00	0.0%	95.0%	\$ -
Curb Inlet Box	1	EACH @	\$2,850.00	\$2,850.00	0.0%	95.0%	\$ -
Combo Box	1	EACH @	\$5,000.00	\$5,000.00	0.0%	95.0%	\$ -
Storm Drain Manhole w/ Orificie Plate	1	EACH @	\$5,500.00	\$5,500.00	0.0%	95.0%	\$ -
Cut Detention Pond and Waste Onsite	1	LS @	\$3,850.00	\$3,850.00	0.0%	95.0%	\$ -
Import Fill	100	TONS @	\$13.50	\$1,350.00	0.0%	95.0%	\$ -
Clean & Video	120	LF @	\$3.50	\$420.00	0.0%	95.0%	\$ -
Testing	1	LS @	\$350.00	\$350.00	0.0%	95.0%	\$ -
CULINARY WATER							
Connect to Existing Waterline	2	EACH @	\$3,550.00	\$7,100.00	0.0%	95.0%	\$ -
8" PVC C900 DR18 Culinary Waterline	470	LF @	\$28.00	\$13,160.00	0.0%	95.0%	\$ -
8" CW Bend	6	EACH @	\$850.00	\$5,100.00	0.0%	95.0%	\$ -
8" CW Tee	2	EACH @	\$1,250.00	\$2,500.00	0.0%	95.0%	\$ -
8" Gate Valve	2	EACH @	\$1,950.00	\$3,900.00	0.0%	95.0%	\$ -
Fire Hydrant	3	EACH @	\$5,800.00	\$17,400.00	0.0%	95.0%	\$ -
1" CTS Poly Culinary Water Services	25	EACH @	\$1,250.00	\$31,250.00	0.0%	95.0%	\$ -
Import Fill	1,120	TONS @	\$13.50	\$15,120.00	0.0%	95.0%	\$ -
Re-route existing Waterline Outside Building Pad	1	LS @	\$37,359.00	\$37,359.00	0.0%	95.0%	\$ -
Thrust Blocks	14	EACH @	\$200.00	\$2,800.00	0.0%	95.0%	\$ -
Bacteria and Pressure Testing	470	LF @	\$3.50	\$1,645.00	0.0%	95.0%	\$ -
PRESSURIZED IRRIGATION SYSTEM							
Remove 1" service and install 1.5" service	1	EACH @	\$5,000.00	\$5,000.00	0.0%	95.0%	\$ -
ROADWAY IMPROVEMENTS							
Remove and replace asphalt for Main St patching	1,000	SF @	\$7.50	\$7,500.00	0.0%	95.0%	\$ -
2' Curb and Gutter base prep	55	LF @	\$5.00	\$275.00	0.0%	95.0%	\$ -
2' Curb and Gutter	55	LF @	\$16.50	\$907.50	0.0%	95.0%	\$ -
8" Roadbase	565	SF @	\$0.95	\$536.75	0.0%	95.0%	\$ -
3" Asphalt	565	SF @	\$1.60	\$904.00	0.0%	95.0%	\$ -
Sidewalk Prep (6" roadbase)	120	SF @	\$0.90	\$108.00	0.0%	95.0%	\$ -
Sidewalk (5' W x 6" thick)	120	SF @	\$3.50	\$420.00	0.0%	95.0%	\$ -
ADA Ramp	5	EACH @	\$1,250.00	\$6,250.00	0.0%	95.0%	\$ -
Place and compact fill for trail grade	4,285	CY @	\$3.50	\$14,997.50	50.0%	50.0%	\$ 7,498.75
8' Asphalt Trail w/ 3" Asphalt and 6" roadbase	5,560	SF @	\$3.25	\$18,070.00	0.0%	0.0%	\$ -
Concrete Water Valve Collars	5	EACH @	\$450.00	\$2,250.00	0.0%	95.0%	\$ -
Concrete Manhole Collars	8	EACH @	\$550.00	\$4,400.00	0.0%	95.0%	\$ -
Concrete Cross Gutter	1	EACH @	\$5,000.00	\$5,000.00	0.0%	95.0%	\$ -
OTHER							
Street Lights	3	EACH @	\$2,700.00	\$8,100.00	0.0%	74.6%	\$ -
Asphalt Testing	1	LS @	\$3,500.00	\$3,500.00	0.0%	95.0%	\$ -
Rock Retaining Walls	3250	SF @	\$25.00	\$81,250.00	50.0%	50.0%	\$ 40,625.00
SWPPP							
Silt Fence	650	LF @	\$3.00	\$1,950.00	0.0%	95.0%	\$ -
Concrete Washout	1	LS @	\$900.00	\$900.00	0.0%	95.0%	\$ -
Curb Inlet Protection	1	EACH @	\$500.00	\$500.00	0.0%	95.0%	\$ -
Toilet	1	LS @	\$700.00	\$700.00	0.0%	95.0%	\$ -
Re-seeding disturbed areas	1	LS @	\$2,000.00	\$2,000.00	0.0%	0.0%	\$ -

BASE BID TOTAL		\$424,307.25	Previously Released: \$	290,937.64
10% Warranty Amount	\$	42,430.73		
TOTAL BOND AMOUNT	\$	466,737.98	This Release: \$	48,123.75
Total Released to Date	\$	339,061.39		
TOTAL BOND REMAINING	\$	127,676.59		

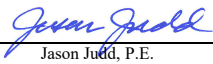
At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.

Chris Haertel
Developer

Date

Carla Merrill
Mayor

Date



Jason Judd, P.E.
City Engineer

6/4/2026
Date

City Council
(by DeAnn Perry - City Recorder)

Date

ALPINE CITY
BOND RELEASE FORM
Bond Release 7

BOND HOLDER

Thru Period Ending: March 30, 2026

FORT CREEK LANDING

Location: Northern Whitty Woodlands Drive

Description		Quantity	Units	Unit Price	Total Cost	% Completed This Period**	% Completed To Date**	Total This Period
SITE WORK	Grubbing of Utility Work Areas	181910	SF @	\$ 0.27	\$ 49,500.00	5.0%	100.00%	\$ 2,475.00
SITE WORK	Export of Grubbed Materials	2130	SF @	\$ 24.19	\$ 51,531.70	5.0%	100.00%	\$ 2,576.59
SITE WORK	Removal of Trees in work area	1	LS @	\$ 13,750.00	\$ 13,750.00	5.0%	100.00%	\$ 687.50
SITE WORK	Construction of 20' pond access road	1	LS @	\$ 12,100.00	\$ 12,100.00	5.0%	100.00%	\$ 605.00
SITE WORK	Construction of rock retaining wall	150	SF @	\$ 87.30	\$ 13,095.50	5.0%	100.00%	\$ 654.78
SITE WORK	Shape retention pond and spill way	1	LS @	\$ 9,500.00	\$ 9,500.00	19.0%	100.00%	\$ 1,805.00
SITE WORK	Construction of Storm Drain Channel with Rip Rap	1	LS @	\$ 12,936.00	\$ 12,936.00	80.0%	100.00%	\$ 10,348.80
SITE WORK	Subgrade site to proposed contour elevations and haul excess	4360	CY @	\$ 29.14	\$ 127,072.00	5.0%	100.00%	\$ 6,353.60
SEWER	8" PVC SDR 35 Sewer Main ¹	250	LF @	\$ 110.00	\$ 27,500.00	5.0%	100.00%	\$ 1,375.00
SEWER	48" Sanitary Sewer Manhole	3	EACH @	\$ 7,500.00	\$ 22,500.00	5.0%	100.00%	\$ 1,125.00
SEWER	4" PVC Sanitary Sewer Lateral	198	EACH @	\$ 52.80	\$ 10,453.41	5.0%	100.00%	\$ 522.67
CUL-WTR	8" PVC C900 DR18 Culinary Waterline ¹	775	LF @	\$ 106.73	\$ 82,719.00	5.0%	100.00%	\$ 4,135.95
CUL-WTR	1" CTS Poly Culinary Services	3	EACH @	\$ 3,500.00	\$ 10,500.00	5.0%	100.00%	\$ 525.00
CUL-WTR	Fire Hydrant and Valve	1	EACH @	\$ 6,500.00	\$ 6,500.00	5.0%	100.00%	\$ 325.00
SEC-WTR	6" PVC C900 DR18 Pressurized Irrigation Line ¹	721	LF @	\$ 104.92	\$ 75,649.50	5.0%	100.00%	\$ 3,782.48
SEC-WTR	1" PI Service	3	EACH @	\$ 4,500.00	\$ 13,500.00	5.0%	100.00%	\$ 675.00
STORM	Install 36" RCP Pipe ¹	715	LF @	\$ 142.27	\$ 101,722.00	5.0%	100.00%	\$ 5,086.10
STORM	Install 15" RCP Pipe ¹	251	LF @	\$ 105.00	\$ 26,355.00	5.0%	100.00%	\$ 1,317.75
STORM	60" Storm Drain Manhole	4	EACH @	\$ 7,500.00	\$ 30,000.00	5.0%	100.00%	\$ 1,500.00
STORM	Storm Drain Catch Basin complete	2	EACH @	\$ 3,800.00	\$ 7,600.00	5.0%	100.00%	\$ 380.00
CONCRETE	24" Curb and Gutter APWA Type A	1	LS @	\$ 40,000.00	\$ 40,000.00	5.0%	100.00%	\$ 2,000.00
CONCRETE	Concrete Sidewalk (4' Wide X 5" Thick)	1	LS @	\$ 40,000.00	\$ 40,000.00	25.0%	100.00%	\$ 10,000.00
MAIN-ST	Connection of Water and Irrigation to mains in Main Street	1	LS @	\$ 20,100.00	\$ 20,100.00	5.0%	100.00%	\$ 1,005.00
MAIN-ST	Asphalt T-Patch	1	LS @	\$ 3,800.00	\$ 3,800.00	5.0%	100.00%	\$ 190.00
MAIN-ST	Traffic Control	1	LS @	\$ 2,500.00	\$ 2,500.00	5.0%	100.00%	\$ 125.00
ASPHALT	3" Hot Mix Asphalt ²	12200	SF @	\$ 1.19	\$ 14,518.00	-95.0%	100.00%	\$ (13,792.10)
ASPHALT	8" Road Base	12200	SF @	\$ 1.92	\$ 23,424.00	5.0%	100.00%	\$ 1,171.20
SWPPP	SWPPP Package ³	1	LS @	\$ 7,562.50	\$ 7,562.50	11.0%	100.00%	\$ 831.88
MISC	Remove Existing Septic System	1	LS @	\$ 8,085.00	\$ 8,085.00	5.0%	100.00%	\$ 404.25
MISC	Pipe Sleaving Under Creek Beds	1	LS @	\$ 25,080.00	\$ 25,080.00	5.0%	100.00%	\$ 1,254.00
MISC	Additional Asphalt Work - Main St.	1	LS @	\$ 37,912.16	\$ 37,912.16	5.0%	100.00%	\$ 1,895.61
MISC	Lot 2 changes with pipes	1	LS @	\$ 76,065.00	\$ 76,065.00	5.0%	100.00%	\$ 3,803.25
MISC	Additional work in Main St.	1	LS @	\$ 31,955.00	\$ 31,955.00	5.0%	100.00%	\$ 1,597.75
MISC	Management ⁴	1	LS @	\$ 35,000.00	\$ 35,000.00	11.0%	100.00%	\$ 3,850.00
MISC	Profit and Overhead ⁴	1	LS @	\$ 41,173.50	\$ 41,173.50	9.1%	100.00%	\$ 3,755.20
MISC	Street Signs	3	EACH @	\$ 1,800.00	\$ 5,400.00	100.0%	100.00%	\$ 5,400.00
MISC	Mail Box and Pad, Per Postmaster	1	EACH @	\$ 4,000.00	\$ 4,000.00	100.0%	100.00%	\$ 4,000.00

¹Cleaning, testing, valves, bends, tees, bedding, connecting to existing and all appertenances included

²Asphalt work to included concrete collars, valve boxes, and all associated appertenances

³SWPPP Package includes, but is not limited to, all items shown on the construction documents related to SWPPP and all appertenances

⁴These items are typically mixed into all line items. These will be released as a percentage of the job completed

BASE BID TOTAL	\$	1,121,059.27	Previously Released: \$	1,053,262.24
10% Warranty Amount	\$	112,105.93		
TOTAL BOND AMOUNT	\$	1,233,165.20	This Release: \$	179,902.96
Total Released to Date	\$	1,233,165.20		
TOTAL BOND REMAINING	\$	-		

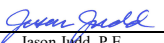
At the discretion of the city, up to 95% of the Base Bid Total may be released as partial payments and 100% of the Base Bid Total will be released at final inspection. The 10% Warranty Amount will be held for the one year warranty period.


Brian Hansen
Developer

June 4, 2026
Date

Carla Merrill
Mayor

Date


Jason Judd, P.E.
City Engineer

5/21/2026
Date

City Council
(by DeAnn Parry - City Recorder)

Date

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2026-24 – Adopting the Certified Tax Rate for 2026

FOR CONSIDERATION ON: 9 June 2026

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Adopt the certified tax rate for 2026

BACKGROUND INFORMATION:

The City is required to adopt the certified tax rate (or an adjusted rate) each year. The Utah State Tax Commission publishes the rate that will maintain the same property tax for the City, in addition to new growth. The City is required to adopt a tax rate by June 22, if no property tax increase is proposed.

The Utah County Auditor's office has provided the required information to the State Tax Commission to allow tax rates to be calculated. With our regular city council meeting schedule, we face the challenge each year of receiving our rate prior to our first meeting in June and adopting the rate by June 22, which is the day before our second meeting in June this year. As of Friday afternoon, we have not received the certified tax rate for 2026, however we anticipate receiving it by our June 9 city council meeting. The following blanks will be filled in when the information is received:

The certified tax rate for 2026 is _____ which will provide property tax revenue in the amount of \$ _____. This provides an increase in property revenue of approximately \$ _____ due to new growth. The tax rate for last year was 0.001201.

Included in the packet is a spreadsheet showing the value of new growth that was submitted by Utah County to the Utah State Tax Commission for the new growth increase in property tax revenue. For Alpine City, the new growth value was \$35,071,198.

STAFF RECOMMENDATION:

Approve Resolution R2026-24 adopting the 2026 certified tax rate at _____, as part of the consent calendar.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2026-24 adopting the 2026 certified tax rate at _____, as part of the consent calendar.

ALPINE CITY

RESOLUTION NO. R2026-24

**A RESOLUTION DETERMINING THE RATE OF TAX FOR THE 2026/2027 TAX YEAR AND
LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY WITHIN ALPINE CITY, UTAH**

WHEREAS, the Municipal Council of Alpine City must adopt the certified tax rate in conjunction with the adoption of the fiscal budget on an annual basis; and

WHEREAS, the requisite public notices and hearings have been published and conducted; and

WHEREAS, the certified tax rate must be established on or before the 22nd day of June of each year.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Council of Alpine City, Utah as follows:

**SECTION I
TAX RATE AND LEVY**

A. For the purpose of defraying the necessary and proper expenses of Alpine City and for maintaining the government thereof, it is hereby determined that the rate of the general property tax to be levied against all real and personal property within Alpine City made taxable by law for the Fiscal Year 2026/2027 is hereby set at _____ for the General Fund for a total levy of \$ _____ at which does not exceed the certified rate determined by the Utah County Auditor's Office.

B. There is hereby levied upon all real and personal property within Alpine City made taxable by law in the Fiscal Year 2026/2027, for the fiscal year of Alpine City ending June 30, 2027, the tax rate set forth above, on the taxable value of said property, to provide revenue for Alpine City General Fund for general City purposes.

C. As required by law, the rate hereinabove determined and levied, along with all statements and information required by law, shall be reported to the Utah County Auditor, State of Utah, and the Utah State Tax Commission.

D. It is understood that the Utah County Auditor may re-submit a reissued certified tax rate because of administrative error which may require the re-adoption of the certified tax rate. Such is the intent of the Council.

**SECTION II
SEVERABILITY**

If any provision of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

**SECTION III
EFFECTIVE DATE**

This Resolution shall take effect immediately upon posting, as required by law, deposited and recorded in the office of the City Recorder, and accepted as required herein.

ADOPTED by the City Council of Alpine City, Utah this 9th day of June, 2026.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea	___	Nay	___	Absent	___
Brent Rummler	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Sarah Blackwell	Yea	___	Nay	___	Absent	___
Andrew Young	Yea	___	Nay	___	Absent	___

ATTEST:

DeAnn Parry, City Recorder

DEPOSITED in the office of the City Recorder this 9th day of June, 2026.

RECORDED this 9th day of June, 2026.

Tax Dist	Tax District Description	Land NG	Imp NG	Total NG
010	LEHI CITY	129,340,320	812,087,416	941,427,736
011	LEHI CITY W/O NUCW	39,397,430	98,943,950	138,341,380
014	DRAPER CITY W/JBID	0	54,635	54,635
019	DRAPER W/TR RIDGE, JVWC & JBID	-2,403,400	9,917,333	7,513,933
020	NORTH UT CO WT CONS S/A 6-7-8	-4,849,079	3,715,962	-1,133,117
021	CEDAR HILLS CITY	3,989,360	1,555,493	5,544,853
022	TIMPANOGOS 6-7-8 NUCWCD	959,275	0	959,275
023	LAKE MOUNTIAN 6-7-8 NUCWCD	1,982,410	0	1,982,410
025	NORTH UT CO WT CON S/A 6-8-9	-39,156	15,337	-23,819
026	TIMPANOGOS 6-8-9 NUCWCD	35,400	0	35,400
030	ALPINE SCHOOL DIST SA 6-7-8	-90,797	528,786	437,989
031	TIMPANOGOS SA 6-7-8	1,854,024	0	1,854,024
033	TIMPANOGOS SA 6-8-9	5,377,093	0	5,377,093
035	ALPINE SCHOOL DIST SA 6-8-9	-6,648,640	-925	-6,649,565
038	EAGLE MOUNTAIN	79,456,761	258,310,494	337,767,255
039	SARATOGA SPRINGS	95,686,958	320,226,895	415,913,853
040	ALPINE CITY	-555,318	35,626,516	35,071,198
042	SARATOGA SPRINGS W/NUCWCD	3,698,955	21,808,373	25,507,328
045	HIGHLAND CITY	20,922,995	48,982,358	69,905,353
050	CEDAR FORT CITY	3,581,832	1,830,571	5,412,403
053	EAGLE MOUNTAIN W/POLE CANYON DIST	470,809	0	470,809
055	FAIRFIELD TOWN	5,490,416	3,269,479	8,759,895
056	FAIRFIELD TOWN	433	1,344,673	1,345,106
057	FAIRFIED W/POLE CANYON	0	0	0
060	AMERICAN FORK CITY	34,748,831	71,202,927	105,951,758
070	PLEASANT GROVE CITY	2,522,525	72,933,152	75,455,677
071	PLEASANT GROVE CITY W/O NUCWCD	0	0	0
080	LINDON CITY	118,360	14,939,886	15,058,246
085	LINDON CITY W/WATER CONS	3,172,280	18,946,342	22,118,622
090	OREM CITY	23,262,381	-2,248,303	21,014,078
095	VINEYARD CITY	-1,329,280	92,577,198	91,247,918
096	VINEYARD CITY / WITH WATER	-80,600	18,004,728	17,924,128
107	PROVO CYN F&W SA 6-8-9	-26,811,000	3,849,004	-22,961,996
108	PROVO CITY IN ALPINE SCH DIST	-101,427,042	0	-101,427,042
110	PROVO CITY	143,278,259	107,024,618	250,302,877
112	PROVO CITY IN NEBO SCH DIST	-335,100	0	-335,100
120	NEBO SCHOOL DIST S/A 6-7-8	-2,160,421	12,876,200	10,715,779
125	NEBO SCHOOL DIST S/A 6-8-9	-654,117	-718,540	-1,372,657
130	SPRINGVILLE CITY	32,786,479	18,088,344	50,874,823
131	SPRINGVILLE W/SPRV DRAIN DIST	6,239,640	10,901,436	17,141,076
140	MAPLETON CITY	35,604,355	120,529,757	156,134,112
150	SPANISH FORK CITY	39,928,973	177,136,402	217,065,375
151	SPANISH FORK W/SPRV DRAIN DIST	819,984	16,704,975	17,524,959

155	SOLDIER SUMMIT S/A 6-8	0	347,541	347,541
160	BENJAMIN CEMETERY S/A 6-7-8	-79,248	4,823,925	4,744,677
165	BENJAMIN CEMETERY S/A 6-8-9	502,251	0	502,251
170	PAYSON CITY	34,903,104	57,643,127	92,546,231
179	SALEM W/BENJAMIN CEMETERY	-1,111,736	0	-1,111,736
180	SALEM CITY	15,021,541	59,342,596	74,364,137
181	ELKRIDGE CITY	-29,056	9,803,107	9,774,051
182	WOODLAND HILLS	109,755	10,905,949	11,015,704
190	SANTAQUIN CITY	15,052,485	65,048,279	80,100,764
200	GENOLA CITY	792,139	8,911,979	9,704,118
210	GOSHEN CITY	-7,700	910,000	902,300
500	PROVO W/MED SCHOOL PID	0	180,327	180,327
501	PAYSON W/RED BRIDGE PID 1	0	0	0
502	PAYSON W/RED BRIDGE PID 1-2	0	28,278,433	28,278,433
503	SALEM W/BEN CEM ARROWHEAD PID	-611,700	0	-611,700
504	SALEM W/ARROWHEAD SPRINGS	17,330,180	6,198,531	23,528,711
505	SALEM W/MOONLIGHT VILLAGE 1	395,400	7,317,308	7,712,708
506	EAGLE MTN W/POLE CYN & FF PID 1	22,022,728	28,329,611	50,352,339
507	SALEM W/NS PID 2	8,666,144	2,995,568	11,661,712
508	SALEM W/THREE BRIDGES PID 1	10,142,400	0	10,142,400
509	SALEM W/VIRIDIAN FARM PID 1	42,890,505	34,320,111	77,210,616
510	SALEM W/BEN CEM NS PID 2	0	0	0
511	SALEM W/FIELD ESTATES PID	1,986,400	14,422,577	16,408,977
512	SALEM W/NS PID 1	10,294,800	0	10,294,800
513	SALEM W/BEN CEM & NS PID 3	1,472,800	0	1,472,800
514	SALEM W/BEN CEM & NS PID 4	9,128	0	9,128
515	SALEM W/NS PID 5	6,461	0	6,461
516	SALEM W/THREE BRIDGES PID 2	8,200	0	8,200
517	SALEM W/THREE BRIDGES PID 3	8,200	0	8,200
518	SALEM W/THREE BRIDGES PID 4	8,200	0	8,200
519	SALEM W/VIRIDIAN FARM PID 2	7,183,400	0	7,183,400
520	SALEM W/VIRIDIAN FARM PID 3	13,514,115	0	13,514,115
521	DRAPER W/T. RID, JVWC, JBID, RE PID	2,403,400	0	2,403,400
522	EAGLE MTN W/P. CYN & FF PID 2	0	0	0
523	EAGLE MTN W/P. CYN & FF PID 3	0	0	0
524	EAGLE MTN W/P. CYN & FF PID 4	0	0	0
525	EAGLE MTN W/P. CYN & FF PID 5	0	0	0
526	EAGLE MTN W/P. CYN & FF PID 6	0	0	0
527	EAGLE MTN W/P. CYN & FF PID 7	0	0	0
528	EAGLE MTN W/P. CYN & FF PID 8	0	0	0
529	EAGLE MTN W/P. CYN & FF PID 9	0	0	0
530	EAGLE MTN W/P. CYN & FF PID 10	0	0	0
531	EAGLE MTN W/PARKWAY FIELDS IFD	43,949,440	16,215,602	60,165,042
532	PROVO W/SLATE CYN PID	1,091,200	0	1,091,200

533	SARATOGA SPGS W/BRIXTON IFD	30,056,205	1,752,764	31,808,969
534	SARATOGA SPGS W/FOX HOLLOW IFD	29,114,442	0	29,114,442
535	SPANISH FORK W/GLH PID 1	41,510,200	50,814,300	92,324,500
536	SPANISH FORK W/GLH PID 1 & 2	13,256,900	0	13,256,900
538	PROVO CYN W/N FK, SA 6-8-9, MIDA	27,134,100	12,488,332	39,622,432
539	VINEYARD W/UT CITY EAST PID 1	1,469,100	0	1,469,100
540	VINEYARD W/UT CITY EAST PID 2	1,469,100	0	1,469,100
541	VINEYARD W/UT CITY EAST PID 3	1,469,100	0	1,469,100
542	VINEYARD W/UT CITY EAST PID 4	1,469,200	0	1,469,200
543	VINEYARD W/UT CITY EAST PID 5	1,469,200	0	1,469,200
544	VINEYARD W/UT CITY WEST PID 1	1,256,000	0	1,256,000
545	VINEYARD W/UT CITY WEST PID 2	1,322,200	0	1,322,200
546	VINEYARD W/UT CITY WEST PID 3	1,322,300	0	1,322,300
547	VINEYARD W/UT CITY WEST PID 4	1,322,200	0	1,322,200
548	VINEYARD W/UT CITY WEST PID 5	1,322,200	0	1,322,200
549	SALEM W/MOONLIGHT VILLAGE 2	9,423,343	0	9,423,343
		979,653,314	2,792,015,439	3,771,668,753

ALPINE CITY COUNCIL AGENDA

SUBJECT: Approval of Proposal for Burgess Park Pickleball/Tennis Court Lighting Upgrades Project – Leap Products

FOR CONSIDERATION ON: 9 June 2026

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve the proposal for the Burgess Park Pickleball/Tennis Court Lighting Upgrades Project.

BACKGROUND INFORMATION:

The City applied for grant funds from the Utah County Municipal Recreation Grant program to upgrade the lighting on the Burgess Park Pickleball and Tennis Courts. Approximately \$5,700 is made available to Alpine City through this program annually, with the ability to roll the funds over for up to five years. The City has rolled funds over for the last five years and has \$29,122 available for this project. \$50,000 in funds were budgeted for this project, including the grant monies, with the balance planned to come from PARC funds. The City received proposals from three vendors for this project.

Following is a summary of the proposals that were received:

Firm	Cost
Leap Products	\$11,610.00
Quantum Lighting	\$29,238.35
Musco Lighting	\$43,000.00

The low bid was submitted by Leap Products in the amount of \$11,610. Leap Products is owned by a local Alpine family, who provided a very competitive proposal for this project. With the total cost of this project, the City will be able to roll funds over with the grant program to assist with another future project.

STAFF RECOMMENDATION:

Approve the proposal, as part of the consent calendar, from Leap Products for the Burgess Park Pickleball/Tennis Court Lighting Upgrades Project in the amount of \$11,610.

Estimate

Leap Products

Leap Products
463 E 1600 N St
Vineyard, UT 84059

Order #	Date
S48764	06/04/2026



Bill To:	Ship To:
City of Alpine None Alpine, UT 84004	City of Alpine None Alpine, UT 84004
Customer: City of Alpine	Contact: City of Alpine

Sales Rep	Payment Terms	FOB Point	Carrier	Ship Service	Date Scheduled
thdoman	NET 30	Origin	Best Method		06/04/2026

Item #	Type	Number	Description	Unit Price	Qty Ordered	Total Price
1	Sale	360w-ds	360 W Designer Series Light Fixture	\$600.00	18 ea	\$ 10,800.00
2	Sale	Product Service	In House Product Service (Delivery, Install, Repair, etc)	\$45.00	18 ea	\$ 810.00

Subtotal:	\$11,610.00
Sales Tax:	\$0.00
Total:	\$11,610.00

Approval:_____ Date:_____

ALPINE CITY COUNCIL AGENDA

SUBJECT: Approval of Proposal for Construction Materials Testing and Special Inspection Services for Alpine Fire Station Project - Intertek PSI

FOR CONSIDERATION ON: 9 June 2026

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Approve the proposal for construction materials testing and special inspection services for the Alpine Fire Station Project.

BACKGROUND INFORMATION:

Navigate, who has been hired by the City as the construction manager for the Alpine Fire Station Project, has received proposals for construction materials testing and special inspection services for the project.

Following is a summary of the proposals that were received:

Firm	Cost
Intertek PSI	\$15,365.00
Consolidated Engineering Laboratories	\$20,283.90
CMT Technical Services	\$23,217.00

The low bid was submitted by Intertek PSI in the amount of \$15,365. The proposal provided by this firm met the requirements of the request for proposals for scope and experience. Navigate has recommended that this portion of the project be awarded to Intertek PSI.

STAFF RECOMMENDATION:

Approve the proposal, as part of the consent calendar, from Intertek PSI for Construction Materials Testing and Special Inspection Services for construction materials and special inspection services for the project in the amount of \$15,365.



Intertek-PSI
2779 South 600 West
Salt Lake City, Utah 84115

Tel + 1 801 484 8827
Fax +1 801 487 3312
intertek.com/building

May 28, 2026

Mr. Preston Reading
Alpine City
3300 North Triumph Blvd, Suite 100
Lehi, Utah 84043

Email: preston@nvgte.com
Phone: (813) 544-5006

Re: Proposal for Construction Materials Testing & Special Inspection Services
Alpine Fire Station #202
50 East 100 North
Alpine, UT 84004
PSI Proposal No. 0706-479573

Dear Mr. Reading,

Professional Service Industries, Inc., (PSI) an Intertek Company, is pleased to submit this proposal to provide construction materials testing and special inspection services for the Alpine Fire Station #202 project in Alpine, Utah.

PSI understands the new construction will consist of a new addition to an existing station with a footprint of approximately 12,300 square feet. This building will be a single-story masonry and steel framed building on top of slab on grade, with associated site improvements.

PSI understands that our services will consist of testing and observing:

- Engineered Grading and/or Filling
- Hot Mix Asphalt
- Placement of Reinforcing Steel
- Reinforced Concrete
- Bolts/Anchors Installed in Concrete
- Structural Masonry
- Structural Steel
- Firestopping/Fire Caulking

Special Inspections are a requirement in accordance with the International Code Council (ICC) Building Code as may be required by the local Building Official.

PSI proposes to provide the described services on a unit-price basis. The total fees will be determined by the actual amount of technical time expended for this project and the actual quantity of laboratory tests performed. For preliminary budgeting purposes, PSI has prepared the following estimated budget for observation and testing services based on a review of the construction plans dated April 16, 2026. The work performed by PSI will depend on the actual construction schedule. Our work will be performed at the direction of your representative on an "On-Call" basis. Prior to starting work on the project, it would be beneficial to meet to discuss a detailed schedule of your testing needs after which we can more accurately determine the total project testing budgets.





Please note that our services do not include supervision or direction of the actual work. Also, be aware that neither the presence of our field representative nor the observation and testing by our firm shall imply PSI's responsibility for defects discovered in the construction work. It is understood that our firm will not be responsible for job or site safety on this project. Job site safety will be the responsibility of others.

Under the scope of work covered by this proposal, the words "inspection" and "verify" are used to mean observation of the work and the conducting of tests by PSI to determine substantial compliance with plans, specifications and design concepts. The term "continuous" as stated herein, shall mean the technician/inspector is on the site and in the general work area during the activity requiring observation and testing.

Professional Service Industries, Inc. will provide the contractor with a source of advice and opinion regarding the suitability of earthwork and foundation preparation with respect to the geotechnical report. PSI is not providing the role of geotechnical engineer of record. PSI accepts no liability or responsibility for any errors or omissions in the original geotechnical report. PSI's work shall be limited to observing and testing for compliance with the recommendations made in that report. In the event that at any time there are determined to be defects in the original report, client agrees to look solely to the original geotechnical engineer for damages arising out of the report, and agrees to indemnify PSI for any claims out of that report.

ESTIMATED SCOPE OF WORK

I. Earthwork/HMA

PSI has based estimate on 10 trips for compaction testing for the new building area, utilities and drive areas; and 2 trips for observation and density testing of hot mix asphalt.

- A. Engineering Technician to monitor placement of engineered fill and perform in-place density tests
Estimated 40 hours @ \$65.00 per hour\$2,600.00
- B. Engineering Technician to monitor placement of hot mix asphalt and perform in-place density tests
Estimated 12 hours @ \$65.00 per test.....\$780.00
- C. Moisture-Density Relationship (Standard)
Estimated 2 tests @ \$190.00 per test\$380.00
- D. Sieve Analysis
Estimated 2 tests @ \$95.00 per test\$190.00
- E. Project Engineer to observe and supervise field personnel and review reports
Estimated 4 hours @ \$105.00 per hour\$420.00

ESTIMATED TOTAL FOR EARTHWORK \$4,370.00



II. Concrete

PSI has based estimate on 10 trips for concrete construction with time included for all reinforcing steel inspections, anchors installed in concrete and concrete testing. Time has been included for all new footings, stem walls, shear walls, columns, and slabs on grade.

- A. Senior Engineering Technician observe epoxy
and placement, sizes, quantity and securement of reinforcing bars
Estimated 20 hours @ \$75.00 per hour\$1,500.00
 - B. Engineering Technician to perform concrete testing
for slump, air and temperature and cast cylinders
Estimated 34 hours @ \$65.00 per hour\$2,210.00
 - C. Concrete Cylinders – compressive strength
Estimated 65 tests @ \$20.00 per test\$1,300.00
 - D. Project Engineer to observe and supervise
field personnel and review reports
Estimated 4 hours @ \$105.00 per hour\$420.00
- ESTIMATED TOTAL FOR CONCRETE..... \$5,430.00**

III. Masonry

PSI has based estimate on 6 trips for masonry construction with time included for reinforcing, and any masonry testing.

- A. Senior Engineering Technician to perform observations and any grout testing
Estimated 24 hours @ \$75.00 per hour\$1,800.00
 - B. Concrete CMU Prisms – compressive strength
Estimated 6 tests @ \$65.00 per test\$390.00
 - C. Project Engineer to observe and supervise
field personnel and review reports
Estimated 3 hours @ \$105.00 per hour\$315.00
- ESTIMATED TOTAL FOR CONCRETE/MASONRY VENEER \$2,505.00**



IV. Structural Steel/Framing

The estimated budget does not include steel fabricator shop NDE services. If this is required, an estimate can be provided. The estimated budget is for 3 structural steel inspection trips and 2 trips for wood and CFM framing inspections.

A. Structural Welding/Bolting Inspector to visually examine welded and bolted connections in field Estimated 12 hours @ \$100.00 per hour	\$1,200.00
B. Framing Inspector to visually examine nailed, screwed, and bolted connections in field Estimated 8 hours @ \$85.00 per hour	\$680.00
C. Project Engineer to observe and supervise field personnel and review report Estimated 3 hours @ \$105.00 per hour	\$315.00
ESTIMATED TOTAL FOR STRUCTURAL STEEL/FRAMING	\$2,195.00

V. Firestopping / Fire Caulking

PSI has based estimate on 2 trips to observe and confirm the placement firestopping installations.

A. Senior Engineering Technician to observe the installation of firestopping installations Estimated 8 hours @ \$95.00 per hour	\$760.00
B. Project Engineer to observe and supervise field personnel and review reports Estimated 1 hour @ \$105.00 per hour	\$105.00
ESTIMATED TOTAL FOR FIRESTOPPING	\$865.00

SUMMARY OF PROPOSED FEES

I. Earthwork/HMA	\$4,370.00
II. Concrete	\$5,430.00
III. Masonry	\$2,505.00
IV. Structural Steel/Framing	\$2,195.00
V. Firestopping / Fire Caulking	\$865.00
TOTAL ESTIMATED BUDGET	\$15,365.00



Services requested but not quoted in this proposal will be performed in accordance with the attached "Schedule of Services and Fees". It is also proposed that the work be performed pursuant to PSI's General Conditions. A copy of the General Conditions is enclosed and incorporated into this proposal. PSI will proceed with the work and will issue the daily materials testing and inspection reports after receipt of a signed copy of this proposal intact or a purchase order referencing this proposal by number and date. When returning this proposal, please complete the attached Project Data Sheet so that your file can be properly established.

Remarks: See attached "Schedule of Service and Fees".

A representative of PSI will be contacting you to confirm receipt of this proposal and to discuss any questions that you may have. PSI appreciates the opportunity to offer its services and looks forward to working with you on this project.

Respectfully submitted,
Professional Service Industries, Inc.

Keith Walker
Branch Manager

Michael Hodge P.E.
Principal Consultant

Attachments: Schedule of Services and Fees
 General Conditions



Proposal Acceptance:

AGREED TO, THIS _____ DAY OF _____, 2026
PRINT NAME/TITLE: _____
COMPANY: _____
SIGNATURE: _____

PROJECT DATA SHEET

Project Information:

Project Name: _____
Project Address: _____
Client Project No.: _____ Purchase Order No.: _____
Project Manager: _____ Telephone No.: _____
Site Contact: _____ Telephone No.: _____

Report Distribution:

Name: _____	Name: _____
Company: _____	Company: _____
Email: _____	Email: _____
Name: _____	Name: _____
Company: _____	Company: _____
Email: _____	Email: _____
Name: _____	Name: _____
Company: _____	Company: _____
Email: _____	Email: _____

Invoicing:

Company Name: _____
Address: _____
City, State, Zip Code: _____
Attn: _____ Phone No. _____
Email (if required): _____

Other Pertinent Information or Previous Subsurface Information Available: _____



SCHEDULE OF SERVICES AND FEES

TECHNICAL SERVICES

Engineering Services for field observations, report review, consultation, special inspection submittal preparation, attend pre-construction and progress meetings.

Chief Engineer	Per Hour	\$ 185.00
Principal Consultant.....	Per Hour	\$ 168.00
Senior Engineer/Geologist/Manager	Per Hour	\$ 130.00
Project Engineer/Manager.....	Per Hour	\$ 105.00

PERSONNEL/FIELD SERVICES

Engineering Technician:

Asphaltic Concrete Field Testing		
Concrete Sampling/Testing		
Soil - In-Place Density Testing		
Sample Pick-Up/Preparation.....	Per Hour	\$ 65.00

Senior Engineering Technician:

Concrete/Asphalt Batch Plant Inspection		
Concrete Tilt-up Panel Inspection		
Drilled Pier/Pile Inspection		
Drill & Epoxy/Anchor Bolt Inspection		
Fireproofing Inspection		
Masonry Inspection		
Post-Tension Inspection		
Reinforcing Steel Inspection		
Shallow Footing and Subgrade Inspection		
Soil Fill Control/Site Observation Inspection		
State Certified (UDOT) Sampling/Field Testing	Per Hour	\$ 75.00

Structural Steel Inspector/Certified Welding Inspector:

Visual Weld Inspection.....	Per Hour	\$ 100.00
Bolt Torque Verification	Per Hour	\$ 100.00
Shear Stud Verification	Per Hour	\$ 100.00
Framing Inspection.....	Per Hour	\$ 90.00

Structural Wood Framing	Per Hour	\$ 95.00
GPR Operator	Per Hour	\$ 250.00

LABORATORY TESTING SERVICES

Soils:

Atterberg Limits Determination (LL/PI)	Each	\$ 105.00
Hydrometer (without sieve).....	Each	\$ 88.00
Moisture Content	Each	\$ 12.00
Moisture/Density Relationship (Proctor):		
ASTM D698 (Standard).....	Each	\$ 190.00
ASTM D1557 (Modified).....	Each	\$ 190.00
One Point Proctor Verification	Each	\$ 83.00
Oversized Correction	Each	\$ 61.00
Organic Content	Each	\$ 61.00
Relative Density Test	Each	\$ 290.00

SCHEDULE OF SERVICES AND FEES

Concrete:

Calcium Chloride Vapor Emission Test Kit	Test	\$ 42.00
Concrete Compression	Test	\$ 20.00
Concrete Compression (Contractor made)	Test	\$ 34.00
Concrete Compression of Drilled Core	Test	\$ 44.00
Shotcrete Compression	Test	\$ 88.00
Concrete Core Thickness (C174/T148)	Each	\$ 27.00
Flexural Strength of Concrete (Beams)	Test	\$ 56.00
Floor Flatness Survey (\$500/day minimum)	Ft. ²	\$ 0.05
Length Change of Harden Concrete (C157 – Modified for 28-day)	Test	\$ 358.00
Maturity Meter Curve (Cylinders made at batch plant)	Each	\$ 960.00
Maturity Meter Curve (Cylinders made in Laboratory)	Each	\$1,520.00
1-Point Concrete Mix Design Trial Batch Verification (6 cyls & assoc. tests)	Each	\$ 775.00
Time of Set, (Initial and Final) Includes Laboratory Batching	Each	\$ 690.00
Water Soluble Chloride Ion Content (ground sample)	Test	\$ 105.00

Aggregate Materials:

Acid Chloride Ion	Test	\$ 115.00
Alkali Reactivity of Cement-Agg. Mortar Bar Method (C1260 or C1567) 16-day	Test	\$ 1,050.00
Compressive Strength of Intact Rock Core Specimens (D2938)	Test	\$ 78.00
Deleterious (shale/soft-friable) (C142)	Test	\$ 66.00
Deleterious (shale/soft-friable) (MODOT)	Test	\$ 83.00
Effect of Organic Impurities in Fine Agg. On Strength (C87)	Test	\$ 525.00
Fine Aggregate Angularity (AASHTO T304)	Test	\$ 78.00
Freeze-Thaw	Test	\$ 305.00
Gradation (C136)	Test	\$ 95.00
Gradation (C136) Coarse Aggregate Large Size (> 1")	Test	\$ 155.00
LA Abrasion (C131)	Test	\$ 155.00
LA Abrasion - Large Aggregate (C535)	Test	\$ 177.00
Light Weight Particles (C123)	Test	\$ 83.00
Materials Finer than #200 in Aggregates (C117)	Test	\$ 56.00
Methylene Blue (AASHTO T330)	Test	\$ 61.00
Micro Deval (AASHTO T327)	Test	\$ 237.00
Moisture Content (C566)	Test	\$ 12.00
Organic Impurities in Sand (C40)	Test	\$ 56.00
Particle Shape – Flat & Elongated (D4791 or CRD C120) (Up to 3 sizes)	Test	\$ 72.00
Rapid Chloride Ion (plus shipping)	Test	\$ 707.00
Sand Equivalency Value of Soils and Fine Agg (D2419)	Test	\$ 94.00
Scratch Hardness Soft Particles (C235)	Test	\$ 83.00
Specific Gravity & Absorption (C127 / C128)	Test	\$ 88.00
Sulfate Soundness – Magnesium or Sodium (C88)	Test	\$ 215.00
Unit Weight of Aggregate (C29)	Test	\$ 56.00
Water Soluble Chloride Ion Content (ground sample)	Test	\$ 100.00

Asphaltic Concrete Testing:

Asphalt Core Density	Test	\$ 17.00
Asphalt Extraction and Gradation	Test	\$ 158.00
Asphalt Extraction and Gradation Large Size (> 1")	Test	\$ 195.00
Asphalt Marshall Density (includes molding of 3 specimens)	Set of 3	\$ 158.00
Asphalt Marshall Stability and Flow	Set of 3	\$ 150.00
Gyratory Pill Compaction with Density (150 mm)	Test	\$ 127.00
Gyratory Pill Compaction with Density (100 mm)	Test	\$ 105.00
Marshall Pill Compaction	Test	\$ 17.00
Maximum Theoretical Specific Gravity (Rice Test)	Test	\$ 100.00
Tensile Strength Ratio (TSR)	Test	\$ 420.00

SCHEDULE OF SERVICES AND FEES

Masonry Product Testing:

Grout:

Compressive Strength: 3"x3"x6" Prisms/2"x2" cubes (ASTM C1019)	Test	\$ 16.00
Dry Package Mix (mixing, flow test and 6 compr.strength samples).....	Each	\$ 248.00
Mix Design (computations, mixing, slump and molding)	Each	\$ 347.00

Mortar:

Compressive Strength: 2" x 2" Cubes	Test	\$ 16.00
Water Retention	Test	\$ 56.00
Air Test (specific gravity not included).....	Test	\$ 49.00
Mix Design (computations, mixing, flow test and molding).....	Test	\$ 415.00

Concrete Masonry Units:

Compressive Strength Testing:

8" & 12" Block, ASTM C140	Test	\$ 68.00
8" & 12" Hollow Prism	Test	\$ 100.00
8" & 12" Grouted Prism	Test	\$ 132.00
Measuring, Moisture Content and Absorption (3 per set)(ASTM C140)	Each	\$ 192.00

Fireproofing:

Adhesion/Cohesion.....	Test	\$ 49.00
Density	Test	\$ 49.00

EQUIPMENT

Concrete/Asphalt Coring Equipment

Diamond bit core barrel	Per Inch	\$ 9.00
Coring Machine	Per Day	\$ 220.00
Hole Patch (non-shrink grout).....	Cost Plus 25%	

GPR	Per Day	\$ 158.00
-----------	---------	-----------

Nuclear Density Gauge	Per Hour	\$ 11.00
-----------------------------	----------	----------

Ultrasonic Equipment	Per Day	\$ 166.00
----------------------------	---------	-----------

Remarks

- Unit prices/rates are in effect for 12 months from the date of this proposal and are subject to a 4% annual increase thereafter.
- All rates are billed on a portal to portal basis.
- The minimum billing increment for time is one hour. A minimum charge of 4 hours applies to field testing and observation services.
- Overtime rates are applicable for services performed in excess of 8 hours per day Monday through Friday, before 8:00 AM or after 4:00 PM, and for all hours worked on Saturdays, Sundays and Holidays. The overtime rate is 1.5 times the applicable hourly rate. Services performed on Sundays and Holidays will be invoiced at 2 times the applicable hourly rate. Surcharges for laboratory services during overtime hours or for expedited results may apply.
- Rates involving mileage (including mileage, mobilization, vehicle, and trip charges) are subject to change based upon increases in the national average gasoline price. A fuel surcharge shall be applied to invoices to offset the increase in fuel prices for a gallon of regular gasoline. Increases shall be made no more often than monthly.
- Charges for re-inspections or retests are not included in this estimate and will be invoiced at the unit rates included herein. Furthermore, Discrepancies and Non Conformance resolution may require additional Project Manager Time billed at the rate referenced above.
- Scheduling and cancellation of field testing and observation services is required no less than the working day prior to the date the services are to be performed. Services cancelled without advance and/or inadequate notice will be assessed a minimum 4 hour charge.
- A project set-up charge of \$300.00 applies to all projects.
- For all PSI services, a 0.3 hour project management/engineering review charge will be billed for all reports issued for the scheduling/supervision of personnel and the evaluation/review of data and reports.
- PSI will deliver reports electronically to the client and others on the specified distribution list. Reports will be posted on a password protected, secure website available only to those on the distribution list. Distribution of reports via other methods will be billed at the hourly project administration rate.
- All fees and services are provided in accordance with the attached PSI GeneralConditions.
- Services and fees not listed on this schedule may be quoted on request.
- Surcharges for laboratory services during overtime hours or for expedited results may apply. A \$200.00 rush fee will apply for all less than 24 hour requests and laboratory rates will be increased by a multiplier of 1.5 for such circumstances.
- Field services rates are based on OSHA Level D personal protection unless otherwise specified in the proposal. Surcharges apply for Level C and Level B personal protection which may be quoted on a site specific basis.
- Standby time due to factors beyond PSI's control will be invoiced at the field personnel's hourly rate.
- A final report will include a minimum of two hours at a Project Manager rate and applies to all projects. Furthermore, no final letter will be issued with payment in full of any outstanding invoices.
- PSI reserves the right to withhold all reports until such time as we receive a signed Proposal Acceptance or other acceptable written authorization to proceed with the work as outlined.
- PSI may hire an accredited or certified firm as a subcontractor.
- ACI 301-10 section 1.6.2.2.d, states that the contractor is responsible for "[providing] space and source of electrical power on the project site for facilities to be used for initial curing of concrete test specimens as required by ASTM C31/C31M, for the sole use of the Owner's quality assurance testing. PSI understands the term "space" to mean "an environmentally controlled and secure space" for initial curing in the field, and the contractor is required to provide electricity and security of the space. Accordingly, this proposal does not include provisions or the associated fee for PSI to provide this service. The initial curing box can be provided by PSI at the project site for additional fees which shall include the daily rental cost and associated mobilization cost of the curing box. In the event the curing box is stolen or damaged as the site security is the responsibility of the contractor, PSI shall invoice our client the cost of the same at cost plus 15%.

GENERAL CONDITIONS

1. **PARTIES AND SCOPE OF WORK:** Professional Service Industries Inc. ("PSI") shall include said company or its particular division, subsidiary or affiliate performing the work. "Work" means the specific service to be performed by PSI as set forth in PSI's proposal, Client's acceptance thereof and these General Conditions. Additional work ordered by Client shall also be subject to these General Conditions. "Client" refers to the person or business entity ordering the work to be done by PSI. If Client is ordering the work on behalf of another, Client represents and warrants that it is the duly authorized agent of said party for the purpose of ordering and directing said work. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the work ordered by the client is adequate and sufficient for Client's intended purpose. Client shall communicate these General Conditions to each and every third party to whom Client transmits any part of PSI's work. PSI shall have no duty or obligation to any third party greater than that set forth in PSI's proposal, Client's acceptance thereof and these General Conditions. The ordering of work from PSI, or the reliance on any of PSI's work, shall constitute acceptance of the terms of PSI's proposal and these General Conditions, regardless of the terms of any subsequently issued document.
2. **TESTS AND INSPECTIONS:** Client shall cause all tests and inspections of the site, materials and work performed by PSI or others to be timely and properly performed in accordance with the plans, specifications and contract documents and PSI's recommendations. No claims for loss, damage or injury shall be brought against PSI by Client or any third party unless all tests and inspections have been so performed and unless PSI's recommendations have been followed. Client agrees to indemnify, defend and hold PSI, its officers, employees and agents harmless from any and all claims, suits, losses, costs and expenses, including, but not limited to, court costs and reasonable attorney's fees in the event that all such tests and inspections are not so performed or PSI's recommendations are not so followed.
3. **PREVAILING WAGES:** This proposal specifically excludes compliance with any project labor agreement, labor agreement, or other union or apprenticeship requirements. In addition, unless explicitly agreed to in the body of this proposal, this proposal specifically excludes compliance with any state or federal prevailing wage law or associated requirements, including the Davis Bacon Act. It is agreed that no applicable prevailing wage classification or wage rate has been provided to PSI, and that all wages and cost estimates contained herein are based solely upon standard, non-prevailing wage rates. Should it later be determined by the Owner or any applicable agency that in fact prevailing wage applies, then it is agreed that the contract value of this agreement shall be equitably adjusted to account for such changed circumstance. Client will reimburse, defend, indemnify and hold harmless PSI from and against any liability resulting from a subsequent determination that prevailing wage regulations cover the Project, including all costs, fines and attorney's fees.
4. **SCHEDULING OF WORK:** The services set forth in PSI's proposal and Client's acceptance will be accomplished by PSI personnel at the prices quoted. If PSI is required to delay commencement of the work or if, upon embarking upon its work, PSI is required to stop or interrupt the progress of its work as a result of changes in the scope of the work requested by Client, to fulfill the requirements of third parties, interruptions in the progress of construction, or other causes beyond the direct reasonable control of PSI, additional charges will be applicable and payable by Client.
5. **ACCESS TO SITE:** Client will arrange and provide such access to the site and work as is necessary for PSI to perform the work. PSI shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as the result of its work or the use of its equipment.
6. **CLIENT'S DUTY TO NOTIFY ENGINEER:** Client warrants that it has advised PSI of any known or suspected hazardous materials, utility lines and pollutants at any site at which PSI is to do work, and unless PSI has assumed in writing the responsibility of locating subsurface objects, structures, lines or conduits, Client agrees to defend, indemnify and save PSI harmless from all claims, suits, losses, costs and expenses, including reasonable attorney's fees as a result of personal injury, death or property damage occurring with respect to PSI's performance of its work and resulting to or caused by contact with subsurface or latent objects, structures, lines or conduits where the actual or potential presence and location thereof were not revealed to PSI by Client.
7. **RESPONSIBILITY:** PSI's work shall not include determining, supervising or implementing the means, methods, techniques, sequences or procedures of construction. PSI shall not be responsible for evaluating, reporting or affecting job conditions concerning health, safety or welfare. PSI's work or failure to perform same shall not in any way excuse any contractor, subcontractor or supplier from performance of its work in accordance with the contract documents. Client agrees that it shall require subrogation to be waived against PSI and for PSI to be added as an Additional Insured on all policies of insurance, including any policies required of Client's contractors or subcontractors, covering any construction or development activities to be performed on the project site. PSI has no right or duty to stop the contractor's work. PSI shall provide Professional Liability Insurance with limits not less than \$1,000,000 (one million dollars) per claim and \$2,000,000 (two million dollars) in the aggregate. Such Professional Coverage shall be maintained for at least three years beyond the completion of services.
8. **SAMPLE DISPOSAL:** Test specimens will be disposed immediately upon completion of the test. All drilling samples will be disposed sixty (60) days after submission of PSI's report.
9. **PAYMENT:** The quantities and fees provided in this proposal are PSI's estimate based on information provided by Client and PSI's experience on similar projects. The actual total amount due to PSI shall be based on the actual final quantities provided by PSI at the unit rates provided herein. Where Client directs or requests additional work beyond the contract price it will be deemed a change order and PSI will be paid according to the fee schedule. Client shall be invoiced once each month for work performed during the preceding period. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to for valid cause in writing within said thirty (30) day period at the rate of eighteen (18) percent per annum (or the maximum interest rate permitted under applicable law), until paid. Client agrees to pay PSI's cost of collection of all amounts due and unpaid after thirty (30) days, including court costs and reasonable attorney's fees. PSI shall not be bound by any provision or agreement requiring or providing for arbitration of disputes or controversies arising out of this agreement, any provision wherein PSI waives any rights to a mechanics' lien, or any provision conditioning PSI's right to receive payment for its work upon payment to Client by any third party. These General Conditions are notice, where required, that PSI shall file a lien whenever necessary to collect past due amounts. Failure to make payment within 30 days of invoice shall constitute a release of PSI from any and all claims which Client may have, whether in tort, contract or otherwise, and whether known or unknown at the time.

GENERAL CONDITIONS

10. **ALLOCATION OF RISK:** CLIENT AGREES THAT PSI'S SERVICES WILL NOT SUBJECT PSI'S INDIVIDUAL EMPLOYEES, OFFICERS OR DIRECTORS TO ANY PERSONAL LIABILITY, AND THAT NOTWITHSTANDING ANY OTHER PROVISION OF THIS AGREEMENT, CLIENT AGREES THAT ITS SOLE AND EXCLUSIVE REMEDY SHALL BE TO DIRECT OR ASSERT ANY CLAIM, DEMAND, OR SUIT ONLY AGAINST PSI.
- SHOULD PSI OR ANY OF ITS EMPLOYEES BE FOUND TO HAVE BEEN NEGLIGENT IN THE PERFORMANCE OF ITS WORK, OR TO HAVE MADE AND BREACHED ANY EXPRESS OR IMPLIED WARRANTY, REPRESENTATION OR CONTRACT, CLIENT, ALL PARTIES CLAIMING THROUGH CLIENT AND ALL PARTIES CLAIMING TO HAVE IN ANY WAY RELIED UPON PSI'S WORK AGREE THAT THE MAXIMUM AGGREGATE AMOUNT OF THE LIABILITY OF PSI, ITS OFFICERS, EMPLOYEES AND AGENTS SHALL BE LIMITED TO \$250,000.00
- NEITHER PARTY SHALL BE LIABLE TO THE OTHER IN CONTRACT, TORT (INCLUDING NEGLIGENCE AND BREACH OF STATUTORY DUTY) OR OTHERWISE FOR LOSS OF PROFIT (WHETHER DIRECT OR INDIRECT) OR FOR ANY INDIRECT, CONSEQUENTIAL, PUNITIVE, OR SPECIAL LOSS OR DAMAGE, INCLUDING WITHOUT LIMITATION LOSS OF PROFITS, REVENUE, BUSINESS, OR ANTICIPATED SAVINGS (EVEN WHEN ADVISED OF THEIR POSSIBILITY).
11. **INDEMNITY:** Subject to the above limitations, PSI agrees not to defend but to indemnify and hold Client harmless from and against any and all claims, suits, costs and expenses including reasonable attorney's fees and court costs to the extent arising out of PSI's negligence as finally determined by a court of law. Client shall provide the same protection to the extent of its negligence. In the event that Client or Client's principal shall bring any suit, cause of action, claim or counterclaim against PSI, the Client and the party initiating such action shall pay to PSI the costs and expenses incurred by PSI to investigate, answer and defend it, including reasonable attorney's and witness fees and court costs to the extent that PSI shall prevail in such suit.
12. **TERMINATION:** This Agreement may be terminated by either party upon seven days' prior written notice. In the event of termination, PSI shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses.
13. **EMPLOYEES/WITNESS FEES:** PSI's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay PSI's legal expenses, administrative costs and fees pursuant to PSI's then current fee schedule for PSI to respond to any subpoena. For a period of one year after the completion of any work performed under this agreement, Client agrees not to solicit, recruit, or hire any PSI employee or person who has been employed by PSI within the previous twelve months. In the event Client desires to hire such an individual, Client agrees that it shall seek the written consent of PSI, and shall pay PSI an amount equal to one-half of the employee's annualized salary, without PSI waiving other remedies it may have.
14. **FIDUCIARY:** PSI is not a financial advisor, does not provide financial advice or analysis of any kind, and nothing in our reports can create a fiduciary relationship between PSI and any other party.
15. **RECORDING:** Photographs or video recordings of the Client's own project may be taken by and used for the Client's own internal purposes. Photographs or video recordings may not be used for marketing or publicity, or distributed to a third party or otherwise published without PSI's prior review and consent in writing. Taking photographs of other Clients' samples, test setups, or facilities, or recording in any manner any test specimen other than the test specimen related to the Client's project is prohibited; and the Client agrees to hold in strict confidence and not use any proprietary information disclosed either advertently or inadvertently. The Client shall defend, hold harmless, and indemnify PSI for any breach of this clause.
16. **CHOICE OF LAW AND EXCLUSIVE VENUE:** All claims or disputes arising or relating to this agreement shall be governed by, construed, and enforced in accordance with the laws of Illinois. The exclusive venue for all actions or proceedings arising in connection with this agreement shall be either the Circuit Court in Cook County, Illinois, or the Federal Court for the Northern District of Illinois.
17. **PROVISIONS SEVERABLE:** The parties have entered into this agreement in good faith, and it is the specific intent of the parties that the terms of these General Conditions be enforced as written. In the event any of the provisions of these General Conditions should be found to be unenforceable, it shall be stricken and the remaining provisions shall be enforceable.
18. **ENTIRE AGREEMENT:** This agreement constitutes the entire understanding of the parties, and there are no representations, warranties or undertakings made other than as set forth herein. This agreement may be amended, modified or terminated only in writing, signed by each of the parties hereto.

ALPINE CITY CORPORATION
COMBINED CASH INVESTMENT
MAY 31, 2026

COMBINED CASH ACCOUNTS

01-1111	CASH IN BANK, ALTA BANK	94,896.98
01-1112	XPRESS BILL PAY	3,456.10
01-1131	PETTY CASH	1,000.00
01-1154	SAVINGS PTIF #158	30,195,763.68
	TOTAL COMBINED CASH	30,295,116.76
01-1190	CASH - ALLOCATION TO OTHER FUN	(30,295,116.76)
	TOTAL GENERAL FUND CASH	.00

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	4,082,187.55
11	ALLOCATION TO CLASS C ROADS	1,269,083.72
15	ALLOCATION TO RECREATION IMPACT FEES	463,622.43
16	ALLOCATION TO STREET IMPACT FEES	171,414.39
44	ALLOCATION TO PARC FUND	158,954.59
45	ALLOCATION TO CAPITAL IMPROVEMENTS FUND	8,194,572.92
46	ALLOCATION TO CAPITAL PROJECT - BOND ACCOUNT	2,002,449.74
51	ALLOCATION TO WATER FUND	3,838,146.87
52	ALLOCATION TO SEWER FUND	3,201,230.22
55	ALLOCATION TO PRESSURIZED IRRIGATION FUND	1,712,240.29
56	ALLOCATION TO STORM DRAIN FUND	716,855.38
70	ALLOCATION TO TRUST AND AGENCY FUND	742,982.52
71	ALLOCATION TO CEMETERY PERPETUAL CARE FUND	1,911,236.08
81	ALLOCATION TO WATER IMPACT FEES	843,780.43
82	ALLOCATION TO SEWER IMPACT FEES	167,608.04
85	ALLOCATION TO PI IMPACT FEES	590,552.49
86	ALLOCATION TO STORM DRAIN IMPACT FEES	228,199.10
	TOTAL ALLOCATIONS TO OTHER FUNDS	30,295,116.76
	ALLOCATION FROM COMBINED CASH FUND - 01-1190	(30,295,116.76)
	ZERO PROOF IF ALLOCATIONS BALANCE	.00

ALPINE CITY CORPORATION

BALANCE SHEET

MAY 31, 2026

GENERAL FUND

ASSETS

10-1190	CASH - ALLOCATION TO OTHER FUN	4,082,187.55	
10-1309	DEFERRED PROPERTY TAXES REC	2,659,542.68	
10-1311	ACCOUNTS RECEIVABLE	75,796.76	
10-1561	PREPAID EXPENSES	4,090.00	
	TOTAL ASSETS		6,821,616.99

LIABILITIES AND EQUITYLIABILITIES

10-2211	WAGES PAYABLE	26,854.72	
10-2221	FICA PAYABLE	9,601.12	
10-2222	FEDERAL WITHHOLDING PAYABLE	4,555.30	
10-2223	STATE WITHHOLDING PAYABLE	2,391.17	
10-2225	ULGT PAYABLE	14,539.99	
10-2226	ADDITIONAL EMP INSURANCES	124.56	
10-2227	RETIREMENT PAYABLE EMPLOYEES	(6,906.56)	
10-2229	WORKERS COMP PAYABLE	20,438.96	
10-2230	ALPINE DAYS REVENUES IN ADVANC	19,196.31	
10-2400	UNEARNED REVENUE	2,659,542.00	
	TOTAL LIABILITIES		2,750,337.57

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-2980	BALANCE BEGINNING OF YEAR	2,487,751.53	
	REVENUE OVER EXPENDITURES - YTD	1,583,527.89	
	BALANCE - CURRENT DATE	4,071,279.42	
	TOTAL FUND EQUITY		4,071,279.42
	TOTAL LIABILITIES AND EQUITY		6,821,616.99

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>TAXES</u>					
10-31-10 CURRENT YEAR GENERAL PROPERTY	35,104.52	2,722,642.54	2,704,800.00	(17,842.54)	100.7
10-31-20 REDEMPTION TAXES	27,297.38	332,058.40	225,000.00	(107,058.40)	147.6
10-31-30 GENERAL SALES AND USE TAXES	222,269.31	1,718,175.97	2,100,000.00	381,824.03	81.8
10-31-31 MOTOR VEHICLE TAXES	10,207.10	109,514.62	135,000.00	25,485.38	81.1
10-31-40 FRANCHISE FEES	19,613.08	639,133.72	750,000.00	110,866.28	85.2
10-31-90 PENALTIES & INT. ON DELINQUENT	1,213.79	15,890.91	4,500.00	(11,390.91)	353.1
TOTAL TAXES	315,705.18	5,537,416.16	5,919,300.00	381,883.84	93.6
<u>LICENSES AND PERMITS</u>					
10-32-10 BUSINESS LICENSES AND PERMITS	200.00	21,355.24	25,000.00	3,644.76	85.4
10-32-20 PLAN CHECK FEES	19,615.20	168,412.69	175,000.00	6,587.31	96.2
10-32-21 BUILDING PERMITS	32,656.90	279,463.35	350,000.00	70,536.65	79.9
10-32-22 BUILDING PERMIT ASSESSMENT	327.55	2,982.04	5,000.00	2,017.96	59.6
TOTAL LICENSES AND PERMITS	52,799.65	472,213.32	555,000.00	82,786.68	85.1
<u>INTERGOVERNMENTAL REVENUE</u>					
10-33-42 MUNICIPAL RECREATION GRANT	.00	.00	29,122.00	29,122.00	.0
10-33-59 OTHER GRANTS	.00	1,000,000.00	1,000,000.00	.00	100.0
TOTAL INTERGOVERNMENTAL REVENUE	.00	1,000,000.00	1,029,122.00	29,122.00	97.2
<u>CHARGES FOR SERVICES</u>					
10-34-13 ZONING AND SUBDIVISION FEES	180.00	7,215.00	5,000.00	(2,215.00)	144.3
10-34-14 ANNEXATIONS APPLICATIONS	.00	.00	500.00	500.00	.0
10-34-15 SALE OF MAPS AND PUBLICATIONS	.00	110.00	250.00	140.00	44.0
10-34-22 PUBLIC SAFETY DISTRICT RENTAL	.00	38,516.00	38,516.00	.00	100.0
10-34-40 WASTE COLLECTION SALES	68,083.49	743,869.50	730,000.00	(13,869.50)	101.9
10-34-69 YOUTH COUNCIL	625.00	5,494.59	3,000.00	(2,494.59)	183.2
10-34-81 SALE OF CEMETERY LOTS	3,825.00	31,875.00	25,000.00	(6,875.00)	127.5
10-34-83 BURIAL FEES	2,750.00	58,525.00	50,000.00	(8,525.00)	117.1
TOTAL CHARGES FOR SERVICES	75,463.49	885,605.09	852,266.00	(33,339.09)	103.9
<u>FINES AND FORFEITURES</u>					
10-35-10 TRAFFIC FINES	6,498.82	59,947.67	75,000.00	15,052.33	79.9
10-35-15 OTHER FINES	500.00	7,975.01	7,000.00	(975.01)	113.9
10-35-16 TRAFFIC SCHOOL	.00	5,310.00	2,000.00	(3,310.00)	265.5
TOTAL FINES AND FORFEITURES	6,998.82	73,232.68	84,000.00	10,767.32	87.2

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>RENTS AND OTHER REVENUE</u>					
10-36-20 RENTS AND CONCESSIONS	750.00	75,922.60	65,000.00	(10,922.60)	116.8
TOTAL RENTS AND OTHER REVENUE	750.00	75,922.60	65,000.00	(10,922.60)	116.8
<u>INTEREST AND MISC REVENUE</u>					
10-38-10 INTEREST EARNINGS	98,091.30	277,855.50	150,000.00	(127,855.50)	185.2
10-38-17 ALPINE DAYS REVENUE	1,500.00	100,022.82	85,000.00	(15,022.82)	117.7
10-38-18 RODEO REVENUE	.00	62,074.00	50,000.00	(12,074.00)	124.2
10-38-50 BICENTENNIAL BOOKS	40.00	590.00	500.00	(90.00)	118.0
10-38-90 SUNDRY REVENUES	201.90	38,144.81	40,000.00	1,855.19	95.4
TOTAL INTEREST AND MISC REVENUE	99,833.20	478,687.13	325,500.00	(153,187.13)	147.1
<u>TRANSFERS AND CONTRIBUTIONS</u>					
10-39-10 FUND BALANCE APPROPRIATION	.00	.00	28,550.00	28,550.00	.0
10-39-20 CONTRIBUTION FOR PARAMEDIC	2,929.60	32,137.47	35,000.00	2,862.53	91.8
TOTAL TRANSFERS AND CONTRIBUTIONS	2,929.60	32,137.47	63,550.00	31,412.53	50.6
TOTAL FUND REVENUE	554,479.94	8,555,214.45	8,893,738.00	338,523.55	96.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-41-11 SALARIES & WAGES	18,921.42	223,262.72	247,500.00	24,237.28	90.2
10-41-13 EMPLOYEE BENEFITS	9,834.31	112,240.99	116,500.00	4,259.01	96.3
10-41-14 OVERTIME WAGES	6.71	905.52	2,000.00	1,094.48	45.3
10-41-21 BOOKS, SUBSCRIPTIONS & MEMBERS	831.51	24,044.80	25,000.00	955.20	96.2
10-41-22 PUBLIC NOTICES	1,470.10	2,208.91	2,000.00	(208.91)	110.5
10-41-23 TRAVEL	2,049.65	3,492.66	7,500.00	4,007.34	46.6
10-41-24 OFFICE SUPPLIES & POSTAGE	2,063.48	22,402.29	15,000.00	(7,402.29)	149.4
10-41-25 EQUIPMENT - SUPPLIES & MAINTEN	.00	2,425.00	1,500.00	(925.00)	161.7
10-41-28 TELEPHONE	395.25	4,482.54	5,500.00	1,017.46	81.5
10-41-30 PROFESSIONAL SERVICES	16,878.88	16,878.88	45,000.00	28,121.12	37.5
10-41-33 EDUCATION	.00	671.72	3,000.00	2,328.28	22.4
10-41-46 COUNCIL DISCRETIONARY FUND	2,166.74	7,955.82	12,000.00	4,044.18	66.3
10-41-47 MAYOR DISCRETIONARY FUND	.00	97.50	5,000.00	4,902.50	2.0
10-41-51 INSURANCE	358.61	13,791.78	12,000.00	(1,791.78)	114.9
10-41-63 OTHER SERVICES	1,875.00	33,778.91	36,500.00	2,721.09	92.5
10-41-64 OTHER EXPENSES	.00	4,749.47	6,000.00	1,250.53	79.2
TOTAL ADMINISTRATION	56,851.66	473,389.51	542,000.00	68,610.49	87.3

COURT

10-42-24 OFFICE EXPENSE & POSTAGE	1,052.68	10,733.63	38,000.00	27,266.37	28.3
10-42-31 PROFESSIONAL SERVICES	5,568.36	49,731.71	45,000.00	(4,731.71)	110.5
10-42-40 WITNESS FEES	.00	.00	200.00	200.00	.0
10-42-46 VICTIM REPARATION ASSESSMENT	3,196.55	24,343.57	32,000.00	7,656.43	76.1
TOTAL COURT	9,817.59	84,808.91	115,200.00	30,391.09	73.6

TREASURER

10-43-11 SALARIES & WAGES	1,615.20	20,003.52	21,700.00	1,696.48	92.2
10-43-13 EMPLOYEE BENEFITS	987.92	11,336.40	11,700.00	363.60	96.9
10-43-14 OVERTIME WAGES	287.71	3,111.65	2,500.00	(611.65)	124.5
10-43-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	1,200.00	1,200.00	.0
10-43-23 TRAVEL	.00	.00	750.00	750.00	.0
10-43-24 OFFICE SUPPLIES & POSTAGE	.00	50.00	250.00	200.00	20.0
10-43-31 PROFESSIONAL & TECHNICAL	350.00	4,515.82	5,200.00	684.18	86.8
10-43-33 EDUCATION	.00	.00	1,300.00	1,300.00	.0
10-43-34 ACCOUNTING SERVICES/AUDIT	.00	12,500.00	15,900.00	3,400.00	78.6
TOTAL TREASURER	3,240.83	51,517.39	60,500.00	8,982.61	85.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>ELECTIONS</u>					
10-50-24	OFFICE EXPENSE, SUPPLIES & POS	.00	.00	1,000.00	1,000.00	.0
10-50-62	MISCELLANEOUS SERVICES	.00	19,160.95	39,350.00	20,189.05	48.7
	TOTAL ELECTIONS	.00	19,160.95	40,350.00	21,189.05	47.5
	<u>GOVERNMENT BUILDINGS</u>					
10-52-26	BUILDING SUPPLIES	925.91	6,375.22	7,000.00	624.78	91.1
10-52-27	UTILITIES	1,396.32	20,842.87	25,000.00	4,157.13	83.4
10-52-51	INSURANCE	73.61	9,920.68	10,200.00	279.32	97.3
10-52-63	OTHER SERVICES	2,105.06	15,775.72	13,000.00	(2,775.72)	121.4
10-52-72	CAPITAL OUTLAY BUILDINGS	38,978.18	340,343.70	1,000,000.00	659,656.30	34.0
	TOTAL GOVERNMENT BUILDINGS	43,479.08	393,258.19	1,055,200.00	661,941.81	37.3
	<u>EMERGENCY SERVICES</u>					
10-57-61	POLICE-PROFESSIONAL SERVICE	126,929.16	1,396,220.76	1,523,150.00	126,929.24	91.7
10-57-63	FIRE-PROFESSIONAL SERVICE	127,441.16	1,401,852.76	1,529,294.00	127,441.24	91.7
10-57-72	ADMINISTRATION	10,088.08	110,968.88	121,057.00	10,088.12	91.7
10-57-74	CAPITAL OUTLAY - EQUIPMENT	.00	.00	15,000.00	15,000.00	.0
	TOTAL EMERGENCY SERVICES	264,458.40	2,909,042.40	3,188,501.00	279,458.60	91.2
	<u>BUILDING INSPECTION</u>					
10-58-11	SALARIES & WAGES	3,897.30	48,866.12	53,500.00	4,633.88	91.3
10-58-13	EMPLOYEE BENEFITS	1,917.80	21,961.42	20,100.00	(1,861.42)	109.3
10-58-14	OVERTIME WAGES	.00	.00	500.00	500.00	.0
10-58-21	BOOKS, SUBSCRIPTIONS & MEMBERS	.00	.00	500.00	500.00	.0
10-58-24	OFFICE SUPPLIES & POSTAGE	.00	.00	800.00	800.00	.0
10-58-28	TELEPHONE	30.00	360.00	1,000.00	640.00	36.0
10-58-29	CONTRACT/BUILDING INSPECTOR	10,052.00	68,152.00	90,000.00	21,848.00	75.7
10-58-51	INSURANCE & SURETY BONDS	73.61	9,920.68	10,200.00	279.32	97.3
10-58-65	BUILDING PERMIT SURCHARGE	.00	2,029.32	3,000.00	970.68	67.6
	TOTAL BUILDING INSPECTION	15,970.71	151,289.54	179,600.00	28,310.46	84.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING & ZONING</u>					
10-59-11 SALARIES & WAGES	12,763.80	155,314.68	181,900.00	26,585.32	85.4
10-59-13 EMPLOYEE BENEFITS	5,753.59	66,629.03	75,400.00	8,770.97	88.4
10-59-14 OVERTIME WAGES	1,226.68	3,409.69	1,000.00	(2,409.69)	341.0
10-59-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	435.00	1,000.00	565.00	43.5
10-59-23 TRAVEL	69.61	371.48	1,500.00	1,128.52	24.8
10-59-24 OFFICE SUPPLIES & POSTAGE	17.98	17.98	1,500.00	1,482.02	1.2
10-59-30 PROFESSIONAL SERVICES	8,460.00	69,123.79	60,000.00	(9,123.79)	115.2
10-59-31 LEGAL SERVICES FOR SUBDIVIS	.00	1,100.00	20,000.00	18,900.00	5.5
10-59-34 EDUCATION	.00	.00	750.00	750.00	.0
TOTAL PLANNING & ZONING	28,291.66	296,401.65	343,050.00	46,648.35	86.4
<u>STREETS</u>					
10-60-11 SALARIES & WAGES	9,990.63	122,226.10	132,400.00	10,173.90	92.3
10-60-13 EMPLOYEE BENEFITS	6,775.44	78,693.97	80,100.00	1,406.03	98.2
10-60-14 OVERTIME WAGES	342.71	8,139.54	8,000.00	(139.54)	101.7
10-60-15 ON CALL WAGES	507.32	6,139.05	6,350.00	210.95	96.7
10-60-23 TRAVEL	.00	.00	1,000.00	1,000.00	.0
10-60-24 OFFICE SUPPLIES & POSTAGE	.00	608.57	700.00	91.43	86.9
10-60-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,738.85	52,082.60	75,000.00	22,917.40	69.4
10-60-26 STREET SUPPLIES AND MAINTENANC	11,893.76	54,924.82	75,000.00	20,075.18	73.2
10-60-27 UTILITIES	6.59	66.15	500.00	433.85	13.2
10-60-28 TELEPHONE	240.70	2,655.94	3,200.00	544.06	83.0
10-60-29 POWER - STREET LIGHTS	4,858.58	48,793.95	50,000.00	1,206.05	97.6
10-60-51 INSURANCE	73.61	9,920.68	10,200.00	279.32	97.3
10-60-63 OTHER SERVICES	36.00	561.00	12,000.00	11,439.00	4.7
10-60-64 OTHER EXPENSES	124.91	4,111.44	6,500.00	2,388.56	63.3
10-60-70 CLASS C ROAD FUND	230.62	6,530.62	.00	(6,530.62)	.0
10-60-73 CAPITAL OUTLAY-OTHER THAN BUIL	2,300.00	755,455.49	1,177,000.00	421,544.51	64.2
10-60-74 CAPITAL OUTLAY - EQUIPMENT	.00	35,280.00	65,125.00	29,845.00	54.2
TOTAL STREETS	39,119.72	1,186,189.92	1,703,075.00	516,885.08	69.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS & RECREATION</u>					
10-70-11 SALARIES & WAGES	4,588.00	56,183.01	62,900.00	6,716.99	89.3
10-70-12 WAGES TEMPORARY EMPLOYEES	6,480.00	53,635.31	63,500.00	9,864.69	84.5
10-70-13 EMPLOYEE BENEFITS	3,599.71	38,582.54	40,100.00	1,517.46	96.2
10-70-14 OVERTIME WAGES	265.90	2,286.84	2,500.00	213.16	91.5
10-70-23 TRAVEL	.00	659.36	1,000.00	340.64	65.9
10-70-24 OFFICE SUPPLIES & POSTAGE	652.62	5,564.94	2,400.00	(3,164.94)	231.9
10-70-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,060.49	16,943.56	25,000.00	8,056.44	67.8
10-70-26 BUILDING AND GROUNDS SUPPLIES	26,559.81	69,188.87	55,000.00	(14,188.87)	125.8
10-70-27 UTILITIES	5,003.45	55,934.74	60,000.00	4,065.26	93.2
10-70-28 TELEPHONE	220.70	2,297.77	3,000.00	702.23	76.6
10-70-51 INSURANCE & SURETY BONDS	73.61	9,920.68	10,200.00	279.32	97.3
10-70-60 RODEO	185.21	50,870.46	35,000.00	(15,870.46)	145.3
10-70-63 OTHER SERVICES-AM FORK AGREEMT	.00	.00	78,500.00	78,500.00	.0
10-70-64 OTHER EXPENSES	1,420.84	21,787.10	.00	(21,787.10)	.0
10-70-65 ALPINE DAYS	.00	141,770.65	115,000.00	(26,770.65)	123.3
10-70-66 OTHER EXPENSE - SPECIAL PROJEC	.00	150.00	.00	(150.00)	.0
10-70-67 MOYLE PARK	1,920.92	5,956.88	9,000.00	3,043.12	66.2
10-70-68 LIBRARY	700.00	10,860.00	14,500.00	3,640.00	74.9
10-70-69 YOUTH COUNCIL	2,162.67	8,343.12	8,500.00	156.88	98.2
10-70-70 BOOK MOBILE	.00	13,596.00	13,596.00	.00	100.0
10-70-71 TRAILS	1,051.19	5,132.02	5,000.00	(132.02)	102.6
TOTAL PARKS & RECREATION	55,945.12	569,663.85	604,696.00	35,032.15	94.2
<u>CEMETERY</u>					
10-77-11 SALARIES & WAGES	4,588.00	56,180.94	62,900.00	6,719.06	89.3
10-77-12 WAGES TEMPORARY EMPLOYEE	6,480.00	53,635.23	63,500.00	9,864.77	84.5
10-77-13 EMPLOYEE BENEFITS	3,608.66	38,689.69	40,100.00	1,410.31	96.5
10-77-14 OVERTIME WAGES	265.90	2,286.82	2,500.00	213.18	91.5
10-77-23 TRAVEL	.00	292.50	500.00	207.50	58.5
10-77-24 OFFICE SUPPLIES & POSTAGE	.00	.00	250.00	250.00	.0
10-77-25 EQUIPMENT-SUPPLIES & MAINTENAN	2,028.54	6,077.51	12,000.00	5,922.49	50.7
10-77-26 BUILDING AND GROUNDS	2,731.93	5,676.26	12,000.00	6,323.74	47.3
10-77-27 CEMETERY PAVING	446.56	4,912.16	.00	(4,912.16)	.0
10-77-28 TELEPHONE	15.00	180.00	850.00	670.00	21.2
10-77-51 INSURANCE & SURETY BONDS	73.61	9,920.68	10,200.00	279.32	97.3
10-77-63 OTHER SERVICES	68.77	408.44	10,000.00	9,591.56	4.1
TOTAL CEMETERY	20,306.97	178,260.23	214,800.00	36,539.77	83.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>GARBAGE</u>					
10-82-11 SALARIES & WAGES	4,055.00	47,798.49	54,100.00	6,301.51	88.4
10-82-13 EMPLOYEE BENEFITS	2,065.00	22,218.95	25,000.00	2,781.05	88.9
10-82-14 OVERTIME WAGES	169.18	1,816.58	1,500.00	(316.58)	121.1
10-82-24 OFFICE SUPPLIES & POSTAGE	536.72	5,743.30	3,600.00	(2,143.30)	159.5
10-82-28 TELEPHONE	10.84	115.05	250.00	134.95	46.0
10-82-31 PROFESSIONAL & TECHNICAL	350.00	4,420.82	4,800.00	379.18	92.1
10-82-34 TECHNOLOGY UPDATE	289.86	5,907.57	5,500.00	(407.57)	107.4
10-82-61 TIPPING FEES	13,658.99	132,753.19	166,000.00	33,246.81	80.0
10-82-62 WASTE PICKUP CONTRACT	40,840.89	405,967.00	510,550.00	104,583.00	79.5
10-82-64 OTHER EXPENSES	140.47	1,545.17	15,800.00	14,254.83	9.8
10-82-65 CITY CLEANUP PROJECTS	5,585.94	17,618.67	.00	(17,618.67)	.0
TOTAL GARBAGE	67,702.89	645,904.79	787,100.00	141,195.21	82.1
<u>MISCELLANEOUS</u>					
10-99-25 TECHNOLOGY UPGRADE	3,621.62	11,393.34	20,000.00	8,606.66	57.0
10-99-80 TRANSFER TO CAPITAL IMP FUND	.00	.00	34,666.00	34,666.00	.0
10-99-82 EMERGENCY PREP	.00	1,405.89	5,000.00	3,594.11	28.1
TOTAL MISCELLANEOUS	3,621.62	12,799.23	59,666.00	46,866.77	21.5
TOTAL FUND EXPENDITURES	608,806.25	6,971,686.56	8,893,738.00	1,922,051.44	78.4
NET REVENUE OVER EXPENDITURES	(54,326.31)	1,583,527.89	.00	(1,583,527.89)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MAY 31, 2026

CLASS C ROADS

ASSETS

11-1190 CASH - ALLOCATION FROM GENERAL

1,269,083.72

TOTAL ASSETS

1,269,083.72

LIABILITIES AND EQUITYFUND EQUITY

UNAPPROPRIATED FUND BALANCE:

11-2980 BALANCE BEGINNING OF YEAR

1,307,037.46

REVENUE OVER EXPENDITURES - YTD

(37,953.74)

BALANCE - CURRENT DATE

1,269,083.72

TOTAL FUND EQUITY

1,269,083.72

TOTAL LIABILITIES AND EQUITY

1,269,083.72

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

CLASS C ROADS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
11-33-56	B&C ROAD FUND ALLOTMENT	123,611.62	570,117.32	525,000.00	(45,117.32)	108.6
11-33-60	MASS TRANSIT	20,784.86	160,697.51	195,000.00	34,302.49	82.4
11-33-80	PUBLIC TRANSIT TAX	10,400.82	81,232.16	80,000.00	(1,232.16)	101.5
	TOTAL SOURCE 33	154,797.30	812,046.99	800,000.00	(12,046.99)	101.5
	INTEREST AND MISC REVENUE					
11-38-10	INTEREST EARNINGS	.00	29,001.18	45,000.00	15,998.82	64.5
	TOTAL INTEREST AND MISC REVENUE	.00	29,001.18	45,000.00	15,998.82	64.5
	TRANSFERS AND CONTRIBUTIONS					
11-39-10	FUND BALANCE APPROPRIATION	.00	.00	34,100.00	34,100.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	34,100.00	34,100.00	.0
	TOTAL FUND REVENUE	154,797.30	841,048.17	879,100.00	38,051.83	95.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

CLASS C ROADS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
11-60-70 CLASS C ROAD FUND PROJECTS	.00	554,001.91	554,100.00	98.09	100.0
11-60-75 MASS TRANSIT PROJECTS	.00	195,000.00	195,000.00	.00	100.0
11-60-80 PUBLIC TRANSPORTATION PROJECTS	.00	80,000.00	80,000.00	.00	100.0
11-60-90 RESERVES	.00	50,000.00	50,000.00	.00	100.0
TOTAL DEPARTMENT 60	.00	879,001.91	879,100.00	98.09	100.0
TOTAL FUND EXPENDITURES	.00	879,001.91	879,100.00	98.09	100.0
NET REVENUE OVER EXPENDITURES	154,797.30	(37,953.74)	.00	37,953.74	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MAY 31, 2026

RECREATION IMPACT FEES

ASSETS

15-1190	CASH - ALLOCATION FROM GENERAL	463,622.43	
	TOTAL ASSETS		463,622.43

LIABILITIES AND EQUITY

FUND EQUITY

15-2831	RESERVE-IMP RECREATION	571,085.62	
	UNAPPROPRIATED FUND BALANCE:		
15-2980	BALANCE BEGINNING OF YEAR	(123,878.26)	
	REVENUE OVER EXPENDITURES - YTD	16,415.07	
	BALANCE - CURRENT DATE	(107,463.19)	
	TOTAL FUND EQUITY		463,622.43
	TOTAL LIABILITIES AND EQUITY		463,622.43

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
15-37-31	RECREATION FACILITY FEES	.00	5,376.00	100,000.00	94,624.00	5.4
	TOTAL OPERATING REVENUES	.00	5,376.00	100,000.00	94,624.00	5.4
	<u>INTEREST AND MISC REVENUE</u>					
15-38-10	INTEREST EARNINGS	.00	14,220.32	40,000.00	25,779.68	35.6
	TOTAL INTEREST AND MISC REVENUE	.00	14,220.32	40,000.00	25,779.68	35.6
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
15-39-10	FUND BALANCE APPROPRIATION	.00	.00	145,000.00	145,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	145,000.00	145,000.00	.0
	TOTAL FUND REVENUE	.00	19,596.32	285,000.00	265,403.68	6.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

RECREATION IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
15-40-31	PARK SYSTEM	.00	3,181.25	285,000.00	281,818.75	1.1
	TOTAL EXPENDITURES	.00	3,181.25	285,000.00	281,818.75	1.1
	TOTAL FUND EXPENDITURES	.00	3,181.25	285,000.00	281,818.75	1.1
	NET REVENUE OVER EXPENDITURES	.00	16,415.07	.00	(16,415.07)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MAY 31, 2026

STREET IMPACT FEES

ASSETS			
16-1190	CASH - ALLOCATION FROM GENERAL	171,414.39	
	TOTAL ASSETS		171,414.39
LIABILITIES AND EQUITY			
FUND EQUITY			
UNAPPROPRIATED FUND BALANCE:			
16-2980	BALANCE BEGINNING OF YEAR	163,536.55	
	REVENUE OVER EXPENDITURES - YTD	7,877.84	
	BALANCE - CURRENT DATE	171,414.39	
	TOTAL FUND EQUITY		171,414.39
	TOTAL LIABILITIES AND EQUITY		171,414.39

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
16-37-21	STREETS & TRANSPORTATION FEES	.00	2,666.64	40,000.00	37,333.36	6.7
	TOTAL OPERATING REVENUES	.00	2,666.64	40,000.00	37,333.36	6.7
	<u>INTEREST AND MISC REVENUE</u>					
16-38-10	INTEREST EARNINGS	.00	5,211.20	25,000.00	19,788.80	20.8
	TOTAL INTEREST AND MISC REVENUE	.00	5,211.20	25,000.00	19,788.80	20.8
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
16-39-10	FUND BALANCE APPROPRIATION	.00	.00	340,000.00	340,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	340,000.00	340,000.00	.0
	TOTAL FUND REVENUE	.00	7,877.84	405,000.00	397,122.16	2.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

STREET IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
16-40-21	STREET & TRANSPORT EXPENSES	.00	.00	405,000.00	405,000.00	.0
	TOTAL EXPENDITURES	.00	.00	405,000.00	405,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	405,000.00	405,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	7,877.84	.00	(7,877.84)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MAY 31, 2026

PARC FUND

ASSETS

44-1190 CASH - ALLOCATION TO OTHER FUN

158,954.59

TOTAL ASSETS

158,954.59

LIABILITIES AND EQUITYFUND EQUITY

UNAPPROPRIATED FUND BALANCE:

44-2980 BALANCE BEGINNING OF YEAR

103,446.90

REVENUE OVER EXPENDITURES - YTD

55,507.69

BALANCE - CURRENT DATE

158,954.59

TOTAL FUND EQUITY

158,954.59

TOTAL LIABILITIES AND EQUITY

158,954.59

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

PARC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
44-38-10 INTEREST REVENUE	.00	3,625.07	.00	(3,625.07)	.0
44-38-20 PARC TAX	13,306.05	97,619.08	100,000.00	2,380.92	97.6
TOTAL SOURCE 38	13,306.05	101,244.15	100,000.00	(1,244.15)	101.2
TOTAL FUND REVENUE	13,306.05	101,244.15	100,000.00	(1,244.15)	101.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

PARC FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
44-40-72 CAPITAL OUTLAY - OTHER	.00	45,736.46	100,000.00	54,263.54	45.7
TOTAL DEPARTMENT 40	.00	45,736.46	100,000.00	54,263.54	45.7
TOTAL FUND EXPENDITURES	.00	45,736.46	100,000.00	54,263.54	45.7
NET REVENUE OVER EXPENDITURES	13,306.05	55,507.69	.00	(55,507.69)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MAY 31, 2026

CAPITAL IMPROVEMENTS FUND

ASSETS

45-1190	CASH - ALLOCATION TO OTHER FUN	8,194,572.92	
	TOTAL ASSETS		8,194,572.92

LIABILITIES AND EQUITY

LIABILITIES

45-2124	OTHER BONDS	2,000.00	
45-2140	INFRA PROTECTION BONDS	20,001.38	
45-2150	RESTRICTED FOR ROADS	168,970.50	
45-2152	MOYLE PARK DONATIONS	5,212.00	
45-2157	MOYLE PARK DONATIONS-COOPER	50,000.00	
	TOTAL LIABILITIES		246,183.88

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
45-2950	ASSIGNED: FIRE STATION	2,000,000.00	
45-2960	EQUIPMENT REPLACEMENT	174,329.36	
45-2980	BALANCE BEGINNING OF YEAR	5,747,834.52	
	REVENUE OVER EXPENDITURES - YTD	26,225.16	
	BALANCE - CURRENT DATE	7,948,389.04	
	TOTAL FUND EQUITY		7,948,389.04
	TOTAL LIABILITIES AND EQUITY		8,194,572.92

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTEREST AND MISC REVENUE</u>					
45-38-10	INTEREST REVENUE	.00	314,875.61	400,000.00	85,124.39	78.7
45-38-17	MISCELLANEOUS REVENUE	.00	82,604.00	.00	(82,604.00)	.0
	TOTAL INTEREST AND MISC REVENUE	.00	397,479.61	400,000.00	2,520.39	99.4
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
45-39-10	TRANSFER FROM GENERAL FUND	.00	.00	37,296.00	37,296.00	.0
45-39-11	CAPITOL IMPROVEMENTS FUND SURP	.00	.00	2,792,704.00	2,792,704.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	2,830,000.00	2,830,000.00	.0
	TOTAL FUND REVENUE	.00	397,479.61	3,230,000.00	2,832,520.39	12.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

CAPITAL IMPROVEMENTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
45-40-72	CAPITAL OUTLAY - OTHER	3,478.00	322,652.45	962,000.00	639,347.55	33.5
45-40-73	CAPITAL OUTLAY BUILDINGS	.00	.00	2,200,000.00	2,200,000.00	.0
45-40-74	CAPITAL OUTLAY - EQUIPMENT	.00	48,602.00	68,000.00	19,398.00	71.5
	TOTAL EXPENDITURES	3,478.00	371,254.45	3,230,000.00	2,858,745.55	11.5
	TOTAL FUND EXPENDITURES	3,478.00	371,254.45	3,230,000.00	2,858,745.55	11.5
	NET REVENUE OVER EXPENDITURES	(3,478.00)	26,225.16	.00	(26,225.16)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MAY 31, 2026

CAPITAL PROJECT - BOND ACCOUNT

<u>ASSETS</u>		
46-1190	CASH - ALLOCATION TO OTHER FND	2,002,449.74
TOTAL ASSETS		2,002,449.74
<u>LIABILITIES AND EQUITY</u>		
<u>LIABILITIES</u>		
46-2124	OTHER BONDS	351,000.00
46-2140	INFRA PROTECTION BONDS	1,512,449.74
46-2147	OPEN SPACE BOND	139,000.00
TOTAL LIABILITIES		2,002,449.74
TOTAL LIABILITIES AND EQUITY		2,002,449.74

ALPINE CITY CORPORATION

BALANCE SHEET

MAY 31, 2026

WATER FUND

ASSETS

51-1110	CASH ON HAND	(	126.43)	
51-1190	CASH - ALLOCATION FROM GENERAL		3,838,146.87	
51-1311	WATER ACCOUNTS RECEIVABLE		90,498.21	
51-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(	390.78)	
51-1598	INVESTMENT IN WATER STOCK		73,400.00	
51-1610	DEFERRED OUTFLOWS-PENSIONS		57,509.00	
51-1611	LAND		219,000.00	
51-1621	BUILDING		169,102.63	
51-1622	ALLOWANCE FOR DEPRECIATION-BUI	(	142,115.39)	
51-1631	IMPROVEMENTS OTHER THAN BUILDI		17,062,308.58	
51-1632	ALLOWANCE FOR DEPRECIATION-IMP	(	6,958,669.14)	
51-1651	MACHINERY AND EQUIPMENT		1,274,518.67	
51-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(	745,531.44)	
TOTAL ASSETS				<u>14,937,650.78</u>

LIABILITIES AND EQUITYLIABILITIES

51-2151	UTILITY DEPOSIT		26,600.00	
51-2220	WAGES PAYABLE		5,214.64	
51-2230	ST COMPENSATED ABSENCES		24,432.82	
51-2290	NET PENSION LIABILITY		42,961.00	
51-2410	DEFERRED INFLOWS-PENSIONS		193.00	
51-2530	LT COMPENSATED ABSENCES		2,154.10	
TOTAL LIABILITIES				101,555.56

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
51-2970	CONTRA ACCOUNT 81 IMPACT FEES	297,053.91		
51-2980	BEGINNING OF YEAR	14,477,403.29		
	REVENUE OVER EXPENDITURES - YTD	61,638.02		
BALANCE - CURRENT DATE			<u>14,836,095.22</u>	
TOTAL FUND EQUITY				<u>14,836,095.22</u>
TOTAL LIABILITIES AND EQUITY				<u>14,937,650.78</u>

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
51-37-11	METERED WATER SALES	86,006.99	836,249.21	875,000.00	38,750.79	95.6
51-37-12	OTHER WATER REVENUE	1,200.00	11,656.16	20,000.00	8,343.84	58.3
51-37-16	WATER CONNECTION FEE	585.00	11,605.00	30,000.00	18,395.00	38.7
51-37-17	PENALTIES	539.83	7,248.65	5,700.00	(1,548.65)	127.2
	TOTAL OPERATING REVENUES	88,331.82	866,759.02	930,700.00	63,940.98	93.1
	<u>INTEREST AND MISC REVENUE</u>					
51-38-10	INTEREST EARNINGS	.00	119,585.72	180,000.00	60,414.28	66.4
	TOTAL INTEREST AND MISC REVENUE	.00	119,585.72	180,000.00	60,414.28	66.4
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
51-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	542,725.00	542,725.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	542,725.00	542,725.00	.0
	TOTAL FUND REVENUE	88,331.82	986,344.74	1,653,425.00	667,080.26	59.7

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER EXPENDITURES</u>					
51-80-11 SALARIES & WAGES	14,303.25	177,535.87	189,300.00	11,764.13	93.8
51-80-13 EMPLOYEE BENEFITS	8,839.00	103,894.86	104,700.00	805.14	99.2
51-80-14 OVERTIME WAGES	511.89	9,956.12	9,000.00	(956.12)	110.6
51-80-15 ON CALL WAGES	507.32	6,139.05	7,600.00	1,460.95	80.8
51-80-21 BOOKS, SUBSCRIPTIONS & MEMBERS	.00	3,592.04	2,500.00	(1,092.04)	143.7
51-80-23 TRAVEL	.00	529.25	3,000.00	2,470.75	17.6
51-80-24 OFFICE SUPPLIES & POS	6,548.44	40,142.47	20,000.00	(20,142.47)	200.7
51-80-25 EQUIPMENT-SUPPLIES & MAINTENAN	1,115.32	11,490.98	21,000.00	9,509.02	54.7
51-80-26 BUILDING AND GROUNDS SUPPLIES	604.35	69,934.93	50,000.00	(19,934.93)	139.9
51-80-27 UTILITIES	3,697.49	73,755.59	35,000.00	(38,755.59)	210.7
51-80-28 TELEPHONE	318.28	3,344.46	2,500.00	(844.46)	133.8
51-80-31 PROFESSIONAL & TECHNICAL SERVI	525.00	6,631.22	25,000.00	18,368.78	26.5
51-80-33 EDUCATION	.00	430.00	1,000.00	570.00	43.0
51-80-34 TECHNOLOGY UPDATE	291.62	14,749.19	10,000.00	(4,749.19)	147.5
51-80-35 DEPRECIATION EXPENSE	.00	.00	255,000.00	255,000.00	.0
51-80-51 INSURANCE AND SURETY BONDS	73.61	9,920.68	10,200.00	279.32	97.3
51-80-62 MISCELLANEOUS SERVICES	2,022.50	46,468.27	38,000.00	(8,468.27)	122.3
51-80-63 OTHER EXPENSES	1,271.74	41,121.67	35,000.00	(6,121.67)	117.5
51-80-72 CAPITAL OUTLAY - BUILDINGS	.00	200,000.00	5,000.00	(195,000.00)	4000.0
51-80-73 CAPITOL OUTLAY - IMPROVEMENTS	4,353.69	69,790.07	764,500.00	694,709.93	9.1
51-80-74 CAPITAL OUTLAY - EQUIPMENT	.00	35,280.00	65,125.00	29,845.00	54.2
TOTAL WATER EXPENDITURES	44,983.50	924,706.72	1,653,425.00	728,718.28	55.9
TOTAL FUND EXPENDITURES	44,983.50	924,706.72	1,653,425.00	728,718.28	55.9
NET REVENUE OVER EXPENDITURES	43,348.32	61,638.02	.00	(61,638.02)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MAY 31, 2026

SEWER FUND

ASSETS

52-1190	CASH - ALLOCATION TO OTHER FUN	3,201,230.22	
52-1312	SEWER ACCOUNTS RECEIVABLE	94,685.12	
52-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(300.00)	
52-1610	DEFERRED OUTFLOWS-PENSIONS	54,126.00	
52-1611	LAND	21,072.00	
52-1621	BUILDING	45,971.00	
52-1622	ALLOWANCE FOR DEPRECIATION-BUI	(45,971.00)	
52-1631	IMPROVEMENTS OTHER THAN BUILDI	8,661,627.16	
52-1632	ALLOWANCE FOR DEPRECIATION-IMP	(3,764,808.90)	
52-1651	MACHINERY AND EQUIPMENT	480,281.76	
52-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(308,535.08)	
TOTAL ASSETS			8,439,378.28

LIABILITIES AND EQUITYLIABILITIES

52-2220	WAGES PAYABLE	5,214.64	
52-2230	ST COMPENSATED ABSENCES	24,431.76	
52-2290	NET PENSION LIABILITY	40,433.00	
52-2300	TSSD CLEARING ACCOUNT	116,030.90	
52-2410	DEFERRED INFLOWS-PENSIONS	181.00	
52-2530	LT COMPENSATED ABSENCES	2,154.10	
TOTAL LIABILITIES			188,445.40

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-2980	BALANCE BEGINNING OF YEAR	8,260,172.51	
	REVENUE OVER EXPENDITURES - YTD	(9,239.63)	
BALANCE - CURRENT DATE		8,250,932.88	
TOTAL FUND EQUITY			8,250,932.88
TOTAL LIABILITIES AND EQUITY			8,439,378.28

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

SEWER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
52-37-11	SEWER SYSTEM USAGE SALES	121,465.64	1,295,652.25	1,300,000.00	4,347.75	99.7
52-37-12	OTHER REVENUE	.00	.00	10,000.00	10,000.00	.0
52-37-16	SEWER CONNECTION FEE	585.00	3,210.00	5,000.00	1,790.00	64.2
	TOTAL OPERATING REVENUES	122,050.64	1,298,862.25	1,315,000.00	16,137.75	98.8
	<u>INTEREST AND MISC REVENUE</u>					
52-38-10	INTEREST EARNINGS	.00	103,140.21	160,000.00	56,859.79	64.5
	TOTAL INTEREST AND MISC REVENUE	.00	103,140.21	160,000.00	56,859.79	64.5
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
52-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	369,275.00	369,275.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	369,275.00	369,275.00	.0
	TOTAL FUND REVENUE	122,050.64	1,402,002.46	1,844,275.00	442,272.54	76.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>SEWER EXPENDITURES</u>					
52-81-11 SALARIES & WAGES	14,303.23	180,497.79	189,300.00	8,802.21	95.4
52-81-13 EMPLOYEE BENEFITS	8,838.95	100,932.01	104,700.00	3,767.99	96.4
52-81-14 OVERTIME WAGES	511.89	9,956.12	9,000.00	(956.12)	110.6
52-81-15 ON CALL WAGES	507.32	6,139.05	7,600.00	1,460.95	80.8
52-81-23 TRAVEL	.00	816.76	2,750.00	1,933.24	29.7
52-81-24 OFFICE SUPPLIES & POSTAGE	536.71	18,901.69	18,000.00	(901.69)	105.0
52-81-25 EQUIPMENT-SUPPLIES & MAINTENAN	.00	.00	10,000.00	10,000.00	.0
52-81-26 BUILDING AND GROUND SUPPLIES	1,208.12	6,827.13	12,000.00	5,172.87	56.9
52-81-27 UTILITIES	37.82	348.33	2,200.00	1,851.67	15.8
52-81-28 TELEPHONE	278.71	2,943.86	3,900.00	956.14	75.5
52-81-31 PROFESSIONAL & TECHNICAL	350.00	4,495.82	8,000.00	3,504.18	56.2
52-81-34 TECHNOLOGY UPDATE	291.62	6,234.98	7,000.00	765.02	89.1
52-81-35 DEPRECIATION EXPENSE	.00	.00	130,000.00	130,000.00	.0
52-81-51 INSURANCE AND SURETY BONDS	73.61	9,920.68	10,200.00	279.32	97.3
52-81-62 TIMPANOGOS SPECIAL SERVICE DIS	80,093.78	746,022.74	900,000.00	153,977.26	82.9
52-81-64 OTHER EXPENSES	1,981.86	27,108.77	34,500.00	7,391.23	78.6
52-81-73 CAPITAL OUTLAY-IMPROVEMENTS	.00	254,816.36	330,000.00	75,183.64	77.2
52-81-74 CAPITAL OUTLAY - EQUIPMENT	.00	35,280.00	65,125.00	29,845.00	54.2
TOTAL SEWER EXPENDITURES	109,013.62	1,411,242.09	1,844,275.00	433,032.91	76.5
TOTAL FUND EXPENDITURES	109,013.62	1,411,242.09	1,844,275.00	433,032.91	76.5
NET REVENUE OVER EXPENDITURES	13,037.02	(9,239.63)	.00	9,239.63	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MAY 31, 2026

PRESSURIZED IRRIGATION FUND

ASSETS

55-1190	CASH - ALLOCATION TO OTHER FUN	1,712,240.29	
55-1282	2020 BOND FUND 0352420	20.51	
55-1311	ACCOUNTS RECEIVABLE	140,953.13	
55-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(125.70)	
55-1610	DEFERRED OUTFLOWS-PENSIONS	37,212.00	
55-1631	PRESSURIZED IRRIGATION SYSTEM	16,389,423.30	
55-1632	ACCUMULATION DEPRECIATION-IMPR	(5,463,996.88)	
55-1633	CONSTRUCTION IN PROGRESS	.70	
55-1651	MACHINERY AND EQUIPMENT	389,320.31	
55-1652	ALLOWANCE FOR DEPR'N-MACH & EQ	(297,622.64)	
55-1910	DEFERED AMOUNT ON REFUNDING	26,617.02	
TOTAL ASSETS			12,934,042.04

LIABILITIES AND EQUITYLIABILITIES

55-2141	ACCRUED INTEREST PAYABLE	3,040.71	
55-2220	WAGES PAYABLE	4,585.28	
55-2230	ST COMPENSATED ABSENCES	20,399.95	
55-2290	NET PENSION LIABILITY	27,798.00	
55-2410	DEFERRED INFLOWS-PENSIONS	125.00	
55-2511	CURRENT PORTION OF BONDS	356,000.00	
55-2532	BOND - 2020 WATER REFUNDING	1,473,000.00	
55-2540	LT COMPENSATED ABSENCES	2,154.10	
TOTAL LIABILITIES			1,887,103.04

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
55-2970	CONTRA ACCOUNT IMPACT FEES 85	282,500.00	
55-2980	BALANCE BEGINNING OF YEAR	10,585,808.28	
	REVENUE OVER EXPENDITURES - YTD	178,630.72	
BALANCE - CURRENT DATE		11,046,939.00	
TOTAL FUND EQUITY			11,046,939.00
TOTAL LIABILITIES AND EQUITY			12,934,042.04

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

PRESSURIZED IRRIGATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
55-33-20	PI IRRIGATION GRANT PROJECT	.00	900,000.00	.00	(900,000.00)	.0
	TOTAL INTERGOVERNMENTAL REVENUE	.00	900,000.00	.00	(900,000.00)	.0
	<u>OPERATING REVENUES</u>					
55-37-11	IRRIGATION WATER SALES	145,749.36	1,197,740.78	1,150,000.00	(47,740.78)	104.2
55-37-12	OTHER REVENUE	105.00	16,306.22	1,000.00	(15,306.22)	1630.6
55-37-16	PRESSURIZED CONNECTION FEE	4,325.37	44,882.93	40,000.00	(4,882.93)	112.2
	TOTAL OPERATING REVENUES	150,179.73	1,258,929.93	1,191,000.00	(67,929.93)	105.7
	<u>INTEREST AND MISC REVENUE</u>					
55-38-10	INTEREST EARNINGS	.00	67,383.26	60,000.00	(7,383.26)	112.3
	TOTAL INTEREST AND MISC REVENUE	.00	67,383.26	60,000.00	(7,383.26)	112.3
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
55-39-11	UNAPPROPRIATED FUND EQUITY	.00	.00	1,381,329.00	1,381,329.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	1,381,329.00	1,381,329.00	.0
	TOTAL FUND REVENUE	150,179.73	2,226,313.19	2,632,329.00	406,015.81	84.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

PRESSURIZED IRRIGATION FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
55-40-11 SALARIES & WAGES, ADMINISTRATI	12,342.04	151,721.19	163,200.00	11,478.81	93.0
55-40-13 EMPLOYEE BENEFITS	7,759.92	90,504.79	91,700.00	1,195.21	98.7
55-40-14 OVERTIME WAGES	511.83	9,956.02	9,000.00	(956.02)	110.6
55-40-15 ON CALL WAGES	507.32	6,138.98	5,000.00	(1,138.98)	122.8
55-40-23 TRAVEL	.00	2,998.63	1,200.00	(1,798.63)	249.9
55-40-25 EQUIPMENT - SUPPLIES & MAINTEN	3,647.13	18,268.60	58,000.00	39,731.40	31.5
55-40-26 BUILDING & GROUNDS SUPPLIES	390.88	8,986.50	25,000.00	16,013.50	36.0
55-40-27 UTILITIES	738.06	140,693.73	185,000.00	44,306.27	76.1
55-40-28 TELEPHONE	277.90	2,935.10	3,500.00	564.90	83.9
55-40-29 OFFICE SUPPLIES & POSTAGE	754.15	13,911.01	12,000.00	(1,911.01)	115.9
55-40-31 PROFESSIONAL & TECHNICAL SERVI	421.08	2,456.48	5,000.00	2,543.52	49.1
55-40-32 ENGINEER SERVICES	.00	48,446.59	10,000.00	(38,446.59)	484.5
55-40-33 TECHNOLOGY UPDATE	.00	1,511.75	7,500.00	5,988.25	20.2
55-40-34 ANNUAL AUDIT - UTAH WATER	291.62	5,943.23	.00	(5,943.23)	.0
55-40-35 DEPRECIATION EXPENSE	.00	.00	223,704.00	223,704.00	.0
55-40-51 INSURANCE & SURETY BONDS	73.61	10,840.68	11,200.00	359.32	96.8
55-40-62 MISCELLANEOUS SERVICES	.00	24,075.16	33,000.00	8,924.84	73.0
55-40-63 OTHER EXPENSES	2,015.47	30,573.15	23,000.00	(7,573.15)	132.9
55-40-71 CUP WATER	.00	203,879.04	184,000.00	(19,879.04)	110.8
55-40-73 CAPITAL OUTLAY	41,262.07	991,623.04	1,267,500.00	275,876.96	78.2
55-40-74 CAPITAL OUTLAY - EQUIPMENT	.00	13,447.92	35,125.00	21,677.08	38.3
55-40-75 IRRIGATION METER REPLACEMENT	.00	812.58	.00	(812.58)	.0
55-40-80 TRUSTEE FEES	.00	1,500.00	.00	(1,500.00)	.0
55-40-83 BOND PRINCIPAL #8938222	.00	244,500.00	278,700.00	34,200.00	87.7
55-40-84 BOND INTEREST #8938222	.00	21,958.30	.00	(21,958.30)	.0
TOTAL EXPENDITURES	70,993.08	2,047,682.47	2,632,329.00	584,646.53	77.8
TOTAL FUND EXPENDITURES	70,993.08	2,047,682.47	2,632,329.00	584,646.53	77.8
NET REVENUE OVER EXPENDITURES	79,186.65	178,630.72	.00	(178,630.72)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MAY 31, 2026

STORM DRAIN FUND

ASSETS

56-1190	CASH - ALLOCATION TO OTHER FUN	716,855.38	
56-1313	STORM DRAIN ACCTS RECEIVABLE	16,614.90	
56-1314	ALLOWANCE FOR DOUBTFUL ACCOUNT	(267.63)	
56-1610	DEFERRED OUTFLOWS-PENSIONS	16,915.00	
56-1611	LAND	216,055.23	
56-1631	STORM DRAIN IMPROVEMENTS	7,608,247.36	
56-1632	ALLOWANCE FOR DEPRECIATION	(2,232,306.32)	
	TOTAL ASSETS		6,342,113.92

LIABILITIES AND EQUITYLIABILITIES

56-2220	WAGES PAYABLE	1,439.58	
56-2230	ST COMPENSATED ABSENCES	16,340.35	
56-2290	NET PENSION LIABILITY	12,635.00	
56-2410	DEFERRED INFLOWS-PENSIONS	57.00	
56-2530	LT COMPENSATED ABSENCES	1,352.00	
	TOTAL LIABILITIES		31,823.93

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
56-2920	CONTRA IMPACT FEE	195,975.13	
56-2980	BALANCE BEGINNING OF YEAR	6,438,685.62	
	REVENUE OVER EXPENDITURES - YTD	(324,370.76)	
	BALANCE - CURRENT DATE	6,310,289.99	
	TOTAL FUND EQUITY		6,310,289.99
	TOTAL LIABILITIES AND EQUITY		6,342,113.92

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

STORM DRAIN FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
56-37-11	STORM DRAIN REVENUE	16,125.26	177,014.65	200,000.00	22,985.35	88.5
56-37-12	OTHER REVENUE	.00	.00	1,000.00	1,000.00	.0
56-37-13	SWPP FEE	600.00	5,400.00	14,000.00	8,600.00	38.6
	TOTAL OPERATING REVENUES	16,725.26	182,414.65	215,000.00	32,585.35	84.8
	<u>INTEREST AND MISC REVENUE</u>					
56-38-10	INTEREST EARNINGS	.00	29,469.83	47,000.00	17,530.17	62.7
	TOTAL INTEREST AND MISC REVENUE	.00	29,469.83	47,000.00	17,530.17	62.7
	<u>SOURCE 39</u>					
56-39-12	UNAPPROPRIATED FUND EQUITY	.00	.00	377,150.00	377,150.00	.0
	TOTAL SOURCE 39	.00	.00	377,150.00	377,150.00	.0
	TOTAL FUND REVENUE	16,725.26	211,884.48	639,150.00	427,265.52	33.2

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

STORM DRAIN FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
56-40-11 SALARIES & WAGES, ADMINISTRATI	4,904.52	60,754.88	64,600.00	3,845.12	94.1
56-40-13 EMPLOYEE BENEFITS	3,261.67	37,668.48	39,200.00	1,531.52	96.1
56-40-14 OVERTIME WAGES	1.35	1.35	1,000.00	998.65	.1
56-40-20 PLANNING	.00	.00	500.00	500.00	.0
56-40-21 BOOKS, SUBSCRIPTIONS & MEMBERS	200.00	4,564.00	4,000.00	(564.00)	114.1
56-40-23 TRAVEL	.00	.00	650.00	650.00	.0
56-40-24 OFFICE SUPPLIES & POSTAGE	.00	171.91	500.00	328.09	34.4
56-40-26 BUILDING & GROUND SUPPLIES	.00	299.61	4,500.00	4,200.39	6.7
56-40-27 STORM DRAIN UTILITIES	45.27	497.97	.00	(497.97)	.0
56-40-34 TECHNOLOGY UPDATE	289.87	6,199.38	5,500.00	(699.38)	112.7
56-40-35 DEPRECIATION EXPENSE	.00	.00	83,500.00	83,500.00	.0
56-40-51 INSURANCE	73.61	9,920.37	10,200.00	279.63	97.3
56-40-62 MISCELLANEOUS SERVICES	102.16	4,935.12	10,000.00	5,064.88	49.4
56-40-73 CAPITAL OUTLAY	.00	411,242.17	415,000.00	3,757.83	99.1
TOTAL EXPENDITURES	8,878.45	536,255.24	639,150.00	102,894.76	83.9
TOTAL FUND EXPENDITURES	8,878.45	536,255.24	639,150.00	102,894.76	83.9
NET REVENUE OVER EXPENDITURES	7,846.81	(324,370.76)	.00	324,370.76	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MAY 31, 2026

TRUST AND AGENCY FUND

ASSETS

70-1190 CASH - ALLOCATION TO OTHER FUN

742,982.52

TOTAL ASSETS

742,982.52

LIABILITIES AND EQUITYLIABILITIES

70-2300 BOND FOR BECK PINES PLAT A
 70-2301 CHERRYPOINT ROAD PRESERVATION
 70-2302 BOND FOR BECK PINES PLAT C
 70-2303 DRAINAGE BOND MCFADDEN
 70-2304 LEGACY HEIGHTS PLAT A
 70-2311 ESCROW BOND BATEMAN LANE
 70-2332 BROOKSIDE CT 3 FALLS SEALCOAT
 70-2333 RIDGE@ALPINE PHASE 5 SEALCOAT
 70-2334 LAYTON SUBDIVISION SEALCOAT
 70-2338 REGAN PACK SIDEWALK BOND
 70-2345 ALPINE RIDGE PHASE 5 OAK VIEW
 70-2346 FORT CREEK MANOR PLAT A
 70-2373 ALPINE VIEW ESTATES
 70-2384 JECCO FARM ROAD IMPROVEMENTS
 70-2401 20-BROOKSIDE MEADOWS ROAD FUND
 70-2422 CASH BOND TERRY PEARCE SITE
 70-2425 ESCROW BOND 1095 E WATKINS LN
 70-2430 ESCROW RIDGE DRIVE SIDEWALK
 70-2432 ESCROW 648 N PATTERSON LN C&G
 70-2445 CASH BOND FOR NORTH GROVE DR
 70-2446 BOND FOR BURGESS PL SIDEWALK
 70-2449 RED DEER CONSTRUCTION
 70-2450 PERRY/APPLE CREEK ACRES
 70-2451 ALPINE ACRES PLAT C C&G
 70-2453 CARL PACK STREET ESCROW
 70-2454 JOANN PACK STREET ESCROW
 70-2455 WAYNE PACK STREET ESCROW
 70-2456 LORRAINE WALZ STREET ESCROW
 70-2457 JONES SITE PLAN 253 N 200 E
 70-2458 VINTAGE PLACE B
 70-2462 20-MONTDELLA SUBDIVISION
 70-2465 PEARCE (TERRY) PEARCE PLAT A
 70-2470 22-SILVERHAWK BOND-GRENNY
 70-2471 SUMMIT POINT RECLAM BOND
 70-2538 WILLIS BECKSTEAD - WATER MAIN
 70-2544 DON ROGERS - FORT CANYON
 70-2545 DON ROGERS - FORT CANYON
 70-2579 BOND FOR RED PINE DRIVE
 70-2585 VEIN TOWLE BARN BOND
 70-2586 BOND FOR DAVID PEIRCE 600 S
 70-2591 BOND FOR RIVER MEADOWS OFC PK

4,167.30
 14,513.70
 3,715.54
 20,000.00
 7,557.88
 13,067.20
 3,000.00
 22,860.75
 7,400.00
 2,852.00
 3,323.20
 7,014.30
 3,509.00
 1,611.00
 13,275.00
 1,007.20
 880.00
 1,323.00
 2,400.00
 11,866.20
 400.00
 6,312.00
 84.00
 2,240.00
 12,279.17
 12,198.38
 12,198.38
 13,727.00
 547.00
 845.00
 175,800.34
 42,378.75
 5,000.00
 3,955.00
 280.61
 1,291.31
 12,918.62
 2,995.00
 24,033.15
 904.00
 4,012.50

TOTAL LIABILITIES

479,743.48

FUND EQUITY

ALPINE CITY CORPORATION
BALANCE SHEET
MAY 31, 2026

TRUST AND AGENCY FUND

70-2603	ELKRIDGE LUXURY ESTATES BOND		61,160.00	
	UNAPPROPRIATED FUND BALANCE:			
70-2974	24-JACKSON HGT PLAT B SIDEWALK	7,600.00		
70-2980	BALANCE BEGINNING OF YEAR	169,371.64		
	REVENUE OVER EXPENDITURES - YTD	25,107.40		
	BALANCE - CURRENT DATE		202,079.04	
	TOTAL FUND EQUITY			263,239.04
	TOTAL LIABILITIES AND EQUITY			742,982.52

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

TRUST AND AGENCY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>INTEREST AND MISC REVENUE</u>					
70-38-10 INTEREST REVENUE	.00	25,107.40	34,000.00	8,892.60	73.9
TOTAL INTEREST AND MISC REVENUE	.00	25,107.40	34,000.00	8,892.60	73.9
TOTAL FUND REVENUE	.00	25,107.40	34,000.00	8,892.60	73.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

TRUST AND AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
70-40-64	MISCELLANEOUS EXPENSES	.00	.00	34,000.00	34,000.00	.0
	TOTAL EXPENDITURES	.00	.00	34,000.00	34,000.00	.0
	TOTAL FUND EXPENDITURES	.00	.00	34,000.00	34,000.00	.0
	NET REVENUE OVER EXPENDITURES	.00	25,107.40	.00	(25,107.40)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MAY 31, 2026

CEMETERY PERPETUAL CARE FUND

ASSETS

71-1190	CASH - ALLOCATION TO OTHER FUN	1,911,236.08	
	TOTAL ASSETS		1,911,236.08

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
71-2980	BALANCE BEGINNING OF YEAR	1,773,567.67	
	REVENUE OVER EXPENDITURES - YTD	137,668.41	
	BALANCE - CURRENT DATE	1,911,236.08	
	TOTAL FUND EQUITY		1,911,236.08
	TOTAL LIABILITIES AND EQUITY		1,911,236.08

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

CEMETERY PERPETUAL CARE FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>INTERGOVERNMENTAL REVENUE</u>					
71-33-56	CEMETERY LOT PAYMENTS	11,475.00	95,625.00	20,000.00	(75,625.00)	478.1
71-33-58	UPRIGHT MONUMENT	(3,250.00)	(1,450.00)	2,500.00	3,950.00	(58.0)
	TOTAL INTERGOVERNMENTAL REVENUE	8,225.00	94,175.00	22,500.00	(71,675.00)	418.6
	<u>INTEREST AND MISC REVENUE</u>					
71-38-10	INTEREST REVENUE	.00	57,093.41	45,000.00	(12,093.41)	126.9
	TOTAL INTEREST AND MISC REVENUE	.00	57,093.41	45,000.00	(12,093.41)	126.9
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
71-39-10	FUND SURPLUS	.00	.00	102,500.00	102,500.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	102,500.00	102,500.00	.0
	TOTAL FUND REVENUE	8,225.00	151,268.41	170,000.00	18,731.59	89.0

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

CEMETERY PERPETUAL CARE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>EXPENDITURES</u>					
71-40-64 OTHER EXPENSES	.00	13,600.00	170,000.00	156,400.00	8.0
TOTAL EXPENDITURES	.00	13,600.00	170,000.00	156,400.00	8.0
TOTAL FUND EXPENDITURES	.00	13,600.00	170,000.00	156,400.00	8.0
NET REVENUE OVER EXPENDITURES	8,225.00	137,668.41	.00	(137,668.41)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MAY 31, 2026

WATER IMPACT FEES

ASSETS

81-1190	CASH - ALLOCATION FROM GENERAL		843,780.43	
	TOTAL ASSETS			843,780.43

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
81-2970	CONTRA ACCOUNT IMPACT FEES 51	(	297,053.91)	
81-2980	BALANCE BEGINNING OF YEAR		1,053,746.69	
	REVENUE OVER EXPENDITURES - YTD		87,087.65	
	BALANCE - CURRENT DATE		843,780.43	
	TOTAL FUND EQUITY			843,780.43
	TOTAL LIABILITIES AND EQUITY			843,780.43

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

WATER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
81-37-20	WATER IMPACT FEES	.00	68,616.41	135,000.00	66,383.59	50.8
	TOTAL OPERATING REVENUES	.00	68,616.41	135,000.00	66,383.59	50.8
	<u>INTEREST AND MISC REVENUE</u>					
81-38-10	INTEREST EARNINGS	.00	25,438.81	35,000.00	9,561.19	72.7
	TOTAL INTEREST AND MISC REVENUE	.00	25,438.81	35,000.00	9,561.19	72.7
	TOTAL FUND REVENUE	.00	94,055.22	170,000.00	75,944.78	55.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

WATER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
81-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	6,967.57	170,000.00	163,032.43	4.1
TOTAL IMPACT FEE PROJECTS	.00	6,967.57	170,000.00	163,032.43	4.1
TOTAL FUND EXPENDITURES	.00	6,967.57	170,000.00	163,032.43	4.1
NET REVENUE OVER EXPENDITURES	.00	87,087.65	.00	(87,087.65)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MAY 31, 2026

SEWER IMPACT FEES

ASSETS

82-1190	CASH - ALLOCATION FROM GENERAL	167,608.04	
	TOTAL ASSETS		167,608.04

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
82-2980	BALANCE BEGINNING OF YEAR	167,430.41	
	REVENUE OVER EXPENDITURES - YTD	177.63	
	BALANCE - CURRENT DATE	167,608.04	
	TOTAL FUND EQUITY		167,608.04
	TOTAL LIABILITIES AND EQUITY		167,608.04

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

SEWER IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
82-37-20	SEWER IMPACT FEES	.00	5,800.32	25,000.00	19,199.68	23.2
	TOTAL OPERATING REVENUES	.00	5,800.32	25,000.00	19,199.68	23.2
	<u>INTEREST AND MISC REVENUE</u>					
82-38-10	INTEREST EARNINGS	.00	5,172.95	.00	(5,172.95)	.0
	TOTAL INTEREST AND MISC REVENUE	.00	5,172.95	.00	(5,172.95)	.0
	TOTAL FUND REVENUE	.00	10,973.27	25,000.00	14,026.73	43.9

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

SEWER IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
82-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	10,795.64	25,000.00	14,204.36	43.2
TOTAL IMPACT FEE PROJECTS	.00	10,795.64	25,000.00	14,204.36	43.2
TOTAL FUND EXPENDITURES	.00	10,795.64	25,000.00	14,204.36	43.2
NET REVENUE OVER EXPENDITURES	.00	177.63	.00	(177.63)	.0

ALPINE CITY CORPORATION

BALANCE SHEET

MAY 31, 2026

PI IMPACT FEES

ASSETS

85-1190 CASH - ALLOCATION FROM GENERAL

590,552.49

TOTAL ASSETS

590,552.49

LIABILITIES AND EQUITYFUND EQUITY

UNAPPROPRIATED FUND BALANCE:

85-2970 CONTRA ACCOUNT IMPACT FEES 55

(282,500.00)

85-2980 BALANCE BEGINNING OF YEAR

870,947.91

REVENUE OVER EXPENDITURES - YTD

2,104.58

BALANCE - CURRENT DATE

590,552.49

TOTAL FUND EQUITY

590,552.49

TOTAL LIABILITIES AND EQUITY

590,552.49

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
85-37-20	PI IMPACT FEES	4,833.62	103,952.12	200,000.00	96,047.88	52.0
	TOTAL OPERATING REVENUES	4,833.62	103,952.12	200,000.00	96,047.88	52.0
	<u>INTEREST AND MISC REVENUE</u>					
85-38-10	INTEREST EARNINGS	.00	17,292.76	27,500.00	10,207.24	62.9
	TOTAL INTEREST AND MISC REVENUE	.00	17,292.76	27,500.00	10,207.24	62.9
	TOTAL FUND REVENUE	4,833.62	121,244.88	227,500.00	106,255.12	53.3

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

PI IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>EXPENDITURES</u>					
85-40-45	PROJECTS	.00	7,640.30	116,000.00	108,359.70	6.6
85-40-86	BOND PI INTEREST AND PRINCIPAL	.00	111,500.00	111,500.00	.00	100.0
	TOTAL EXPENDITURES	.00	119,140.30	227,500.00	108,359.70	52.4
	TOTAL FUND EXPENDITURES	.00	119,140.30	227,500.00	108,359.70	52.4
	NET REVENUE OVER EXPENDITURES	4,833.62	2,104.58	.00	(2,104.58)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MAY 31, 2026

STORM DRAIN IMPACT FEES

ASSETS

86-1190	CASH - ALLOCATION FROM GENERAL	228,199.10	
	TOTAL ASSETS		228,199.10

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
86-2920	CONTRA IMPACT FEE	(195,975.13)	
86-2980	BALANCE BEGINNING OF YEAR	417,892.99	
	REVENUE OVER EXPENDITURES - YTD	6,281.24	
	BALANCE - CURRENT DATE	228,199.10	
	TOTAL FUND EQUITY		228,199.10
	TOTAL LIABILITIES AND EQUITY		228,199.10

ALPINE CITY CORPORATION
REVENUES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

STORM DRAIN IMPACT FEES

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>OPERATING REVENUES</u>					
86-37-20	STORM DRAIN IMPACT FEES	.00	1,600.00	25,000.00	23,400.00	6.4
	TOTAL OPERATING REVENUES	.00	1,600.00	25,000.00	23,400.00	6.4
	<u>INTEREST AND MISC REVENUE</u>					
86-38-10	INTEREST EARNINGS	.00	4,681.24	11,000.00	6,318.76	42.6
	TOTAL INTEREST AND MISC REVENUE	.00	4,681.24	11,000.00	6,318.76	42.6
	<u>TRANSFERS AND CONTRIBUTIONS</u>					
86-39-10	FUND BALANCE APPROPRIATION	.00	.00	14,000.00	14,000.00	.0
	TOTAL TRANSFERS AND CONTRIBUTIONS	.00	.00	14,000.00	14,000.00	.0
	TOTAL FUND REVENUE	.00	6,281.24	50,000.00	43,718.76	12.6

ALPINE CITY CORPORATION
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 11 MONTHS ENDING MAY 31, 2026

STORM DRAIN IMPACT FEES

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>IMPACT FEE PROJECTS</u>					
86-80-70 CAPITAL OUTLAY - IMPACT FEE	.00	.00	50,000.00	50,000.00	.0
TOTAL IMPACT FEE PROJECTS	.00	.00	50,000.00	50,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	50,000.00	50,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	6,281.24	.00	(6,281.24)	.0

ALPINE CITY CORPORATION
BALANCE SHEET
MAY 31, 2026

FUND 91

ASSETS

91-1611	LAND	22,972,643.75	
91-1621	BUILDINGS	2,667,722.67	
91-1622	ALLOWANCE FOR DEPRECIATION-BUI	(73,300.48)	
91-1631	IMPROVEMENTS OTHER THAN BUILDI	45,747,264.23	
91-1632	ALLOWANCE FOR DEPR'N-OTHER BUI	(1,207,130.84)	
91-1651	MACHINERY AND EQUIPMENT	1,969,257.40	
91-1652	ALLOWANCE FOR DEPR'N-MACH./EQU	(82,040.00)	
91-1690	ACCUMULATED DEPRECIATION	(28,169,455.97)	
TOTAL ASSETS			43,824,960.76

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-2980	BEGINNING OF YEAR	38,150,052.63	
91-2985	ADDITIONS - CURRENT YEAR	5,674,908.13	
BALANCE - CURRENT DATE		43,824,960.76	
TOTAL FUND EQUITY			43,824,960.76
TOTAL LIABILITIES AND EQUITY			43,824,960.76

ALPINE CITY CORPORATION
BALANCE SHEET
MAY 31, 2026

GENERAL LONG-TERM DEBT

ASSETS

95-1610	DEFERRED OUTFLOW PENSION	172,528.00	
95-1611	AMOUNT TO BE PROVIDED-GEN FUND	59,124.56	
	TOTAL ASSETS		231,652.56

LIABILITIES AND EQUITY

LIABILITIES

95-2090	SWEEPER LEASE	.01	
95-2290	NET PENSION LIABILITY	128,882.00	
95-2410	DEFERRED INFLOWS PENSION	578.00	
	TOTAL LIABILITIES		129,460.01

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
95-2940	ACC COMP ABSENCES-CURRENT	95,592.89	
95-2950	ACC COMP ABSENCES	6,599.66	
	BALANCE - CURRENT DATE	102,192.55	
	TOTAL FUND EQUITY		102,192.55
	TOTAL LIABILITIES AND EQUITY		231,652.56

Budget Report for May 2026

Alpine City - General Fund FY 2025/2026 Budget				
Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Taxes				
Property taxes	\$ 2,704,800	\$ 2,722,643	101%	\$ 2,730,000
Redemption taxes	225,000	332,058	148%	335,000
Sales tax	2,100,000	1,718,176	82%	2,100,000
Motor vehicle taxes	135,000	109,514	81%	135,000
Franchise fees	750,000	639,134	85%	750,000
Penalties & interest on delinquent	4,500	15,890	353%	16,500
Total Taxes	\$ 5,919,300	\$ 5,537,415	94%	\$ 6,066,500
License and Permits				
Business license & fees	\$ 25,000	\$ 21,355	85%	\$ 25,000
Plan check fees	175,000	168,413	96%	200,000
Building permits	350,000	279,463	80%	350,000
Building permit assessment	5,000	2,982	60%	5,000
Total License and Permits	\$ 555,000	\$ 472,213	85%	\$ 580,000
Intergovernmental Revenue				
Municipal grant	\$ 29,122	\$ -	0%	\$ 29,122
Boradband planning grant	-	-	0%	-
Othr grants	1,000,000	1,000,000	100%	1,000,000
Total Intergovernmental	\$ 1,029,122	\$ 1,000,000	97%	\$ 1,029,122
Charges For Service				
Zoning & subdivision fees	\$ 5,000	\$ 7,215	144%	\$ 7,500
Annexation applications	500	-	0%	500
Sale of maps and publications	250	110	44%	250
Public safety district rental	38,516	38,516	100%	38,516
Waste collections sales	730,000	743,870	102%	775,000
Youth council	3,000	5,495	183%	5,750
Sale of cemetery lots	25,000	31,875	128%	32,500
Burial fees	50,000	58,525	117%	60,000
Total Charges for Service	\$ 852,266	\$ 885,606	104%	\$ 920,016
Fines and Forfeitures				
Fines	\$ 75,000	\$ 59,948	80%	\$ 75,000
Other fines	7,000	7,975	114%	10,000
Traffic school	2,000	5,310	266%	10,000
Total Fines and Forfeitures	\$ 84,000	\$ 73,233	87%	\$ 95,000
Rents & Other Revenues				
Recycling	\$ -	\$ -	0%	\$ -
Rents & concessions	65,000	75,923	117%	82,500
Sale of City land	-	-	0%	-
Total Rents & Other Revenues	\$ 65,000	\$ 75,923	117%	\$ 82,500

Alpine City - General Fund-Continued
FY 2025/2026 Budget

Revenues-continued	Budget FY 2026	Actual To Date FY 2026	91.7% Percent Target	Year End Projected Amount
Interest & Misc Revenues				
Interest earnings	\$ 150,000	\$ 277,855	185%	\$ 175,000
Alpine Days revenue	85,000	100,022	118%	100,022
Rodeo revenue	50,000	62,074	124%	64,000
Pickleball fees	-	-	0%	-
Bicentennial books	500	590	118%	600
Sundry revenues	40,000	38,145	95%	40,000
Total Miscellaneous Revenues	\$ 325,500	\$ 478,686	147%	\$ 379,622
Transfers & Contributions				
Fund balance appropriation	\$ 28,550	\$ -	0%	\$ 28,550
Contribution from Capital Projects	-	-	-	-
Contribution for paramedic	35,000	32,137	92%	35,000
Total Contributions & Transfers	\$ 63,550	\$ 32,137	51%	\$ 63,550
Total General Fund Revenues	\$ 8,893,738	\$ 8,555,213	96%	\$ 9,216,310

Alpine City - General Fund-Continued
FY 2025/2026 Budget

Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Administration	\$ 542,000	\$ 473,390	87%	\$ 542,000
Court	115,200	84,809	74%	105,000
Treasurer	60,500	51,518	85%	58,000
Elections	40,350	19,160	47%	27,500
Government Buildings	1,055,200	393,258	37%	500,000
Emergency Services	3,188,501	2,909,042	91%	3,188,501
Building Inspection	179,600	151,290	84%	175,000
Planning & Zoning	343,050	296,402	86%	340,000
Streets	1,703,075	1,186,189	70%	1,300,000
Parks & Recreation	604,696	569,664	94%	620,000
Cemetery	214,800	178,261	83%	214,800
Garbage	787,100	645,905	82%	758,550
Miscellaneous	59,666	12,800	21%	59,666
Total General Fund Expenditures	\$ 8,893,738	\$ 6,971,688	78%	\$ 7,889,017
Surplus/(Deficit)	\$ -	\$ 1,583,525		\$ 1,327,293
Fund Balance Beginning of Year				\$ 2,487,751
Projected Surplus/(Deficit)				\$ 1,327,293
Appropriate fund balance\Reserves				\$ (28,550)
Ending Fund Balance				\$ 3,843,594
Fund Balance Percentage				
General Fund Balance per state law needs to between 5% and 35% (Current projected fund balance)				43.22%

CLASS C ROADS & MASS TRANSIT
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Interest earnings	\$ 45,000	\$ 29,001	64%	\$ 45,000
Class "B&C" Road allotment	525,000	570,117	109%	625,000
Mass Transit	195,000	160,698	82%	195,000
Public transit	80,000	81,232	102%	95,000
Appropriation of fund balance	34,100	-	0%	34,100
Total Revenues	\$ 879,100	\$ 841,048	96%	\$ 994,100

Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	554,100	554,002	100%	554,100
Mass Transit projects	195,000	195,000	100%	195,000
Public Transportation projects	80,000	80,000	100%	80,000
Reserves	50,000	50,000	100%	50,000
Total Capital Expenditures	\$ 879,100	\$ 879,002	100%	\$ 879,100
Surplus/(Deficit)	\$ -	\$ (37,954)		\$ 115,000

Fund Balance Beginning of Year	\$ 1,307,037
Projected Surplus/(Deficit)	\$ 115,000
Appropriate fund balance\Reserves	\$ 50,000
Ending Fund Balance	\$ 1,472,037

Recreation Impact Fee Funds FY 2025/2026 Budget				
Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Recreation facility fees	\$ 100,000	\$ 5,376	5%	\$ 100,000
Interest earnings	40,000	14,220	36%	40,000
Appropriation of fund balance	145,000	-	0%	145,000
Total Revenues	\$ 285,000	\$ 19,596	7%	\$ 285,000
Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Park system	\$ 285,000	3,181	1%	\$ 285,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	\$ 285,000	\$ 3,181	1%	\$ 285,000
Surplus/(Deficit)	\$ -	\$ 16,415		\$ -
Fund Balance Beginning of Year				\$ 447,207
Projected Surplus/(Deficit)				\$ -
Appropriate fund balance\Reserves				\$ (145,000)
Ending Fund Balance				\$ 302,207

Impact Fee Funds Streets FY 2025/2026 Budget				
Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Streets & transportation fees	\$ 40,000	\$ 2,667	7%	\$ 40,000
Interest earnings	25,000	5,211	21%	25,000
Appropriation of fund balance	340,000	-	0%	340,000
Total Revenues	\$ 405,000	\$ 7,878	2%	\$ 405,000
Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Streets & transport	\$ 405,000	-	0%	\$ 405,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 405,000	\$ -	0%	\$ 405,000
Surplus/(Deficit)	\$ -	\$ 7,878		\$ -
Fund Balance Beginning of Year				\$ 163,536
Projected Surplus/(Deficit)				\$ -
Appropriate fund balance\Reserves				\$ (340,000)
Ending Fund Balance				\$ (176,464)

PARC Fund FY 2025/2026 Budget				
Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
PARC taxes	\$ 100,000	\$ 97,619	98%	\$ 100,000
Interest earnings	-	3,625	100%	5,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 100,000	\$ 101,244	101%	\$ 105,000
Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Capital Outlay	\$ 100,000	45,736	46%	\$ 100,000
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 100,000	\$ 45,736	46%	\$ 100,000
Surplus/(Deficit)	\$ -	\$ 55,508		\$ 5,000
Fund Balance Beginning of Year				\$ 103,446
Projected Surplus/(Deficit)				\$ 5,000
Appropriate fund balance\Reserves				\$ -
Ending Fund Balance				\$ 108,446

Alpine City - Capital Projects Fund
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Interest revenue	\$ 400,000	\$ 314,875	79%	\$ 400,000
Transfer from General Fund	37,296	-	0%	37,296
Contributions from builders	-	-	0%	-
Miscellaneous	-	82,604	100%	82,604
Fund Balance appropriation	2,792,704	-	0%	2,792,704
Total Revenues	\$ 3,230,000	\$ 397,479	12%	\$ 3,312,604

Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Capital outlay other	\$ 962,000	322,652	34%	\$ 962,000
Capital outlay buildings	2,200,000	-	0%	2,200,000
Capital outlay equipment	68,000	48,602	71%	68,000
Total Capital Expenditures	\$ 3,230,000	\$ 371,254	11%	\$ 3,230,000
Surplus/(Deficit)	\$ -	\$ 26,225		\$ 82,604

Fund Balance Beginning of Year	\$ 7,922,163
Projected Surplus/(Deficit)	\$ 82,604
Appropriate fund balance\Reserves	\$ (2,792,704)
Ending Fund Balance	\$ 5,212,063

Alpine City - Water Utility FY 2025/2026 Budget
--

Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
----------	-------------------	------------------------------	----------------------------	---------------------------------

Operating Revenues

Metered water sales	\$ 875,000	\$ 836,249	96%	\$ 875,000
Other water revenue	20,000	11,656	58%	20,000
Water connection fee	30,000	11,605	39%	30,000
Penalties	5,700	7,248	127%	7,500
Total Miscellaneous Revenues	\$ 930,700	\$ 866,758	93%	\$ 932,500

Miscellaneous

Interest earned	\$ 180,000	\$ 119,586	66%	\$ 180,000
Appropriated fund balance	542,725	-	0%	542,725
Total Utility Revenue	\$ 722,725	\$ 119,586	17%	\$ 722,725

Total Utility Fund Revenues	\$ 1,653,425	\$ 986,344	60%	\$ 1,655,225
------------------------------------	---------------------	-------------------	------------	---------------------

Expenses	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
----------	-------------------	------------------------------	----------------------------	---------------------------------

Water operating	\$ 1,653,425	\$ 924,707	56%	1,300,000
Total Utility Fund Expenses	\$ 1,653,425	\$ 924,707	56%	\$ 1,300,000

Surplus/(Deficit)	\$ -	\$ 61,637		\$ 355,225
--------------------------	-------------	------------------	--	-------------------

Cash Balance Beginning of Year				\$ 3,903,297
---------------------------------------	--	--	--	---------------------

Surplus/(Deficit)				\$ 355,225
--------------------------	--	--	--	-------------------

Appropriate fund balance\Reserves				\$ (542,725)
--	--	--	--	---------------------

Ending Cash Balance				\$ 3,715,797
----------------------------	--	--	--	---------------------

Impact Fee Funds Water Impact Fees FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Water Impact Fees	\$ 135,000	\$ 68,616	51%	\$ 90,000
Interest earnings	35,000	25,439	73%	32,500
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 170,000	\$ 94,055	55%	\$ 122,500

Expenditures	Budget FY 2026	Actual To Date FY 2026	Target Percent Target	Year End Projected Amount
Impact fee projects	\$ 170,000	6,968	4%	\$ 170,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 170,000	\$ 6,968	4%	\$ 170,000
Surplus/(Deficit)	\$ -	\$ 87,087		\$ (47,500)

Fund Balance Beginning of Year	\$ 823,756
Projected Surplus/(Deficit)	\$ (47,500)
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 776,256

Alpine City - Sewer Utility FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
----------	-------------------	------------------------------	----------------------------	---------------------------------

Operating Revenues

Sewer system sales	\$ 1,300,000	\$ 1,295,652	100%	\$ 1,325,000
Other revenue	10,000	-	0%	-
Sewer connection fee	5,000	3,210	64%	5,000
Total Miscellaneous Revenues	\$ 1,315,000	\$ 1,298,862	99%	\$ 1,330,000

Miscellaneous

Interest earned	\$ 160,000	\$ 103,140	64%	\$ 160,000
Appropriated fund balance	369,275	-	0%	369,275
Total Utility Revenue	\$ 529,275	\$ 103,140	19%	\$ 529,275

Total Utility Fund Revenues	\$ 1,844,275	\$ 1,402,002	76%	\$ 1,859,275
------------------------------------	---------------------	---------------------	------------	---------------------

Expenses	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
----------	-------------------	------------------------------	----------------------------	---------------------------------

Sewer operating	\$ 1,844,275	\$ 1,411,242	77%	1,825,000
Total Utility Fund Expenses	\$ 1,844,275	\$ 1,411,242	77%	\$ 1,825,000

Surplus/(Deficit)	\$ -	\$ (9,240)		\$ 34,275
--------------------------	-------------	-------------------	--	------------------

Cash Balance Beginning of Year				\$ 3,417,129
---------------------------------------	--	--	--	---------------------

Surplus/(Deficit)				\$ 34,275.00
--------------------------	--	--	--	---------------------

Appropriate fund balance\Reserves				\$ (369,275)
--	--	--	--	---------------------

Ending Cash Balance				\$ 3,082,129
----------------------------	--	--	--	---------------------

Alpine City - Sewer Impact fee funds FY 2025/2026 Budget
--

Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Sewer Impact Fees	\$ 25,000	\$ 5,800	23%	\$ 5,800
Interest earnings	-	5,173	100%	10,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 25,000	\$ 10,973	44%	\$ 15,800

Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Sewer Impact fee projects	\$ 25,000	10,796	43%	\$ 15,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 25,000	\$ 10,796	43%	\$ 15,000
Surplus/(Deficit)	\$ -	\$ 177		\$ 800

Fund Balance Beginning of Year	\$ 162,984
Projected Surplus/(Deficit)	\$ 800
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 163,784

Alpine City - PI Fund FY 2025/2026 Budget
--

	Budget FY 2026	Actual To Date FY 2026	83.3% Percent Target	Year End Projected Amount
--	-------------------	------------------------------	----------------------------	---------------------------------

Operating Revenues

Irrigation water sales	\$ 1,150,000	\$ 1,197,741	104%	1,250,000
Other revenue	1,000	16,306	1631%	17,000
PI connection fee	40,000	44,883	112%	45,000
Impact fee transfer	-	-		-
PI irrigation grant	-	900,000	100%	900,000
Total Miscellaneous Revenues	\$ 1,191,000	\$ 2,158,930	181%	\$ 2,212,000

Miscellaneous

Interest earned	\$ 60,000	\$ 67,383	112%	\$ 75,000
Appropriated fund balance	1,381,329	-	0%	1,381,329
Total Utility Revenue	\$ 1,441,329	\$ 67,383	5%	\$ 1,456,329

Total Utility Fund Revenues	\$ 2,632,329	\$ 2,226,313	85%	\$ 3,668,329
------------------------------------	---------------------	---------------------	------------	---------------------

	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
--	-------------------	------------------------------	----------------------------	---------------------------------

PI operating	\$ 2,632,329	\$ 2,047,682	78%	2,500,000
Total Utility Fund Expenses	\$ 2,632,329	\$ 2,047,682	78%	\$ 2,500,000

Surplus/(Deficit)	\$ -	\$ 178,631		\$ 1,168,329
--------------------------	-------------	-------------------	--	---------------------

Cash Balance Beginning of Year				\$ 2,557,090
---------------------------------------	--	--	--	---------------------

Surplus/(Deficit)				\$ 1,168,329
--------------------------	--	--	--	---------------------

Appropriate fund balance\Reserves				\$ (1,381,329)
--	--	--	--	-----------------------

Ending Cash Balance				\$ 2,344,090
----------------------------	--	--	--	---------------------

Alpine City - Pressure Irrigation Impact fee funds
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
PI Impact Fees	\$ 200,000	\$ 103,952	52%	\$ 200,000
Interest earnings	27,500	17,293	63%	57,500
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 227,500	\$ 121,245	53%	\$ 257,500

Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
PI Impact fee projects	\$ 116,000	7,640	7%	\$ 116,000
Debt service	111,500	111,500	100%	111,500
Total Capital Expenditures	\$ 227,500	\$ 119,140	52%	\$ 227,500
Surplus/(Deficit)	\$ -	\$ 2,105		\$ 30,000

Fund Balance Beginning of Year	\$ 511,597
Projected Surplus/(Deficit)	\$ 30,000
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 541,597

Alpine City - Storm Drain Fund
FY 2025/2026 Budget

	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
--	-------------------	------------------------------	----------------------------	---------------------------------

Operating Revenues

Storm drain revenue	\$ 200,000	\$ 177,015	89%	\$ 200,000
Other revenue	1,000	-	0%	1,000
SWPP fee	14,000	5,400	39%	14,000
Storm drain impact fee		-	0%	-
Total Miscellaneous Revenues	\$ 215,000	\$ 182,415	85%	\$ 215,000

Miscellaneous

Interest earned	\$ 47,000	\$ 29,470	63%	\$ 47,000
Appropriated fund balance	377,150	-	0%	377,150
Total Utility Revenue	\$ 424,150	\$ 29,470	7%	\$ 424,150

Total Utility Fund Revenues	\$ 639,150	\$ 211,885	33%	\$ 639,150
------------------------------------	-------------------	-------------------	------------	-------------------

	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
--	-------------------	------------------------------	----------------------------	---------------------------------

SD operating	\$ 639,150	\$ 536,255	84%	639,150
Total Utility Fund Expenses	\$ 639,150	\$ 536,255	84%	\$ 639,150

Surplus/(Deficit)	\$ -	\$ (324,370)		\$ -
--------------------------	-------------	---------------------	--	-------------

Cash Balance Beginning of Year				\$ 761,774
---------------------------------------	--	--	--	-------------------

Surplus/(Deficit)				\$ -
--------------------------	--	--	--	-------------

Appropriate fund balance\Reserves				\$ (377,150)
--	--	--	--	---------------------

Ending Cash Balance				\$ 384,624
----------------------------	--	--	--	-------------------

Alpine City - Storm Drain Impact fee funds
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	Target Percent Target	Year End Projected Amount
SD Impact Fees	\$ 25,000	\$ 1,600	6%	\$ 25,000
Interest earnings	11,000	4,681	43%	11,000
Appropriation of fund balance	14,000	-	0%	14,000
Total Revenues	\$ 50,000	\$ 6,281	13%	\$ 50,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	Target Percent Target	Year End Projected Amount
SD Impact fee projects	\$ 50,000	-	0%	\$ 50,000
To reserves	-	-	0%	-
Total Capital Expenditures	\$ 50,000	\$ -	0%	\$ 50,000
Surplus/(Deficit)	\$ -	\$ 6,281		\$ -

Fund Balance Beginning of Year **\$ 225,997**

Projected Surplus/(Deficit) **\$ -**

Appropriate fund balance\Reserves **\$ (14,000)**

Ending Fund Balance **\$ 211,997**

Alpine City - Trust & Agency Fund FY 2025/2026 Budget
--

Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Interest revenue	\$ 34,000	\$ 25,107	74%	\$ 34,000
Total Revenues	\$ 34,000	\$ 25,107	74%	\$ 34,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Interest expense	\$ 34,000	-	0%	\$ 34,000
Total Expenditures	\$ 34,000	\$ -	0%	\$ 34,000
Surplus/(Deficit)	\$ -	\$ 25,107		\$ -

Fund Balance Beginning of Year	\$ 174,000
Projected Surplus/(Deficit)	\$ -
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 174,000

Alpine City - Cemetery Perpetual Fund
FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Cemetery lot payments	\$ 20,000	\$ 94,175	471%	\$ 100,000
Upright Monument	2,500	-	0%	2,500
Fund appropriation	102,500	-	0%	102,500
Interest revenues	45,000	57,093	127%	70,000
Total Revenues	\$ 170,000	\$ 151,268	89%	\$ 275,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Cemetery expenses	\$ 170,000	13,600	8%	\$ 170,000
Total Expenses	\$ 170,000	\$ 13,600	8%	\$ 170,000
Surplus/(Deficit)	\$ -	\$ 137,668		\$ 105,000

Fund Balance Beginning of Year	\$ 1,773,568
Projected Surplus/(Deficit)	\$ 105,000
Appropriate fund balance\Reserves	\$ (102,500)
Ending Fund Balance	\$ 1,776,068

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Review of FY2026 Fraud Risk Assessment**

FOR CONSIDERATION ON: **24 June 2025**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Review the fraud risk assessment for
FY2026.**

BACKGROUND INFORMATION:

The City is required to complete a fraud risk assessment each year and present it to the City Council. Included in the packet is the assessment for the current year. This item does not require action from the City Council.

STAFF RECOMMENDATION:

Review the fraud risk assessment for FY2026.

SAMPLE MOTION TO APPROVE:

No motion is required for this item.

Fraud Risk Assessment

Continued

*Total Points Earned: 375 /395 *Risk Level: Very Low Low Moderate High Very High
> 355 316-355 276-315 200-275 < 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?	X	200
2. Does the entity have governing body adopted written policies in the following areas:		
a. Conflict of interest?	X	5
b. Procurement?	X	5
c. Ethical behavior?	X	5
d. Reporting fraud and abuse?	X	5
e. Travel?	X	5
f. Credit/Purchasing cards (where applicable)?	X	5
g. Personal use of entity assets?	X	5
h. IT and computer security?	X	5
i. Cash receipting and deposits?	X	5
3. Does the entity have a licensed or certified (CPA, CGFM, CMA, CIA, CFE, CGAP, CPFO) expert as part of its management team?	X	20
a. Do any members of the management team have at least a bachelor's degree in accounting?	X	10
4. Are employees and elected officials required to annually commit in writing to abide by a statement of ethical behavior?	X	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?	X	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?	X	20
7. Does the entity have or promote a fraud hotline?	X	20
8. Does the entity have a formal internal audit function?		
9. Does the entity have a formal audit committee?	X	20

*Entity Name: Alpine City

*Completed for Fiscal Year Ending: FY 2026 *Completion Date: 06/01/2026

*CAO Name: Shane Sorensen *CFO Name: David Sanderson

*CAO Signature:  *CFO 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

ALPINE CITY COUNCIL AGENDA

SUBJECT: Review and Approval of the Exterior Design of the Alpine Fire Station
Addition/Remodel

FOR CONSIDERATION ON: June 9th, 2026

PETITIONER: Alpine City

ACTION REQUESTED BY PETITIONER: Approve the exterior design to Alpine Fire Station
Addition/Remodel

REVIEW TYPE: Administrative

BACKGROUND INFORMATION:

The new Fire Station Addition/Remodel modernizes and expands operational capacity and converts the existing structure into a functioning Community Center that supports civic gatherings, events, and public activities.

The City Council requested revised building design options that more closely align with the architectural character and aesthetic vision desired for the Station's location within the City block. The intent was to evaluate and compare these alternative designs against the original concept in order to determine the preferred architectural direction for the building. These revised building design options are the first round of revised design options and were reviewed at the last City Council meeting on May 26th.

The Site Plan for the Fire Station Addition/Remodel was approved through a motion on May 26th with the condition that the exterior design be reconfigured through a joint work session with the Planning Commission and the architect.

In accordance with the approved motion, the City Council and Planning Commission, along with the project architect and contractor, had a joint work session on June 3rd to discuss and determine what the exterior materials and final design would be. A decision was made to bring another round of revised design options to the City Council for final approval of the exterior design.

Renderings of the original design and the second round of revised design options will be presented at the City Council meeting today on June 9th, 2026.

GENERAL PLAN REFERENCE

- N/A

CITY CODE REFERENCE:

- Alpine Development Code 3.07
- Alpine Development Code 3.11
- Alpine Development Code 4.07
- Alpine Development Code 4.08

- Alpine Development Code 4.10

PUBLIC NOTICE:

This item does not require a public hearing but was posted as an agenda item on the Planning Commission and City Council agendas, as applicable.

STAFF RECOMMENDATION:

Staff recommends that the City Council approve the exterior design of the Alpine Fire Station Addition/Remodel based on one of the design options presented. Any change to the original design would be handled through a change order.

Motion to Approve:

I move to approve the exterior design of the Alpine Fire Station Addition/Remodel according to the original design/according to option ___ of the design options provided.

Motion to Approve with Conditions:

I move to approve the exterior design of the Alpine Fire Station Addition/Remodel according to the original design/according to option ___ of the design options provided, along with these further conditions:

*Insert conditions

Motion to Table:

I move to table consideration of the exterior design of the Alpine Fire Station Addition/Remodel to a future meeting in order to allow additional time for revisions and/or additional information, including:

*Insert additional information needed.

Motion to Deny:

I move to recommend denial of the exterior design of the Alpine Fire Station Addition/Remodel based on the following findings:

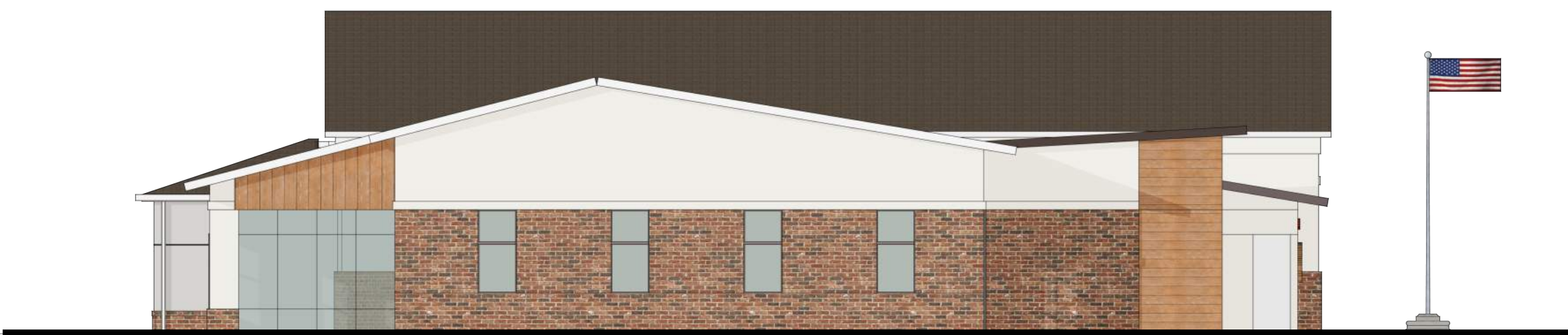
*Insert findings

REVISED DESIGN - OPTION 1

FOR CONSIDERATION, THIS OPTION HAS MINIMAL CHANGES FROM THE CURRENT DESIGN WITH THE EXCEPTION OF:

- AN UPDATED GABLED ROOF FOR THE MAIN ENTRANCE TO THE COMMUNITY CENTER
- MORE ACCURATE DEPICTION OF EXISTING EIFS (STUCCO) COLORING
- REVISED ROOF, SOFFIT, FASCIA, DOOR AND BRICK COLORS PER COUNCIL MEETING

THE INTENT WOULD BE TO COMPROMISE ON SOME OF THE COMMENTS WHILE STILL ENFORCING SOME COHESION AND SIMILARITIES TO THE HISTORIC ALPINE CITY HALL.



REVISED DESIGN - OPTION 2

FOR CONSIDERATION, THIS OPTION INCORPORATES MOST OF THE COMMENTS MADE DURING THE COUNCIL MEETING INCLUDING:

- REMOVING ALL OF THE FAUX WOOD MATERIAL
- AN UPDATED GABLED ROOF FOR THE MAIN ENTRANCE TO THE COMMUNITY CENTER
- MORE ACCURATE DEPICTION OF EXISTING EIFS (STUCCO) COLORING
- REVISED ROOF, SOFFIT, FASCIA, DOOR AND BRICK COLORS PER COUNCIL MEETING

HOWEVER, ARCHITECTURALLY THE EYEBROWS AND CORNER QUOINES ARE NOT BEING DUPLICATED IN THIS OPTION.



REVISED DESIGN - OPTION 3

FOR CONSIDERATION, THIS OPTION INCORPORATES THE COMMENTS MADE DURING THE COUNCIL MEETING INCLUDING:

- REMOVING ALL OF THE FAUX WOOD MATERIAL
- AN UPDATED GABLED ROOF FOR THE MAIN ENTRANCE TO THE COMMUNITY CENTER
- MORE ACCURATE DEPICTION OF EXISTING EIFS (STUCCO) COLORING
- REVISED ROOF, SOFFIT, FASCIA, DOOR AND BRICK COLORS PER COUNCIL MEETING
- ADDING EYEBROWS AND A TWO-TONED ACCENT BAND WHERE OCCURS

HOWEVER, ARCHITECTURALLY THE CORNER QUOINES ARE NOT BEING UTILIZED AS ALL THE BUILDING CORNERS ARE NOT SHOWN IN EIFS (STUCCO) THEREFORE THERE WOULDN'T BE CONSISTENCY.

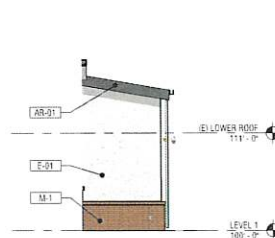




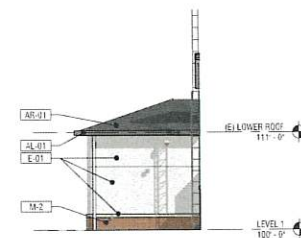
1 | SOUTH ELEVATION Copy 1
1'-0" = 1'-0"



4 | NORTH ELEVATION Copy 1
1'-0" = 1'-0"



3 | FIRE STATION WEST ELEVATION Copy 1
1'-0" = 1'-0"



2 | COMMUNITY ROOM EAST ELEVATION Copy 1
1'-0" = 1'-0"



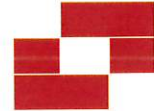
6 | WEST ELEVATION Copy 1
1'-0" = 1'-0"



5 | EAST ELEVATION Copy 1
1'-0" = 1'-0"

MATERIAL AND FINISH SCHEDULE							
MATERIAL DIVISION	MARK	DESCRIPTION	MANUFACTURER	PATTERN / STYLE	COLOR	SIZE	SPECIFICATION
DIVISION 04 - MASONRY							
DIVISION 04 - MASONRY	CMU-02	CMU BLOCK	TO BE DETERMINED	SPLIT FACED	TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS	8" X 8" X 16" (DIMENSIONAL)	EXTERIOR GENERATOR AND TRASH ENCLOSURE
DIVISION 04 - MASONRY	M-1	MASONRY VENER	SEE SPECIFICATIONS	RUNNING BOND	TONES OF RED BROWN - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD AND CUSTOM COLORS	3-5/8 X 2-1/2 X 8	
DIVISION 04 - MASONRY	M-2	THIN BRICK MASONRY VENER	SEE SPECIFICATIONS	RUNNING BOND	TONES OF RED BROWN - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF STANDARD AND CUSTOM COLORS	9/16 X 2-1/2 X 8	
DIVISION 05 - METALS							
DIVISION 05 - METALS	AL-01	PREFINISHED ALUMINUM FLASHING/FASCIA	BY CONTRACTOR	VARIES - SEE DETAILING	DARK CHARCOAL - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS	VARIES - SEE DETAILS	
DIVISION 05 - METALS	SR-01	STANDING SEAM ROOF FASCIA	TBD - SEE SPECIFICATIONS	SEE SPECIFICATIONS	DARK CHARCOAL - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS	SEE SPECIFICATIONS	SEE SPECIFICATIONS
DIVISION 07 - THERMAL AND MOISTURE PROTECTION							
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	AR-01	ASPHALT ROOF SHINGLES	TBD	SEE SPECIFICATIONS	DARK CHARCOAL/LIGHT GRAY - FINAL COLOR TO BE SELECTED BY ARCHITECT FROM MANUFACTURER'S FULL RANGE OF COLORS	SEE SPECIFICATIONS	SEE SPECIFICATIONS
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	E-01	PRIMARY EPS COLOR	TBD	MATCH EXISTING	MATCH EXISTING		
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	FC-01	FIBER CEMENT BOARD PANEL	WCMHA	VINTAGEWOOD PANEL SERIES	CEDAR	SEE SPECIFICATIONS	SEE SPECIFICATIONS
DIVISION 08 - OPENINGS							
DIVISION 08 - OPENINGS	GL-2	1" INSULATED GLASS - TINTED	-	1" INSULATED GLASS	GRAY TINT - FINAL SAMPLE TO BE APPROVED BY ARCHITECT	VARIES - SEE SCHEDULES	
DIVISION 08 - OPENINGS	GL-21	1" INSULATED GLASS - TINTED & TEMPERED	-	1" INSULATED GLASS	GRAY TINT - FINAL SAMPLE TO BE APPROVED BY ARCHITECT	VARIES - SEE SCHEDULES	
DIVISION 08 - OPENINGS	GL-4T	1/4" CLEAR GLASS - TEMPERED	-	1/4" CLEAR GLASS	CLEAR	VARIES - SEE SCHEDULES	

- EXTERIOR ELEVATION GENERAL NOTES**
1. REFER TO THE MATERIAL AND FINISH SCHEDULES ON SHEET A201 FOR FURTHER INFORMATION.
 2. CONTRACTOR TO LEAVE A 1/2" GAP BETWEEN ALL DISSIMILAR MATERIAL TYP. TO BE FILLED WITH BACKER ROD AND SEALANT. COLOR AS SELECTED.
 3. ALL EXPOSED EXTERIOR STEEL TO BE PAINTED (I.E. UNITS, ETC.).
 4. CONTRACTOR TO PAINT ALL VENT PIPES, EXHAUST FANS AND OTHER ROOF EQUIPMENT AND PENETRATIONS THAT ARE VISIBLE FROM THE SURROUNDING BUILDING'S STREET FRONTAGE.
 5. SEE ELECTRICAL DRAWINGS FOR EXTERIOR POWER LOCATIONS, LIGHTING, HORN, STROBES, CARD READERS, ETC.
 6. SEE PLUMBING DRAWINGS FOR DOWNSPOUT NOZZLE, HOSE BIB, AND FBC CONNECTION LOCATIONS, ETC.
 7. EXISTING STUCCO TO BE RE-FINISHED, PATCH AND REPAIR AS REQUIRED.



Babcock Design

Salt Lake City
12 Exchange Place
Salt Lake City, UT 84111
801.531.1144

Boise
800 W. Main Street, Suite 940
Boise, ID 83702
208.264.7675

babcockdesign.com

Consultant

CITY OF ALPINE

ALPINE FIRE STATION #202

50 E 100 N ALPINE, UT 84004

Revisions

Revisions

Project Number: 125116
Original Issue: 04/15/2026
Project Status: CONSTRUCTION DOCUMENTS

Stamp



Sheet Title

EXTERIOR ELEVATIONS

Sheet Number

A202

- Brick Veneer: Approximately \$28/SF installed
 - Total estimated cost: Approximately \$35,700
- New EIFS / Stucco: Approximately \$22/SF installed
 - Total estimated cost: Approximately \$29,300
- EIFS Rework & Touch-Up: Approximately \$14/SF
 - Total estimated cost: Approximately \$26,500
- Nichiha Faux Wood Panels: Approximately \$65/SF installed
 - Total estimated cost: Approximately \$76,800

Please note these are DD budget numbers only and are intended for general comparison purposes. These are not subcontractor bid numbers at this time, but we should have more refined pricing as bid results come in over the next few weeks.

OPTION 1 - AS CURRENTLY DESIGNED

- THIS WOULD BE THE LEAST IMPACTFUL TO SCHEDULE AND COST
- UTILIZES FAUX WOOD, BRICK, AND EIFS (STUCCO) AS PRIMARY EXTERIOR MATERIALS
- GABLED ROOFS AT PRIMARY STRUCTURES, WITH SHED ROOFS AT SMALL STRUCTURES



OPTION 2 - INCREASED BRICK, NO FAUX WOOD, SHED ROOF AT COMM.

- THIS WOULD BE THE SECOND LEAST IMPACTFUL TO SCHEDULE AND COST
- UTILIZES INCREASED BRICK, AND EIFS (STUCCO) AS PRIMARY EXTERIOR MATERIALS
- WITH PRECAST CONCRETE LINTELS AS ACCENT MATERIALS
- GABLED ROOFS AT PRIMARY STRUCTURES, WITH SHED ROOFS AT SMALL STRUCTURES



OPTION 3 - INCREASED BRICK, NO FAUX WOOD, GABLE ROOF AT COMM.

- THIS WOULD BE THE THIRD LEAST IMPACTFUL TO SCHEDULE AND COST
- UTILIZES INCREASED BRICK, AND EIFS (STUCCO) AS PRIMARY EXTERIOR MATERIALS
- WITH PRECAST CONCRETE LINTELS AS ACCENT MATERIALS
- GABLED ROOFS AT PRIMARY STRUCTURES AND COMMUNITY ROOM
- SHED ROOF AT DAYROOM, DINING & KITCHEN STRUCTURE



OPTION 4

- THIS WOULD BE THE MOST IMPACTFUL TO SCHEDULE AND COST
- UTILIZES INCREASED REAL WOOD, BRICK, AND EIFS (STUCCO) AS PRIMARY EXTERIOR MATERIALS
- GABLED ROOFS AT PRIMARY STRUCTURES, WITH SHED ROOFS AT SMALL STRUCTURES



- Brick Veneer: Approximately \$28/SF installed
 - Total estimated cost: Approximately \$35,700
- New EIFS / Stucco: Approximately \$22/SF installed
 - Total estimated cost: Approximately \$29,300
- EIFS Rework & Touch-Up: Approximately \$14/SF
 - Total estimated cost: Approximately \$26,500
- Nichiha Faux Wood Panels: Approximately \$65/SF installed
 - Total estimated cost: Approximately \$76,800

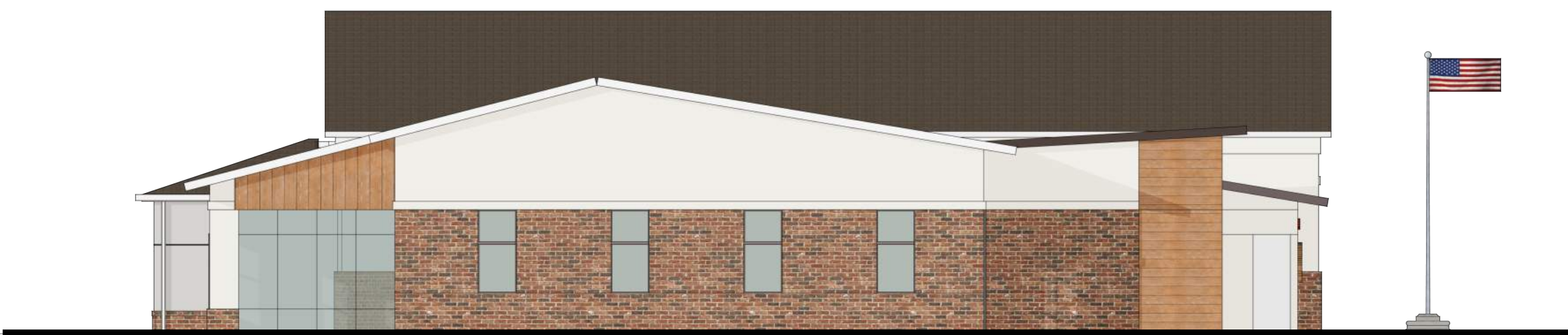
Please note these are DD budget numbers only and are intended for general comparison purposes. These are not subcontractor bid numbers at this time, but we should have more refined pricing as bid results come in over the next few weeks.

REVISED DESIGN - OPTION 1

FOR CONSIDERATION, THIS OPTION HAS MINIMAL CHANGES FROM THE CURRENT DESIGN WITH THE EXCEPTION OF:

- AN UPDATED GABLED ROOF FOR THE MAIN ENTRANCE TO THE COMMUNITY CENTER
- MORE ACCURATE DEPICTION OF EXISTING EIFS (STUCCO) COLORING
- REVISED ROOF, SOFFIT, FASCIA, DOOR AND BRICK COLORS PER COUNCIL MEETING

THE INTENT WOULD BE TO COMPROMISE ON SOME OF THE COMMENTS WHILE STILL ENFORCING SOME COHESION AND SIMILARITIES TO THE HISTORIC ALPINE CITY HALL.



REVISED DESIGN - OPTION 2

FOR CONSIDERATION, THIS OPTION INCORPORATES MOST OF THE COMMENTS MADE DURING THE COUNCIL MEETING INCLUDING:

- REMOVING ALL OF THE FAUX WOOD MATERIAL
- AN UPDATED GABLED ROOF FOR THE MAIN ENTRANCE TO THE COMMUNITY CENTER
- MORE ACCURATE DEPICTION OF EXISTING EIFS (STUCCO) COLORING
- REVISED ROOF, SOFFIT, FASCIA, DOOR AND BRICK COLORS PER COUNCIL MEETING

HOWEVER, ARCHITECTURALLY THE EYEBROWS AND CORNER QUOINES ARE NOT BEING DUPLICATED IN THIS OPTION.



REVISED DESIGN - OPTION 3

FOR CONSIDERATION, THIS OPTION INCORPORATES THE COMMENTS MADE DURING THE COUNCIL MEETING INCLUDING:

- REMOVING ALL OF THE FAUX WOOD MATERIAL
- AN UPDATED GABLED ROOF FOR THE MAIN ENTRANCE TO THE COMMUNITY CENTER
- MORE ACCURATE DEPICTION OF EXISTING EIFS (STUCCO) COLORING
- REVISED ROOF, SOFFIT, FASCIA, DOOR AND BRICK COLORS PER COUNCIL MEETING
- ADDING EYEBROWS AND A TWO-TONED ACCENT BAND WHERE OCCURS

HOWEVER, ARCHITECTURALLY THE CORNER QUOINES ARE NOT BEING UTILIZED AS ALL THE BUILDING CORNERS ARE NOT SHOWN IN EIFS (STUCCO) THEREFORE THERE WOULDN'T BE CONSISTENCY.



ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2026-25: Alpine Fire Station/Community Center Project – Approval of Amendment No. 1 to the Agreement Between SIRQ Construction and Alpine City including the Guaranteed Maximum Price

FOR CONSIDERATION ON: June 9, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review and adopt Resolution R2026-25 Alpine City Fire Station/Community Center Project – Approval of Contract Amendment No. 1 and Guaranteed Maximum Price

BACKGROUND INFORMATION:

The site plan was recently approved for the Alpine Fire Station/Community Center, with some changes that will be considered for the exterior of the building. This project is being built with the Construction Manager General Contractor (CMGC) form of construction. On the front end of this process, the City went through a process and selected SIRQ Construction as the CMGC firm.

SIRQ, as the CMGC, has solicited bids for the various aspects of the project to provide a guaranteed maximum price (GMP) to the City. Amendment No. 1 to the agreement between SIRQ Construction and Alpine City is proposed for approval as Resolution R2026-25. SIRQ Construction and Navigate, who is the construction manager and owner's representative, are meeting to review the GMP. The GMP will be provided to the City Council prior to the meeting next Tuesday, as soon as it has been reviewed and is available.

STAFF RECOMMENDATION

Review and approve Resolution R2026-25 including amendment no. 1 to the agreement between SIRQ Construction and Alpine City and the guaranteed maximum price for the Alpine City Fire Station/Community Center Project.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2026-25 approving amendment no. 1 to the agreement between SIRQ Construction and Alpine City, including the guaranteed maximum price.
Insert motion to approve

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to approve Resolution R2026-25 approving amendment no. 1 to the agreement between SIRQ Construction and Alpine City, including the guaranteed maximum price, with the following conditions/changes:

- **insert finding**

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution R2026-25 as proposed based on the following:

- (insert finding)

AMENDMENT 1 TO THE AGREEMENT BETWEEN SIRQ CONSTRUCTION & ALPINE CITY

JUNE 5, 2026



The previously executed agreement with Sirq anticipated that an amendment would be issued once design is complete and bids from subcontractors have been solicited. Based on those contract terms, we're now presenting Amendment 1 to the agreement to establish the following:

1. Guaranteed Maximum Price (GMP)
2. Baseline schedule including dates for Substantial and Final completion
3. List of the plans and specifications upon which the GMP is based
4. Clarifications and/or assumptions of the bid documents

Guaranteed Maximum Price

The Agreement provides that the Project shall be delivered on a Cost of the Work plus Fee basis, subject to a Guaranteed Maximum Price (GMP). The GMP establishes the Contractor's maximum compensation for completion of the Project and may not be increased without an approved change order in accordance with the Agreement.

Recognizing that certain costs may arise during construction that could not have been reasonably anticipated at the time the GMP was established, the GMP includes a 3% contingency. Any unused contingency and any remaining unspent amount within the GMP at Project completion shall be shared between the City and Sirq on a 60/40 basis.

This shared savings structure is intended to incentivize prudent management of project costs and preservation of contingency where appropriate. To protect the City's interests, any use of contingency funds shall require prior written approval.

Schedule

The schedule shall serve as the baseline that establishes the contractual dates for both Substantial Completion and Final Completion.

While interim sequencing activities and milestone dates may be adjusted during construction, the Substantial Completion and Final Completion dates may only be modified through an approved change order. If the Contractor fails to achieve these milestone dates, the City may assess liquidated damages in accordance with the Agreement.

Plans & Specifications

The list of plans and specifications identifies the documents used by the Contractor to solicit bids and establish the GMP. These documents shall serve as the basis for defining the Project scope and shall become part of the Contract Documents.

Clarifications & Assumptions

These are intended to document mutual understanding regarding scope inclusions, exclusions, and interpretations used in establishing the GMP.

RESOLUTION No. R2026-25

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AMENDMENT
No. 1 TO THE AGREEMENT BETWEEN SIRQ CONSTRUCTION AND
ALPINE CITY FOR THE CONSTRUCTION OF THE ALPINE CITY FIRE
STATION/COMMUNITY CENTER PROJECT INCLUDING THE
GUARANTEED MAXIMUM PRICE

WHEREAS, Alpine City has previously approved an Agreement (“Agreement”) at the October 28, 2025, City Council meeting with SIRQ Construction as the Construction Manager General Contractor for the Alpine City Fire Station/Community Center Project (“Project”); and

WHEREAS, plans have been prepared by Babcock Design and bids have been solicited for the Project and a Guaranteed Maximum Price (“GMP”) has been determined; and

WHEREAS, it is proposed that Amendment No. 1 to the Agreement be approved outlining the GMP for the project; and

WHEREAS, the City Council has determined that the proposed Amendment No. 1 to the Agreement is in the best interest of the residents of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City hereby agrees to the terms of Amendment No. 1 to the Agreement and authorizes the Mayor of the City to sign the amendment with SIRQ Construction in the form as shown in Exhibit A hereto.

PASSED AND APPROVED this 9th day of June, 2026.

ALPINE CITY COUNCIL

By: _____
Carla Merrill, Mayor

[SEAL]

VOTING:

Jessica Smuin	Yea	___	Nay	___	Absent	___
Brent Rummler	Yea	___	Nay	___	Absent	___
Chrissy Hannemann	Yea	___	Nay	___	Absent	___
Sarah Blackwell	Yea	___	Nay	___	Absent	___
Andrew Young	Yea	___	Nay	___	Absent	___

ATTEST:

DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 9th day of June, 2026.

RECORDED this 9th day of June, 2026.

Exhibit A

Amendment No. 1 to the Agreement with the SIRQ Construction

Amendment 1
Guaranteed Maximum Price Amendment
To AIA Document A133-2019

This Amendment dated June 9, 2026, is incorporated into the accompanying AIA Document A133-2019, Standard Form of Agreement between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price executed November 12, 2025.

For the following Project: Alpine Fire Station Remodel & Expansion

Between the Owner: Alpine City

And the Construction Manager: Sirq Construction

ARTICLE A.1: GUARANTEED MAXIMUM PRICE

A.1.1 Guaranteed Maximum Price

Pursuant to Section 3.2 of the Agreement, Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work as defined in Article 6 of the Agreement.

A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed \$XXXXXXXXXX subject to additions and deductions by Change Order as provided in the Contract Documents.

A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Attached as Exhibit A is an itemized statement of the Guaranteed Maximum Price organized by trade categories, which includes trade bid amount and selected subcontractor, allowances, construction manager's contingency, alternates, construction manager's fee, and all indirect costs that are included in the Guaranteed Maximum Price. This itemized Statement shall comply with the terms of the Schedule of Values as set forth in A201-2017 Article 9.2 and shall be used as a basis for the contractor's applications for payment. Any unspent funds from any category shall be considered contingency as set forth in 3.2.4 of the Agreement.

A.1.1.3 The Construction Manager's Fee is 5.49% of the Guaranteed Maximum Price.

A.1.1.4 The method of adjustment of the Construction Manager's Fee for changes in the Work is set forth in Section 6.1.3 of the Agreement.

A.1.5 Alternates. All alternates, if any, are listed in Exhibit B with price and conditions for acceptance. The Owner may elect to accept or reject any alternates listed. If accepted prior to the execution of this Amendment, the alternate shall be incorporated into this Guaranteed Maximum Price. If the Owner accepts an alternate following the execution of this Amendment, Owner shall issue a Modification to the Agreement.

ARTICLE A.2: DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

A.2.1 The date of commencement of the Work shall be the date of execution of this Amendment. Unless otherwise provided, the Contract Time is the period of time, including authorized adjustments, allotted in the Contract Documents for Substantial Completion of the Work.

A.2.2 Substantial Completion

A.2.2.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Construction Manager shall achieve Substantial Completion of the entire Work under this Amendment no later than **XXX** calendar days from the date of commencement of the Work (**MONTH/DAY/YEAR**) as described in Exhibit E.

A.2.2.2 If the Construction Manager fails to achieve Substantial Completion as provided in this Section A.2.2.1, liquidated damages shall be assessed as set forth in Section 6.1.6 of the Agreement.

ARTICLE A.3: INFORMATION UPON WHICH AMENDMENT IS BASED

A.3.1 The Guaranteed Maximum Price and Contract Time set forth in this Amendment are based on the Contract Documents and the following provided in Exhibits A, B, C, D, E:

1. EXHIBIT A – Itemized Statement of the GMP organized by trade including the bid summaries and the accepted subcontractor per trade.
2. EXHIBIT B – List of alternates.
3. EXHIBIT C – List of clarifications and assumptions
4. EXHIBIT D - List of drawings, specifications and addenda
5. EXHIBIT E – Baseline Schedule

This Amendment to the Agreement is entered into as of the day and year first written above.

OWNER *(Signature)*

CONSTRUCTION MANAGER *(Signature)*

Carla Merrill, Mayor
Alpine City

Bret Vargason, Operations Manager
Sirq Construction

Date

Date

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2026-26: A Resolution Authorizing the Issuance of Sales Tax Revenue Bonds for the Alpine City Fire Station/Community Center Project

FOR CONSIDERATION ON: June 9, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review and adopt Resolution R2026-26 authorizing the Issue of Sales Tax Revenue Bonds for the Alpine City Fire Station/Community Center Project.

BACKGROUND INFORMATION:

With the site plan approval for the Alpine Fire Station/Community Center Project, staff have been working with Mark Anderson at Zions Public Finance to finalize the remaining funding for the project. The proposal is to fund \$2M for the project through a sales tax revenue bond. Brandon Johnson from the firm Farnsworth Johnson PLLC has been engaged as the bond attorney. He has prepared Resolution R2026-26 authorizing the issuance of sales tax revenue bonds for the project.

STAFF RECOMMENDATION

Review and approve Resolution R2026-26 authorizing the issuance of sales tax revenue bonds for the Alpine City Fire Station/Community Center Project.

SAMPLE MOTION TO APPROVE:

I move to approve Resolution R2026-26 approving amendment no. 1 to the agreement between SIRQ Construction and Alpine City, including the guaranteed maximum price.

****Insert motion to approve****

SAMPLE MOTION TO APPROVE WITH CONDITIONS:

I move to adopt Resolution R2026-25 authorizing the issuance of sales tax revenue bonds for the Alpine City Fire Station/Community Center, with the following conditions/changes:

- ****insert finding****

SAMPLE MOTION TO TABLE/DENY:

I move to table/deny Resolution R2026-26 as proposed based on the following:

- (insert finding)

June							July							August						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6				1	2	3	4							1
7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8
14	15	16	17	18	19	20	12	13	14	15	16	17	18	9	10	11	12	13	14	15
21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22
28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29
														30	31					

Day	Date	Event	Responsibility
Thursday	June 4	Bond Counsel distributes draft Delegating Parameters Resolution to the working group.	BC
Tuesday	June 9	Regular City Council meeting to consider Adoption of Parameters Resolution.	ALL
Wednesday	June 10	"Notice of Bonds to be Issued" and "Notice of Public Hearing" is posted to the Utah Public Meeting Notice Website and City website.	CR
Friday	July 10	30-day contest period ends.	
Tuesday	July 14	Public Hearing	CC,M, CA, CT, CR
Wednesday	July 22	Request for bids are sent to investment community.	CA
Wednesday	August 5	Request for bids are due.	P
Wednesday	August 5	Sign bond purchase acceptance agreement.	M
Thursday	August 13	Closing documents are delivered to the working group.	BC
Wednesday	August 19	Closing: Delivery of Funds. (11:00 am MDT)	ALL

LEGEND

BC	Bond Counsel.....	Brandon Johnson
CA	City Administrator.....	Shane Sorensen
CC	City Council.....	Members of the Alpine City Council
CR	City Recorder.....	DeAnn Parry
CT	City Treasurer.....	Carolyn Riley
MA	Mayor.....	Mayor Carla Merrill
M	Municipal Advisor.....	Zions Public Finance
P	Purchaser.....	TBD

RESOLUTION R2026-26

A Resolution authorizing the issuance and the sale of not to exceed \$2,000,000 aggregate principal amount of Sales Tax Revenue Bonds

*** *** ***

WHEREAS, the Alpine City, Utah (the “City”) considers it necessary and desirable and for the benefit of the City to issue its Sales Tax Revenue bonds as hereinafter provided for the purpose of (a) paying all or part of the costs of the acquisition, construction, renovation and improvement of an expansion to a fire station located in the City and related facilities and buildings, and related improvements (collectively, the “Project”) and (b) paying the costs incurred in connection with the issuance and sale of the Bonds pursuant to authority contained in the Local Government Bonding Act, Chapter 14 of Title 11 (the “Act”), Utah Code Annotated 1953, as amended (the “Utah Code”), and other applicable provisions of law;

WHEREAS, for the purposes set forth above, the City has determined (a) to issue its Sales Tax Revenue Bonds in an aggregate principal amount not to exceed \$2,000,000 (the “Bonds”) pursuant to a Master Indenture of Trust (the “Master Indenture”), and a Supplemental Indenture of Trust (the “Supplemental Indenture” and, together with the Master Indenture, the “Indenture”), and (b) to cause the proceeds of the sale of the Bonds to be applied in accordance with the Indenture;

WHEREAS, in the opinion of the City Council, it is in the best interests of the City that the Designated Officer be authorized to (i) determine whether to pursue a competitive sale, private placement or negotiated sale for the sale of the Bonds, (ii) if a competitive sale is pursued, accept or reject the bids received for the Bonds pursuant to the PARITY[®] electronic bid submission system and determine the best bid received that conforms to the parameters, deadlines and procedures set forth in the notice of sale prepared in connection with the advertisement for sale of the Bonds, (iii) if a private placement or negotiated sale is pursued, select a purchaser or underwriter for the Bonds and (iv) approve the final principal amount, maturity amounts, interest rates, dates of maturity and other terms and provisions relating to the Bonds and to execute the Supplemental Indenture containing such terms and provisions;

WHEREAS, Section 11-14-316 of the Utah Code provides for the publication of a Notice of Bonds to be Issued (the “Notice of Bonds”) and the running of a 30-day contest period, and the City desires to cause the publication of such Notice of Bonds at this time in compliance with said section with respect to the Bonds;

WHEREAS, Section 11-14-318 of the Act requires that a public hearing be held to receive input from the public with respect to the issuance of Bonds and the potential economic impact that the Project will have on the private sector and that notice of such public hearing be given as provided by law (the “Notice of Public Hearing”);

WHEREAS, Section 11-14-307(7) of the Act requires the City to submit the question of whether or not to issue the Bonds to voters for their approval or rejection if, within 30 calendar days after the publication of the Notice of Public Hearing, a written petition requesting an election and signed by at least 20% of the registered voters in the City is filed with the City; and

WHEREAS, the City desires (a) to provide for the holding of a public hearing and (b) to approve the publication of the Notice of Public Hearing and to provide for the form of the written petition requesting an election, as required by law;

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

Section 1. Issuance of Bonds. (a) For the purposes set forth above, there is hereby authorized and directed the execution, issuance, sale and delivery of the Bonds in the aggregate principal amount not to exceed \$2,000,000 in one or more series. The Bonds shall be dated as of the date of the initial delivery thereof. The Bonds shall be in authorized denominations, shall be payable, and shall be executed and delivered all as provided in the Indenture. The Bonds shall be subject to redemption prior to maturity as provided in the Indenture.

(b) The form of the Bonds set forth in the Supplemental Indenture, subject to appropriate insertions and revisions in order to comply with the provisions of the Indenture, is hereby approved.

(c) The Bonds shall be special obligations of the City, payable from and secured by a pledge and assignment of the Revenues (as defined in the Indenture) received by the City and of certain other moneys held under the Indenture on a parity with any other Bonds (as defined in the Indenture) issued from time to time under the Master Indenture. The Bonds shall not be obligations of the State or any other political subdivision thereof, other than the City, and neither the faith and credit nor the ad valorem taxing or appropriation power of the State or any political subdivision thereof, including the City, is pledged to the payment of the Bonds. The Bonds shall not constitute general obligations of the City or any other entity or body, municipal, state or otherwise.

Section 2. Bond Details; Delegation of Authority. (a) The Bonds shall mature in the years and in the principal amounts, and shall bear interest (calculated on the basis of a year of 360 days consisting of twelve 30-day months) from the Closing Date, payable semiannually each year, and at the rates per annum and commencing on the dates, all as provided in the Supplemental Indenture.

(b) There is hereby delegated to the Designated Officer, subject to the limitations contained in this resolution, the power to determine and effectuate the following with respect to the Bonds and the Designated Officer is hereby authorized to make such determinations and effectuations:

(i) the principal amount of each series of the Bonds necessary to accomplish the purpose of the Bonds set forth in the recitals hereto and the aggregate principal amount

of each series of the Bonds to be executed and delivered pursuant to the Indenture; *provided* that the aggregate principal amount of the Bonds shall not exceed \$2,000,000;

(ii) the maturity date or dates and principal amount of each maturity of the Bonds to be issued; *provided, however*, that the Bonds mature over a period of not to exceed 21 years from their date or dates;

(iii) the interest rate or rates of the Bonds and the date on which payment of such interest commences, *provided, however*, that the interest rate or rates to be borne by any Bond shall not exceed 6.00% per annum;

(iv) the sale of the Bonds and the purchase price to be paid by the Underwriter of such Bonds; *provided, however*, that the discount from par of each series of the Bonds shall not exceed 2.00% (expressed as a percentage of the principal amount);

(v) the Bonds, if any, to be retired from mandatory sinking fund redemption payments and the dates and the amounts thereof;

(vi) the time and redemption price, if any, at which the Bonds may be called for redemption prior to their maturity at the option of the City;

(viii) the use and deposit of the proceeds of the Bonds; and

(ix) any other provisions deemed advisable by the Designated Officers not materially in conflict with the provisions of this resolution.

For purposes of this resolution and the Bonds, “*Designated Officer*” means (i) the Mayor, or (ii) in the event of the absence or incapacity of the Mayor, the City Administrator, or (iii) in the event of the absence or incapacity of both the City Administrator and the Mayor, the City Treasurer.

The City Council delegates to the Designated Officer the authority to determine whether to pursue a competitive sale, private placement or negotiated sale for the sale of the Bonds. If a private placement or negotiated sale is pursued, the Designated Officer is authorized to select a purchaser or underwriter for the Bonds and to obtain such information from potential purchasers or underwriters as he or she deems necessary to make such determination. If a competitive sale is pursued, immediately following the date and time specified in the Official Notice of Bond Sale attached to the Official Statement for the receipt of bids for the purchase of the Bonds, the Designated Officer shall obtain such information as he or she deems necessary to make such determinations as provided above and to determine the bid of the responsible bidder that results in the lowest effective interest rate to the City.

After the Designated Officer makes such determinations as provided above, the Designated Officer shall execute the Supplemental Indenture containing such terms and provisions of the Bonds, which execution shall be conclusive evidence of the action or determination of the Designated Officer as to the matters stated therein. The provisions of the Supplemental Indenture

shall be deemed to be incorporated in this Resolution. If the Designated Officer determines that it is in the best interest of the City, the Designated Officer may (i) waive any irregularity or informality in any bid or in the electronic bidding process or in any response to a request for information, request for proposal or request for bids; and (ii) reject any and all bids or offers to purchase the Bonds.

Section 3. Approval and Execution of the Master Indenture and the Supplemental Indenture. The Master Indenture, in substantially the form attached hereto as *Exhibit A*, and the Supplemental Indenture, in substantially the form attached hereto as *Exhibit B*, are hereby authorized and approved, and the Mayor or the Mayor Pro-Tem is hereby authorized, empowered and directed to execute and deliver the Master Indenture and the Supplemental Indenture on behalf of the City, and the City Recorder or any Deputy City Recorder is hereby authorized, empowered and directed to affix to the Master Indenture and the Supplemental Indenture the seal of the City and to attest such seal and countersign such Master Indenture and the Supplemental Indenture, with such changes to the Master Indenture and the Supplemental Indenture from the form attached hereto as are approved by the Mayor or the Mayor Pro-Tem, his or her execution thereof to constitute conclusive evidence of such approval. The provisions of the Master Indenture and the Supplemental Indenture, as executed and delivered, are hereby incorporated in and made a part of this resolution. The Master Indenture and the Supplemental Indenture shall constitute a “system of registration” for all purposes of the Registered Public Obligations Act of Utah.

Section 4. Certificates and Documents Required to Evidence Compliance with Federal Tax and Securities Laws. Each of the Mayor or the Mayor Pro-Tem, the City Recorder or any Deputy City Recorder, the City Administrator and the City Treasurer or the City Treasurer of the City is hereby authorized and directed to execute (a) such certificates and documents as are required to evidence compliance with the federal laws relating to the tax-exempt status of interest on the Bonds and (b) a Continuing Disclosure Undertaking and such other certificates and documents as shall be necessary to comply with the requirements of Rule 15c2-12 of the Securities and Exchange Commission and other applicable federal securities laws.

Section 5. Other Actions With Respect to the Bonds. The officers and employees of the City shall take all action necessary or reasonably required to carry out, give effect to, and consummate the transactions contemplated hereby and shall take all action necessary in conformity with the Act to carry out the issuance of the Bonds, including, without limitation, the execution and delivery of any closing and other documents required to be delivered in connection with the sale and delivery of the Bonds. Without limiting the generality of the foregoing, the officers and employees of the City are authorized and directed to take such action as shall be necessary and appropriate to issue the Bonds.

Section 6. Prior Acts Ratified, Approved and Confirmed. All acts of the officers and employees of the City in connection with the issuance of the Bonds are hereby ratified, approved and confirmed.

Section 7. Notice of Bonds to be Issued; Contest Period. In accordance with the provisions of Section 11-14-316 of the Utah Code, the City Recorder shall cause the Notice of

Bonds, in substantially the form attached hereto as *Exhibit D*, to be to be posted on the Utah Public Notice Website.

For a period of thirty (30) days from and after publication of the Notice of Bonds, any person in interest shall have the right to contest the legality of this Resolution (including the Bond Resolution and the form of the Supplemental Indenture attached hereto) or the Bonds hereby authorized or any provisions made for the security and payment of the Bonds. After such time, no one shall have any cause of action to contest the regularity, formality or legality of this Resolution (including the Bond Resolution and the Supplemental Indenture) or the Bonds or any provisions made for the security and payment of the Bonds for any cause.

Section 8. Publication of Notice of Public Hearing. The City Recorder shall publish or cause to be published the Notice of Public Hearing on the Utah Public Notice Website no less than 14 days before the public hearing. The Notice of Public Hearing shall be in substantially the form attached hereto as *Exhibit E*.

Section 9. Form of Petition. The form of the petition to be used by registered voters in requesting that an election be called to authorize the Bonds shall be in substantially the form attached hereto as *Exhibit F*.

Section 10. Resolution Irrepealable. Following the execution and delivery of the Supplemental Indenture, this resolution shall be and remain irrepealable until all of the Bonds and the interest thereon shall have been fully paid, cancelled, and discharged.

Section 11. Severability. If any section, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this resolution.

Section 12. Effective Date. This resolution shall be effective immediately upon its approval and adoption.

(Signature page follows.)

ADOPTED AND APPROVED by the City Council of the Alpine City, Utah, this June 9, 2026.

ALPINE CITY, UTAH

Mayor

ATTEST:

City Recorder

EXHIBIT A

[FORM OF MASTER INDENTURE]

EXHIBIT B

[FORM OF SUPPLEMENTAL INDENTURE]

EXHIBIT C

[RESERVED]

EXHIBIT D

NOTICE OF BONDS TO BE ISSUED

NOTICE IS HEREBY GIVEN pursuant to the provisions of Section 11-14-316, Utah Code Annotated 1953, as amended, that on June 9, 2026, the City Council (the "*Council*") of the Alpine City, Utah (the "*City*"), adopted a resolution (the "*Resolution*") in which it authorized and approved the issuance of its Sales Tax Revenue Bonds (the "*Bonds*") in one or more series, in an aggregate principal amount of not to exceed \$2,000,000, to bear interest at a rate or rates of not to exceed 6.00% per annum, and to mature not later than 21 years from their date or dates and to be sold at a discount from par not to exceed 2.00%. The Bonds shall be subject to such optional and mandatory redemption and other provisions as are contained in the Master Indenture, described below, and the final form of the Bonds and Supplemental Indenture, described below.

Pursuant to the Resolution, the Bonds are to be issued for the purpose of financing all or a portion of the cost of the acquisition, construction, renovation and improvement of an expansion to a fire station located in the City and related facilities and buildings, and related improvements (collectively the "*Project*") and (b) paying all or a portion of the costs incurred in connection with the issuance and sale of the Bonds. The Bonds are to be issued and sold by the City pursuant to the Resolution and copies of a Master Indenture of Trust (the "*Master Indenture*") and a Supplemental Indenture of Trust (the "*Supplemental Indenture*" and, together with the Supplemental Indenture, the "*Indenture*"), that were before the Council and attached to the Resolution at the time of the adoption of the Resolution. The Council will adopt the bond resolution and the City will cause the Indenture to be executed and delivered, in each case in such form and with such changes thereto as the Council shall approve upon the adoption of the bond resolution, *provided* that the principal amount, interest rate or rates, maturity and discount, if any, will not exceed the respective maximums described above.

The repayment of the Bonds will be secured by a pledge of the legally available revenues from the Local Sales and Use Taxes received by the City pursuant to Title 59, Chapter 12, Part 2, Utah Code (the "*Pledged Taxes*").

The City currently has no bonds outstanding that are secured by the Pledged Taxes. More detailed information relating to the City's outstanding bonds can be found in the City's most recent Annual Comprehensive Financial Report that is available on the Office of the Utah State Auditor's website (auditor.utah.gov). The estimated total cost to the City of the proposed Bonds that will be used to finance the costs of the Project, if the Bonds are held until maturity and based on estimated interest rates currently in effect, is \$3,569,300.

A copy of the Resolution (including the drafts of the Indenture attached to the Resolution) is on file in the office of the City Recorder at City Hall, 20 N. Main Street, Alpine, Utah, where the Resolution may be examined during regular business hours of the City Recorder from 8:00 a.m. to 5:00 p.m. The Resolution shall be so available for inspection for a period of at least thirty (30) days from and after the date of the publication of this notice.

NOTICE IS FURTHER GIVEN that pursuant to law for a period of thirty (30) days from and after the date of the publication of this notice, any person in interest shall have the right to contest the legality of the Resolution (including the Indenture and the Supplemental Trust Indenture attached thereto) of the City or the Bonds authorized thereby or any provisions made for the security and payment of the Bonds. After such time, no one shall have any cause of action to contest the regularity, formality or legality of the Resolution, the Bonds or the provisions for their security or payment for any cause

DATED June 9, 2026.

ALPINE CITY, UTAH

EXHIBIT E

ALPINE CITY, UTAH NOTICE OF PUBLIC HEARING AND INTENT TO ISSUE SALES TAX REVENUE BONDS

PUBLIC NOTICE IS HEREBY GIVEN that the City Council (the “*Council*”) of the Alpine City, Utah (the “*City*”), shall hold a public hearing to receive input from the public with respect to the issuance of its Sales Tax Revenue Bonds (the “*Bonds*”) to finance all or a portion of the cost of acquisition, construction, renovation and improvement of an expansion to a fire station located in the City and related facilities and buildings, and related improvements (collectively the “*Project*”) and the potential economic impact that the Project will have on the private sector, pursuant to the Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended (the “*Act*”).

PURPOSE FOR ISSUING BONDS

The City intends to issue the Bonds for the purpose of (1) financing all or a portion of the costs of the Project and (2) paying the costs incurred in connection with the issuance and sale of the Bonds.

MAXIMUM PRINCIPAL AMOUNT OF THE BONDS

The City intends to issue the Bonds in an aggregate principal amount not exceeding \$2,000,000.

SALES TAXES PROPOSED TO BE PLEDGED

The City proposes to pledge to the payment of the Bonds all of the legally available revenues from Local Sales and Use Taxes received by the City pursuant to Title 59, Chapter 12, Part 2, Utah Code and franchise taxes levied by the City.

TIME, PLACE AND LOCATION OF PUBLIC HEARING

The City will hold a public hearing during its City Council meeting that begins at 7:00 p.m. on July 14, 2026. The public hearing will be held at the regular meeting place of the Council at the Civic Center, 20 N. Main Street, in Alpine, Utah. All members of the public are invited to attend and participate in the public hearing. Written comments may be submitted to the City, to the attention of the City Recorder, prior to the public hearing.

PURPOSE FOR HEARING

The purpose of the hearing is to receive input from the public with respect to the issuance of the Bonds and the potential economic impact that the Project will have on the private sector.

NOTICE OF RIGHT TO FILE PETITION TO HOLD AN ELECTION

NOTICE IS FURTHER GIVEN that pursuant to Section 11-14-307(7), Utah Code, if within 30 calendar days of the publication of this notice on June 10, 2026, a written petition requesting an election and signed by at least twenty percent (20%) of the registered voters of the City is filed with the City, then the City shall submit the question of whether or not to issue the Bonds to the voters of the City for their approval or rejection.

If no written petition is filed or if fewer than 20% of the registered voters of the City sign a written petition, in either case, within 30 calendar days of the final publication of this notice on June 10, 2026, the City may proceed to issue the Bonds without an election.

DATED JUNE 9, 2026.

ALPINE CITY, UTAH

EXHIBIT F

PETITION

To: City Recorder
Alpine City, Utah

We, the undersigned citizens and registered voters of the Alpine City, Utah (the “*City*”), respectfully request that an election be called by the City Council of the City, pursuant to the provisions of Section 11-14-307(7), Utah Code Annotated 1953, as amended, to authorize the issuance by the City of its Sales Tax Revenue Bonds, in a maximum principal amount not exceeding \$2,000,000, as to which notice of intention to issue was published on June 10, 2026, on the Utah Public Notice Website and each for himself or herself says: I have personally signed this petition; I am a registered voter of the Alpine City, Utah; my residence and post office address are correctly written after my name:

WARNING

It is a felony for any one to sign any initiative or referendum petition with any other name than one's own, or knowingly to sign one's name more than once for the same measure, or to sign such petition when one knows that he or she is not a registered voter.

[illegible]

[The following certification shall be attached to the Petition containing the signature of voters]

STATE OF UTAH)
 : ss.
COUNTY OF UTAH)

I, _____, of _____, hereby certify that I am a registered voter of the Alpine City, Utah, that all the names which appear on this sheet were signed by persons who professed to be the persons whose names appear thereon, and each of them signed his or her name thereto in my presence, I believe that each has printed and signed his or her name, and written his or her post office address and residence correctly, and that each signer is a registered voter of the Alpine City, Utah.

Subscribed and sworn to before me this _____ day of _____, 2026.

Notary Public (or other official title)

ALPINE CITY COUNCIL AGENDA

SUBJECT: Proposed Main Street & Gateway Corridor Small Area Plan Part II

FOR CONSIDERATION ON: June 9th, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Review the Proposed Draft

REVIEW TYPE: Review and Discussion

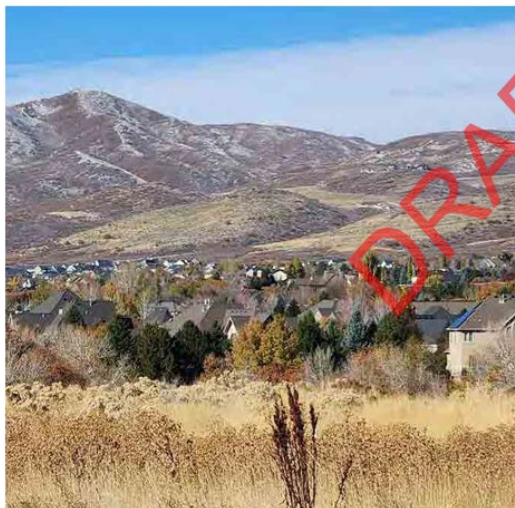
BACKGROUND INFORMATION:

The Alpine City Main Street and Gateway Corridors Small Area Plan provides a long-term framework to guide land use, transportation, urban design, and redevelopment along Main Street and the City's primary gateway corridors. The plan focuses on improving traffic safety, multimodal mobility, and public spaces while preserving Alpine's small-town character and supporting thoughtful economic development.

The Council reviewed part I of the plan on April 28th, 2026, and part III on May 26th, 2026, but did not get to Appendix B of part III. On the docket for this Council meeting is finishing up part III with Appendix B, and then reviewing part II of the plan. This includes review of the Alpine City Main Street and Gateway Corridors Small Area Plan, Land Acquisition Policy, and Implementation Matrix (See below).

- Part I
- Part II
- Part III
- Part IV

TABLE OF CONTENTS



A VISION FOR ALPINE CITY'S GATEWAY CORRIDORS	1	
Project Overview	2	
Purpose of the Plan	3	
Project Progress	4	
ALPINE CITY GATEWAY CORRIDORS TODAY	13	
Existing Conditions	14	
ALPINE CITY MAIN STREET AND GATEWAY CORRIDORS SMALL AREA PLAN	23	
LAND ACQUISITION POLICY	37	← Today's Review
IMPLEMENTATION MATRIX	40	
TRAFFIC MANAGEMENT PLAN	47	
ALPINE CITY HISTORIC MAIN STREET DESIGN GUIDELINES	65	
About the Design Guidelines Update	66	
Design Guidelines Matrix	68	
APPENDIX A - MARKET ANALYSIS MEMO	88	
APPENDIX B - DESIGN GUIDELINES REVIEW MEMO	89	← Today's Review
APPENDIX C - COMMUNITY PRIORITIES MEMO	90	

The Planning Commission decided to break the plan into sections and provide comments/feedback instead of reviewing the entire plan at once. Two public hearings were held by the commission once before and after the chapters pertaining to the Planning Commission were reviewed before a recommendation was made to the City Council.

Over the last several meetings, the Commission has reviewed the sections of the draft plan that pertain to the Planning Commission and Gateway Historic Committee. The following motions were made pertaining to each section:

- A motion was made by Michelle Schirmer and seconded by Troy Slade to recommend tabling **the Main Street Corridor Gateway Historic District Design Standards** until a future compilation, with the conditions that the building style be defined as Utah Historic Traditional and that secondary materials be removed, limiting allowed materials to red brick, wood, and black-framed windows. The motion passed unanimously, 6-0.
- Planning Commission member Troy Slade moved to recommend Tabling the **Implementation Matrix of the Main Street Gateway Corridor Small Area Plan**, with the recommendations proposed:
 - 1. Remove Map Priority View Corridors and replace it with: Preserve Open Space and Agricultural Views along Alpine Highway.
 - 2. Remove the first two lines in the Operations and Safety Section, Remove raised median by Mountainville Academy.
 - 3. Remove construction of a mini roundabout at 1st South and Main Street.
- MOTION: Planning Commission member Michelle Schirmer moved to Table the **Main Street & Gateway Corridor Master Plan: Traffic Management Plan** until a future meeting with these recommendations:
 - 1. Reduce Main Street speed to 25 mph.
 - 2. Temporary no left turn during school drop off and pick up.
 - 3. Use temporary bollards instead of a permanent median for traffic safety.
 - 4. No roundabout at 120 South.
 - 5. Lower Canyon Crest to 30 mph before adding other traffic calming measures.
 - 6. Prioritize Roundabout at Ridge Drive and Canyon Crest.
 - 7. Work with UDOT to lower speed on Alpine Highway.
- MOTION: Planning Commission member John MacKay moved to recommend Tabling **the proposed Main Street & Gateway Corridor Master Plan** with these recommendations:
 - 1. Extend the residential area to the southeast area south of the roundabout.
 - 2. Remove any language that identifies mixed use residential/commercial in the field. That area should be used as a flex housing area for mixed use housing like senior housing, and smaller homes, 18 and extend the area farther to the north up to the Art Center.
 - 3. Preserve agricultural and open space as identified as linear park.
 - 4. Language not consistent with residential be deleted from the Character Areas of The Field.

GENERAL PLAN REFERENCE:

- *Encourage and maintain a safe, convenient and inviting atmosphere for pedestrians within commercial areas by applying the Gateway Historic District Design Guidelines. (Policy 1.4 page 5)*
- *Preserve and beautify the three gateways into the City so that it is clear that you are entering Alpine. (Policy 1.5 page 5)*
- *Land zoned as B-C (Business Commercial) shall consist of professional office, retail and other commercial uses serving the community and situated within an environment which is safe and aesthetically pleasing. Limited residential shall be permitted as set forth in the Alpine City Development Code. (Policy 2.2 Page 7)*
- *Land zoned as TR-10,000 (Town Residential – 10,000 square foot minimum lot size) shall include the area generally located within the originally settled town center of Alpine that is considered appropriate for higher density residential development. (Policy 2.3 page 7)*
- *Land zoned as CR-20,000 (Country Residential – 20,000 square foot minimum lot size) shall include, but is not exclusive to, traditional agricultural land and land located at a lower elevation that is considered appropriate for medium density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Policy 2.4 page 7)*
- *Land zoned as CR-40,000 (Country Residential – 40,000 square foot minimum lot size) shall include, but is not exclusive to, land generally located around the periphery of the City center considered appropriate for low density residential development. These areas should provide for the perpetuation of the rural and open space image of the City. (Policy 2.5 page 7)*
- *The Gateway Historic District Overlay Zone should maintain a high character of community development by regulating the exterior architecture characteristics of structures that are developed in the center of Alpine City (See Gateway Historic District Design Guidelines). (Policy 3.1 page 9)*
- *Promote safe and efficient traffic circulation by following the Street Master Plan. Pedestrian safety shall also be a key focus of the traffic circulation plan. (Policy 1.1 page 12)*
- *Promote the use of roundabouts or other traffic flow options to prevent the need for stoplights, therefore maintaining the historic small-town rural atmosphere. (Policy 1.5 page 12)*
- *Seek to attract stable retail businesses that will stimulate economic growth and attract other like-minded businesses to the community. (Policy 1.2 page 28)*
- *Seek to attract new low-impact businesses that fit the character and scale of Alpine City. (Policy 1.3 page 28)*

CITY CODE REFERENCE:

- Alpine Development Code 3.07 Business Commercial Zone
 - Alpine Development Code 3.11 Gateway/Historic Zone
 - Alpine Development Code 3.02 TR-10,000 Zone
 - Alpine Development Code 3.03 CR-20,000 Zone
 - Alpine Development Code 3.04 CR-40,000 Zone
-

PUBLIC NOTICE:

Two Public Hearings were held as part of the Planning Commission reviews.

STAFF RECOMMENDATION:

Staff recommends that the Council take measured steps to understand and consider the Small Area Plan for Alpine's Main Street and Gateway Corridors. The Consultant hired to aid Alpine on the project is waiting on the Council's recommendations to work on changes in the Plan as necessary, with consideration of the changes proposed by the Planning Commission. No action is needed at this time.