

BOULDER TOWN, UTAH PUBLIC NOTICE

Governing Body: TOWN COUNCIL
Notice Type: Regular Meeting
Date and Time: Tuesday, July 7, 2026, at 7:00 p.m.
Location: Boulder Community Center, 351 North 100 East, Boulder, Utah

Meeting materials are available for public review on the Utah Public Notice website, provided in PDF format, and may also be accessed via the following link:

 [BT-2026_MATERIALS_20260707_MeetingRegular_TC_DRAFT.pdf](#)

AGENDA

I. OPENING PROCEDURES

- 1.1. Call to Order
- 1.2. Determination of Quorum
- 1.3. Pledge of Allegiance
- 1.4. Motion to Adopt the Agenda (Action Item - Motion Required)
- 1.5. Declaration of Conflicts of Interest (Information)

II. PRESENTATIONS AND REPORTS (Information/Discussion)

- 2.1. Erin Smith, Zoning Administrator Report on Land Boundary Alignment Rectifications and Associated Application
- 2.2. 4th of July Events Report and Volunteer Appreciation

III. PUBLIC COMMENT ON AGENDA ITEMS (Public Input) (≤ 20 minutes)

Speakers must state their name for the record and are limited to 3 minutes.

IV. DEPARTMENT REPORTS (Information)

- 4.1. Members
- 4.2. Staff
- 4.3. Mayor

V. CONSENT AGENDA (Action Item - Motion Required)

- 5.1. Acceptance of Financial Reports
- 5.2. Acceptance of Expenditures: HVAC Equipment Replacement
- 5.3. Approval of Proposed Minutes: August 11, 2026, Regular Meeting
- 5.4. Approval of Proposed Expenditures: None
- 5.5. Approval of Proposed Forms and Applications: None

- VI. PUBLIC HEARING** (Public Input Only, Motion to Enter/Exit)
None Scheduled
- VII. ADMINISTRATIVE ACTION ITEMS** (Motion Required)
7.1. Authorization for Town Credit Account and State Fuel Card Applications
- VIII. LEGISLATIVE ACTION ITEMS** (Motion Required)
None Scheduled
- IX. WORK SESSION** (Discussion Only - No Action Taken)
9.1. Truth In Taxation: Next Steps
9.2. Planning Commission Progress on General Plan
9.3. Fire Restrictions: Proposed Amendment
9.4. Purchasing Policy: Proposed Amendment
9.5. Alcoholic Beverages Ordinance: Proposed Amendment (RES-2026-M)
9.6. Predator Management Study: Review Proposed Resolution
9.7. Fee Schedule: Review Proposed Amendment
9.8. Boulder Farmstead Water Contract: Review
9.9. Emergency Response Plan: Review & Create Committee
9.10. Ethical Behavior Pledge Form & Code of Ethics Policy: Review
9.11. “Welcome to Boulder” Sign: Thank You and Discussion
9.12. Land Boundary Alignment Rectifications and Associated Application
- X. GENERAL PUBLIC COMMENT** (Public Input) (≤ 20 minutes)
Speakers must state their name for the record and are limited to 3 minutes.
- XI. CLOSING BUSINESS**
11.1. Review of Outcomes, Assignments, and Counsel Recommendations
11.2. Future Agenda Items
11.3. Confirmation of Next Regular Meeting: Tuesday, June 2, at 7:00 PM
- XII. CLOSED SESSION** (Action - Motion Required To Enter/Exit)
- XIII. RETURN TO REGULAR MEETING** (Discussion & Possible Action)
- IVX. ADJOURNMENT**

NOTICE

SPECIAL ACCOMMODATIONS (ADA)

In compliance with the Americans with Disabilities Act (ADA), individuals needing reasonable accommodations should notify the Boulder Town Office at 435-335-7300 or townclerk@boulder.utah.gov at least one week before the meeting.

ELECTRONIC OR TELEPHONE PARTICIPATION

Zoom Link: <https://us06web.zoom.us/j/4353357300>

Meeting ID: 4353357300 Password: 84716 Phone: +1 346 248 7799

Policy: Ensure your Zoom name includes the first and last names of attendees

CERTIFICATE OF POSTING

This Agenda and Notice was publicly posted on the following locations:

- The Utah Public Notice website (<http://pmn.utah.gov>)
- Boulder Town's website (<http://www.boulder.utah.gov>)
- Boulder Town's Bulletin Board

Date Published: **July 6, 2026**

/s/ Elizabeth Julian, Town Clerk

Report Title: Staff Report

Governing Body: Town Council

Meeting Date: July 7, 2026

Agenda Item: Department Reports, Staff

Item Type: Information

Contributors: Administrative Department (Mayor and Staff)

Prepared by: Elizabeth Julian

Date Submitted: July 6, 2026

TRANSIENT ROOM CAPACITY | RESORT COMMUNITIES TAX

The annual Transient Room Capacity report required for the Resort Communities Tax was submitted to the state on June 17, 2026. We confirmed a total capacity of 272 as of June 1, 2026, which includes 68 standard lodging units and 17 recreational lodging units.

WASTE MANAGEMENT

Kelly Shaw from the Division of Waste Management has rescheduled her April visit to Monday, July 20, 2026. During this visit, she will conduct a mandatory inspection and provide training on our quarterly and annual reporting requirements. Ms. Shaw will review our current documentation and training records to help us improve our reporting and record-keeping processes.

In the meantime, we have paid and submitted the 2024 annual report, the 2025 annual report, and the first two quarterly reports for 2026.

TELEPHONE & INTERNET UPDATE

Staff is working to streamline our phone and internet systems to save money and improve efficiency. We have successfully disconnected the dedicated lines for the library and the fire house and ended long-distance service for the town office. We are currently switching to a new long-distance service provider (Grasshopper) and will set up call-forwarding for the main office line in August. Unfortunately, we cannot move our current municipal office phone number to the new system due to provider restrictions.

We are still working to consolidate internet services at the community center. In the meantime, we have set up a mobile Starlink Mini for the fire department to ensure reliable connectivity for emergency calls and EMS use.

draft



Elizabeth Julian <elizabeth.julian@boulder.utah.gov>

Notice of Resignation

Henry Davis <henry.davis@boulder.utah.gov>

Wed, Jun 24, 2026 at 4:19 PM

To: Cheryl Cox <cheryl.cox@boulder.utah.gov>, Elizabeth Julian <elizabeth.julian@boulder.utah.gov>

Hello Cheryl and Elizabeth,

It has been inspiring and illuminating to work with the two of you for the past months. I have learned valuable lessons in leadership, cooperation, and goodness from both of you, and I thank you for that.

As you both know, Emily and I are planning our move to Washington, and we plan to be fully out of Boulder by August. We will be taking a trip to Provo starting the afternoon of July 13th, and I intend that morning to be my last hours worked in my capacity as Deputy Town Clerk. Please let me know what I can do to help find or train a replacement. If you find a replacement quickly, I am happy to step aside as deputy earlier than July 13 if that is more convenient for you.

Again thank you for the opportunity to work with the two of you. I am inspired by the way you lead and by your vision of Boulder.

Thank you,

Henry

Budget Report for May 2026

Boulder Town - General Fund FY 2025/2026 Budget				
Revenues	Budget FY 2026	Actual To Date FY 2026	100.0% Percent Target	Year End Projected Amount
Taxes				
Property taxes	\$ 9,830	\$ 17,749	181%	\$ 20,000
Motor vehicle taxes	900	130	14%	900
Sales tax	76,361	65,852	86%	76,361
Telecom franchise taxes	2,483	2,405	97%	2,483
Room taxes	14,045	16,181	115%	17,500
Resort taxes	72,543	66,932	92%	72,543
Total Taxes	\$ 176,162	\$ 169,249	96%	\$ 189,787
License and Permits				
Business license & fees	\$ 650	\$ 3,794	584%	\$ 4,000
Application fees/building permits	1,000	1,565	157%	2,000
Total License and Permits	\$ 1,650	\$ 5,359	325%	\$ 6,000
Intergovernmental Revenue				
Tree city deposit	\$ 300	\$ -	0%	\$ 300
State Liquor allotment	150	-	0%	150
County fire agreement	-	-	0%	-
County fire grants	6,929	-	0%	6,929
Total Intergovernmental	\$ 7,379	\$ -	0%	\$ 7,379
Charges For Service				
Landfill fees	\$ 500	\$ 1,396	279%	\$ 1,500
Opening/closing cemetery	300	600	200%	600
Total Charges for Service	\$ 800	\$ 1,996	250%	\$ 2,100
Interest & Misc Revenues				
Interest earnings	\$ 5,800	\$ 16,580	286%	\$ 17,500
Rental income	1,365	1,045		1,365
Miscellaneous	100	3,977	3977%	4,000
Donations, private	300	768	256%	1,000
Total Miscellaneous Revenues	\$ 7,565	\$ 22,370	296%	\$ 23,865
Transfers & Contributions				
Transfer from CP	\$ 13,000	\$ -	0%	\$ 13,000
Fund balance appropriation	40,783	-	-	40,783
Total Contributions & Transfers	\$ 53,783	\$ -	0%	\$ 53,783
Total General Fund Revenues	\$ 247,339	\$ 198,974	80%	\$ 282,914

Boulder Town - General Fund-Continued
FY 2025/2026 Budget

Expenditures	Budget FY 2026	Actual To Date FY 2026	100.0% Percent Target	Year End Projected Amount
Administration	\$ 190,449	\$ 234,637	123%	\$ 234,637
Planning commission	7,200	3,618	50%	5,000
Fire	20,400	10,849	53%	12,000
Highways, public improvements	7,000	1,299	19%	1,299
Land fill	6,430	9,415	146%	11,000
Parks & Recreation	6,300	5,915	94%	5,915
Cemetery	1,560	787	50%	1,560
Transfers	8,000	-	0%	8,000
Total General Fund Expenditures	\$ 247,339	\$ 266,520	108%	\$ 279,411
Surplus/(Deficit)	\$ -	\$ (67,546)		\$ 3,503
Fund Balance Beginning of Year				\$ 258,358
Projected Surplus/(Deficit)				\$ 3,503
Appropriate fund balance\Reserves				\$ (40,783)
Ending Fund Balance				\$ 221,078
Fund Balance Percentage				
General Fund Balance per state law needs to be less than 100 %				89.38%

Class C Roads Fund FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	100.0% Percent Target	Year End Projected Amount
Class "B&C" Road allotment	\$ 46,000	\$ 47,927	104%	\$ 50,000
Mass Transit	-	6,088	100%	6,500
RTIF	-	-		-
Interest	-	5,812	100%	10,000
Appropriation of fund balance	125,000	-	0%	125,000
Total Revenues	\$ 171,000	\$ 59,827	35%	\$ 191,500

Expenditures	Budget FY 2026	Actual To Date FY 2026	100.0% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	46,000	-	0%	46,000
Road chip seal	125,000	152,185	122%	152,185
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 171,000	\$ 152,185	89%	\$ 198,185
Surplus/(Deficit)	\$ -	\$ (92,358)		\$ (6,685)

Fund Balance Beginning of Year	\$ 320,293
Projected Surplus/(Deficit)	\$ (6,685)
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 313,608

Building Authority FY 2025/2026 Budget

	Budget FY 2026	Actual To Date FY 2026	100.0% Percent Target	Year End Projected Amount
Revenues				
Interest earnings	\$ -	\$ 2	100%	\$ 5
Transfer from GF	8,000	-	0%	8,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 8,000	\$ 2	0%	\$ 8,005

	Budget FY 2026	Actual To Date FY 2026	100.0% Percent Target	Year End Projected Amount
Expenditures				
Debt service principal	\$ 8,000	-	0%	\$ 8,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	\$ 8,000	\$ -	0%	\$ 8,000
Surplus/(Deficit)	\$ -	\$ 2		\$ 5

Fund Balance Beginning of Year	\$ 16,050
Projected Surplus/(Deficit)	\$ 5
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 16,055

Boulder Town Capital Projects FY 2025/2026 Budget
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Revenues	Budget FY 2026	Actual To Date FY 2026	100.0% Percent Target	Year End Projected Amount
Interest revenue	\$ -	\$ -	0%	\$ -
Transfer from General Fund	-	-	0%	-
Contributions from builders	-	-	0%	-
Miscellaneous	-	-	0%	-
Fund Balance appropriation	13,000	-	0%	13,000
Total Revenues	\$ 13,000	\$ -	0%	\$ 13,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	100.0% Percent Target	Year End Projected Amount
Capital outlay other	\$ -	5,515	100%	\$ 5,515
Capital outlay buildings	-	-	0%	-
Transfer to GF	13,000	-	0%	13,000
Total Capital Expenditures	\$ 13,000	\$ 5,515	42%	\$ 18,515
Surplus/(Deficit)	\$ -	\$ (5,515)		\$ (5,515)

Fund Balance Beginning of Year	\$ 168,204
Projected Surplus/(Deficit)	\$ (5,515)
Appropriate fund balance\Reserves	\$ (13,000)
Ending Fund Balance	\$ 149,689

Budget Report for May 2026

Boulder Town - 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	\$ 9,830	\$ 17,690	180%	\$ 20,000
Motor vehicle taxes	900	130	14%	900
Sales tax	76,361	56,030	73%	76,361
Telecom franchise taxes	2,483	2,118	85%	2,483
Room taxes	14,045	13,369	95%	14,045
Resort taxes	72,543	54,314	75%	72,543
Total Taxes	\$ 176,162	\$ 143,651	82%	\$ 186,332
License and Permits				
Business license & fees	\$ 650	\$ 3,794	584%	\$ 4,000
Application fees/building permits	1,000	1,565	157%	2,000
Total License and Permits	\$ 1,650	\$ 5,359	325%	\$ 6,000
Intergovernmental Revenue				
Tree city deposit	\$ 300	\$ -	0%	\$ 300
State Liquor allotment	150	-	0%	150
County fire agreement	-	-	0%	-
County fire grants	6,929	-	0%	6,929
Total Intergovernmental	\$ 7,379	\$ -	0%	\$ 7,379
Charges For Service				
Landfill fees	\$ 500	\$ 896	179%	\$ 1,000
Opening/closing cemetery	300	300	100%	300
Total Charges for Service	\$ 800	\$ 1,196	150%	\$ 1,300
Interest & Misc Revenues				
Interest earnings	\$ 5,800	\$ 14,575	251%	\$ 15,000
Rental income	1,365	1,045		1,365
Miscellaneous	100	3,968	3968%	4,000
Donations, private	300	768	256%	1,000
Total Miscellaneous Revenues	\$ 7,565	\$ 20,356	269%	\$ 21,365
Transfers & Contributions				
Transfer from CP	\$ 13,000	\$ -	0%	\$ 13,000
Fund balance appropriation	40,783	-	-	40,783
Total Contributions & Transfers	\$ 53,783	\$ -	0%	\$ 53,783
Total General Fund Revenues	\$ 247,339	\$ 170,562	69%	\$ 276,159

**Boulder Town - 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	\$ 190,449	\$ 193,208	101%	\$ 205,000
Planning commission	7,200	3,618	50%	5,000
Fire	20,400	7,551	37%	12,000
Highways, public improvements	7,000	180	3%	1,000
Land fill	6,430	9,165	143%	11,000
Parks & Recreation	6,300	3,523	56%	5,000
Cemetery	1,560	732	47%	1,560
Transfers	8,000	-	0%	8,000
Total General Fund Expenditures	\$ 247,339	\$ 217,977	88%	\$ 248,560
Surplus/(Deficit)	\$ -	\$ (47,415)		\$ 27,599
Fund Balance Beginning of Year				\$ 258,358
Projected Surplus/(Deficit)				\$ 27,599
Appropriate fund balance\Reserves				\$ (40,783)
Ending Fund Balance				\$ 245,174
Fund Balance Percentage				
General Fund Balance per state law needs to be less than 100 %				99.12%

Class C Roads Fund FY 2025/2026 Budget

Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Class "B&C" Road allotment	\$ 46,000	\$ 47,927	104%	\$ 48,000
Mass Transit	-	5,191	100%	5,200
RTIF	-	-		-
Interest	-	5,812	100%	10,000
Appropriation of fund balance	125,000	-	0%	125,000
Total Revenues	\$ 171,000	\$ 58,930	34%	\$ 188,200

Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Miscellaneous	\$ -	-	0%	\$ -
Class "B&C" road projects	46,000	-	0%	46,000
Road chip seal	125,000	152,185	122%	152,185
Reserves	-	-	0%	-
Total Capital Expenditures	\$ 171,000	\$ 152,185	89%	\$ 198,185
Surplus/(Deficit)	\$ -	\$ (93,255)		\$ (9,985)

Fund Balance Beginning of Year	\$ 320,293
Projected Surplus/(Deficit)	\$ (9,985)
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 310,308

Building Authority FY 2025/2026 Budget

	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Revenues				
Interest earnings	\$ -	\$ 2	100%	\$ 5
Transfer from GF	8,000	-	0%	8,000
Appropriation of fund balance	-	-	0%	-
Total Revenues	\$ 8,000	\$ 2	0%	\$ 8,005

	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Expenditures				
Debt service principal	\$ 8,000	-	0%	\$ 8,000
Miscellaneous	-	-	0%	-
Total Capital Expenditures	\$ 8,000	\$ -	0%	\$ 8,000
Surplus/(Deficit)	\$ -	\$ 2		\$ 5

Fund Balance Beginning of Year	\$ 16,050
Projected Surplus/(Deficit)	\$ 5
Appropriate fund balance\Reserves	\$ -
Ending Fund Balance	\$ 16,055

Boulder Town Capital Projects FY 2025/2026 Budget
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Revenues	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Interest revenue	\$ -	\$ -	0%	\$ -
Transfer from General Fund	-	-	0%	-
Contributions from builders	-	-	0%	-
Miscellaneous	-	-	0%	-
Fund Balance appropriation	13,000	-	0%	13,000
Total Revenues	\$ 13,000	\$ -	0%	\$ 13,000

Expenditures	Budget FY 2026	Actual To Date FY 2026	91.6% Percent Target	Year End Projected Amount
Capital outlay other	\$ -	5,515	100%	\$ 5,515
Capital outlay buildings	-	-	0%	-
Transfer to GF	13,000	-	0%	13,000
Total Capital Expenditures	\$ 13,000	\$ 5,515	42%	\$ 18,515
Surplus/(Deficit)	\$ -	\$ (5,515)		\$ (5,515)

Fund Balance Beginning of Year	\$ 168,204
Projected Surplus/(Deficit)	\$ (5,515)
Appropriate fund balance\Reserves	\$ (13,000)
Ending Fund Balance	\$ 149,689

Boulder Town
Standard Financial Report
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Month Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 MACU Checking 50	(118,392.36)	(110.79)	35,843.56
1112 MACU Money Market 07	9,418.17	0.00	(350,903.25)
1113 MACU Reserve Fund 02	1.70	0.00	(8,051.94)
1114 MACU Savings 01	82,074.71	0.00	0.00
1115 MACU MyExpress Debit 58	6,837.02	0.00	6,762.00
1116 State Bank of Southern Utah	0.00	(21,498.77)	3,901.71
1121 PTIF 9061 General	254,775.07	2,388.00	519,435.04
1122 PTIF 2117 Landfill Escrow	18,595.92	61.74	19,368.60
1170 Cash on hand	9.36	0.00	9.36
1175 Undeposited receipts	0.00	0.00	(50.00)
Total Cash and cash equivalents	253,319.59	(19,159.82)	226,315.08
Receivables			
1352 Property tax receivable - deferred	6,693.00	0.00	6,693.00
1361 Taxes receivables	46,129.99	0.00	812.73
Total Receivables	52,822.99	0.00	7,505.73
Total Current Assets	306,142.58	(19,159.82)	233,820.81
Total Assets:	306,142.58	(19,159.82)	233,820.81
Liabilites and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	(599.00)	(971.28)	(971.28)
2211 Accrued wages payable	(4,028.51)	0.00	0.00
2220 Payroll liability clearing	(997.41)	0.00	0.00
2221 Accrued federal payroll taxes	(5,097.61)	0.00	(8,219.40)
2222 Accrued state payroll taxes	(370.36)	0.00	2,200.90
2225 Other payroll liabilities	0.00	0.00	(95.89)
Total Current liabilities	(11,092.89)	(971.28)	(7,085.67)
Deferred inflows			
2380 Deferred inflows - property taxes	(6,693.00)	0.00	(6,693.00)
Total Deferred inflows	(6,693.00)	0.00	(6,693.00)
Total Liabilities:	(17,785.89)	(971.28)	(13,778.67)
Equity - Paid In / Contributed			
2971 Restricted	(29,998.00)	0.00	(29,998.00)
2981 Fund balance	(224,857.64)	20,131.10	(156,543.09)
2991 Prior Period Adjustment	(33,501.05)	0.00	(33,501.05)
Total Equity - Paid In / Contributed	(288,356.69)	20,131.10	(220,042.14)
Total Liabilites and Fund Equity:	(306,142.58)	19,159.82	(233,820.81)
Total Net Position	0.00	0.00	0.00

Boulder Town
Standard Financial Report
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	Prior Year Actual	Current Month Actual	Current Year Actual	{YEAR} Year Budget	Reamining Budget	% Earned/ Used
Change In Net Position						
Revenue:						
Taxes						
3110 Property taxes - current	6,760.96	58.69	17,748.96	9,830.00	(7,918.96)	180.56%
3120 Property taxes - prior years	362.72	0.00	0.00	0.00	0.00	0.00%
3125 Property taxes - Fee in lieu	856.33	0.00	129.76	900.00	770.24	14.42%
3130 General sales taxes	77,024.13	9,821.41	65,851.86	76,361.00	10,509.14	86.24%
3140 Telecom - Franchis taxes	2,972.65	287.49	2,405.39	2,483.00	77.61	96.87%
3150 Transient room taxes	16,093.41	2,812.12	16,180.67	14,045.00	(2,135.67)	115.21%
3155 Resort taxes	74,556.10	12,618.51	66,932.06	72,543.00	5,610.94	92.27%
Total Taxes	178,626.30	25,598.22	169,248.70	176,162.00	6,913.30	96.08%
Licenses and permits						
3210 Business licenses	1,140.00	0.00	3,794.45	650.00	(3,144.45)	583.76%
3211 Application fees	0.00	0.00	590.00	1,000.00	410.00	59.00%
3221 Building permits	0.00	0.00	975.00	0.00	(975.00)	0.00%
Total Licenses and permits	1,140.00	0.00	5,359.45	1,650.00	(3,709.45)	324.82%
Intergovernmental revenue						
3152 Tree City Deposit	300.00	0.00	0.00	300.00	300.00	0.00%
3358 State liquor allotment	0.00	0.00	0.00	150.00	150.00	0.00%
3370 County fire agreement	6,929.00	0.00	0.00	0.00	0.00	0.00%
3371 County fire grants	0.00	0.00	0.00	6,929.00	6,929.00	0.00%
Total Intergovernmental revenue	7,229.00	0.00	0.00	7,379.00	7,379.00	0.00%
Charges for services						
3440 Landfill fees	175.00	500.00	1,396.80	500.00	(896.80)	279.36%
3483 Opening and closing - cemetery	300.00	300.00	600.00	300.00	(300.00)	200.00%
Total Charges for services	475.00	800.00	1,996.80	800.00	(1,196.80)	249.60%
Interest						
3610 Interest earnings	7,668.97	2,005.46	16,580.13	5,800.00	(10,780.13)	285.86%
Total Interest	7,668.97	2,005.46	16,580.13	5,800.00	(10,780.13)	285.86%
Miscellaneous revenue						
3621 Rental income	1,395.00	0.00	1,045.00	1,365.00	320.00	76.56%
3690 Miscellaneous revenue	7,618.07	9.59	3,977.29	100.00	(3,877.29)	3,977.29%
3802.1 Donations, private	335.00	0.00	768.00	300.00	(468.00)	256.00%
Total Miscellaneous revenue	9,348.07	9.59	5,790.29	1,765.00	(4,025.29)	328.06%
Contributions and transfers						
3841 Transfer from capital projects	0.00	0.00	0.00	13,000.00	13,000.00	0.00%
3990 Fund balance appropriated from pri	0.00	0.00	0.00	40,783.00	40,783.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	53,783.00	53,783.00	0.00%
Total Revenue:	204,487.34	28,413.27	198,975.37	247,339.00	48,363.63	80.45%
Expenditures:						
General government						
Administrative						
4111 Admin Salaries and wages	63,673.21	7,578.65	86,767.40	82,720.00	(4,047.40)	104.89%
4113 Admin Employee Taxes	8,068.71	2,287.96	24,917.36	12,629.00	(12,288.36)	197.30%
4121 Admin Subscriptions and member	1,496.55	0.00	1,897.28	1,300.00	(597.28)	145.94%
4122 Admin Public notices	0.00	0.00	94.00	0.00	(94.00)	0.00%
4123 Admin Travel	107.37	0.00	0.00	500.00	500.00	0.00%
4124 Admin Office supplies	1,152.47	0.00	1,281.17	1,500.00	218.83	85.41%
4125 Admin Equipment supplies and ma	887.98	28.50	2,489.39	1,000.00	(1,489.39)	248.94%
4126 Admin Fuel	222.44	0.00	0.00	350.00	350.00	0.00%
4127 Admin Buildings and grounds	12,254.30	0.00	14,055.16	5,000.00	(9,055.16)	281.10%
4128 Admin Utilities	5,336.76	916.28	15,250.00	5,900.00	(9,350.00)	258.47%
4129 Admin Telephone and internet	2,760.24	0.00	4,547.32	2,500.00	(2,047.32)	181.89%
4131 Admin Legal fees	15,817.50	1,612.50	11,827.50	15,000.00	3,172.50	78.85%
4132 Admin Accounting and auditing	4,475.00	500.00	12,604.34	10,800.00	(1,804.34)	116.71%
4135 Admin Software and information te	9,056.13	5,195.45	14,672.53	9,500.00	(5,172.53)	154.45%
4140 Admin Training	175.00	0.00	1,552.35	0.00	(1,552.35)	0.00%
4146 Admin Elections	0.00	0.00	1,930.00	0.00	(1,930.00)	0.00%
4147 Admin Inspections	700.00	0.00	0.00	750.00	750.00	0.00%
4151 Admin Insurance	7,607.66	0.00	8,921.56	8,400.00	(521.56)	106.21%
4155 Admin LBA Lease expense	0.00	0.00	0.00	25.00	25.00	0.00%
4160 Admin Bank charges	0.00	0.00	9.04	0.00	(9.04)	0.00%

Boulder Town
Standard Financial Report
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	Prior Year Actual	Current Month Actual	Current Year Actual	{YEAR} Year Budget	Reamining Budget	% Earned/ Used
4161 Admin Miscellaneous expenditures	6,069.83	14,147.30	16,562.89	10,000.00	(6,562.89)	165.63%
4166 ARPA Expenses	17,593.00	0.00	0.00	0.00	0.00	0.00%
4174 Admin Capital outlay	0.00	8,000.00	8,000.00	13,000.00	5,000.00	61.54%
4181 Boulder Arts Council	125.00	0.00	0.00	125.00	125.00	0.00%
4185 Town Council Expenses	0.00	0.00	143.55	300.00	156.45	47.85%
4186 Town Council Training	0.00	0.00	360.00	500.00	140.00	72.00%
4187 Town Council Reimbursement Mile	0.00	0.00	553.77	500.00	(53.77)	110.75%
4400 Library Telephone and internet	1,954.22	0.00	1,045.82	2,650.00	1,604.18	39.46%
4580 Independence Day Expenses	746.31	1,162.15	3,290.88	3,000.00	(290.88)	109.70%
4801 Tree City Expenditure	0.00	0.00	218.86	500.00	281.14	43.77%
4802 Tree Trimming	1,600.00	0.00	1,645.00	2,000.00	355.00	82.25%
Total Administrative	161,879.68	41,428.79	234,637.17	190,449.00	(44,188.17)	123.20%
Planning Commision						
4211 Plan Comm. Salaries and wages	0.00	0.00	870.38	5,000.00	4,129.62	17.41%
4213 Plan Comm. Employee Taxes	0.00	0.00	1,970.32	400.00	(1,570.32)	492.58%
4225 Plan Comm. Expenditures	0.00	0.00	657.73	600.00	(57.73)	109.62%
4227 Plan Comm. Training	0.00	0.00	120.00	1,200.00	1,080.00	10.00%
Total Planning Commision	0.00	0.00	3,618.43	7,200.00	3,581.57	50.26%
Total General government	161,879.68	41,428.79	238,255.60	197,649.00	(40,606.60)	120.54%
Public safety						
Fire						
4320 Fire Expenditures	1,326.03	659.30	2,369.11	5,000.00	2,630.89	47.38%
4321 Fire Utilities	5,218.43	688.75	2,094.65	5,300.00	3,205.35	39.52%
4322 Fire School Expenditures (training)	5,281.74	0.00	4,434.88	7,500.00	3,065.12	59.13%
4325 Fire Training	585.00	950.00	950.00	600.00	(350.00)	158.33%
4329 Fire Telephone and internet	1,565.94	1,000.47	1,000.47	2,000.00	999.53	50.02%
Total Fire	13,977.14	3,298.52	10,849.11	20,400.00	9,550.89	53.18%
Total Public safety	13,977.14	3,298.52	10,849.11	20,400.00	9,550.89	53.18%
Highways and public improvements						
Highways						
4701 Road Supplies	0.00	1,119.06	1,119.06	1,000.00	(119.06)	111.91%
4702 Contract Labor	75.00	0.00	180.00	6,000.00	5,820.00	3.00%
4710 Garfield City Road Chip Seal	0.00	0.00	0.00	0.00	0.00	0.00%
Total Highways	75.00	1,119.06	1,299.06	7,000.00	5,700.94	18.56%
Sanitation						
4411 Sanitation Salaries and wages	2,280.00	0.00	1,296.24	3,100.00	1,803.76	41.81%
4413 Sanitation Employee Taxes	174.38	0.00	104.14	230.00	125.86	45.28%
4446 Sanitation Contract labor	2,430.00	0.00	7,765.00	2,600.00	(5,165.00)	298.65%
4455 Sanitation Waste Management Fee	500.00	250.00	250.00	500.00	250.00	50.00%
Total Sanitation	5,384.38	250.00	9,415.38	6,430.00	(2,985.38)	146.43%
Total Highways and public improvemen	5,459.38	1,369.06	10,714.44	13,430.00	2,715.56	79.78%
Parks, recreation, and public property						
Parks						
4525 Parks Maintenance	0.00	0.00	769.69	0.00	(769.69)	0.00%
4526 Parks Fuel	58.00	45.00	433.41	100.00	(333.41)	433.41%
4527 Parks Equipment & Supplies	748.32	768.17	1,835.66	2,000.00	164.34	91.78%
4528 Parks Utilities	4,057.72	1,579.83	2,751.91	4,000.00	1,248.09	68.80%
4561 Parks Recreation & Culture	0.00	0.00	125.00	200.00	75.00	62.50%
Total Parks	4,864.04	2,393.00	5,915.67	6,300.00	384.33	93.90%
Cemetery						
4625 Cemetery Equipment supplies and	0.00	0.00	132.30	660.00	527.70	20.05%
4628 Cemterey Utilities	610.50	55.00	55.00	900.00	845.00	6.11%
4646 Cemetery Contract labor	0.00	0.00	600.00	0.00	(600.00)	0.00%
Total Cemetery	610.50	55.00	787.30	1,560.00	772.70	50.47%
Total Parks, recreation, and public prop	5,474.54	2,448.00	6,702.97	7,860.00	1,157.03	85.28%
Transfers						
4921 Transfer to LBA	8,000.00	0.00	0.00	8,000.00	8,000.00	0.00%
Total Transfers	8,000.00	0.00	0.00	8,000.00	8,000.00	0.00%
Total Expenditures:	194,790.74	48,544.37	266,522.12	247,339.00	(19,183.12)	107.76%
Total Change In Net Position	9,696.60	(20,131.10)	(67,546.75)	0.00	67,546.75	0.00%

Boulder Town
Standard Financial Report
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

Boulder Town
Standard Financial Report
12 Class C Road Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Month Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 MACU Checking 50	5,856.59	0.00	(146,328.24)
1112 MACU Money Market 07	287,091.09	0.00	292,903.25
1121 PTIF 9061 General	8,615.15	896.65	73,205.41
Total Cash and cash equivalents	<u>301,562.83</u>	<u>896.65</u>	<u>219,780.42</u>
Receivables			
1351 Intergovernmental receivables	18,729.89	0.00	8,154.24
Total Receivables	<u>18,729.89</u>	<u>0.00</u>	<u>8,154.24</u>
Total Current Assets	<u>320,292.72</u>	<u>896.65</u>	<u>227,934.66</u>
Total Assets:	<u>320,292.72</u>	<u>896.65</u>	<u>227,934.66</u>
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2981 Fund balance	(320,292.72)	(896.65)	(227,934.66)
Total Equity - Paid In / Contributed	<u>(320,292.72)</u>	<u>(896.65)</u>	<u>(227,934.66)</u>
Total Liabilites and Fund Equity:	<u>(320,292.72)</u>	<u>(896.65)</u>	<u>(227,934.66)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Boulder Town
Standard Financial Report
12 Class C Road Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	Prior Year Actual	Current Month Actual	Current Year Actual	{YEAR} Year Budget	Reamining Budget	% Earned/ Used
Change In Net Position						
Revenue:						
Intergovernmental revenue						
3356 Class C road allotment	45,708.70	0.00	47,926.85	46,000.00	(1,926.85)	104.19%
3357 Mass Transit	7,064.01	896.65	6,087.76	0.00	(6,087.76)	0.00%
3358 RTIF allotment	16,661.30	0.00	0.00	0.00	0.00	0.00%
Total Intergovernmental revenue	69,434.01	896.65	54,014.61	46,000.00	(8,014.61)	117.42%
Interest						
3610 Interest earnings	11,904.05	0.00	5,812.16	0.00	(5,812.16)	0.00%
Total Interest	11,904.05	0.00	5,812.16	0.00	(5,812.16)	0.00%
Contributions and transfers						
3990 Fund balance appropriated from pri	0.00	0.00	0.00	125,000.00	125,000.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	125,000.00	125,000.00	0.00%
Total Revenue:	81,338.06	896.65	59,826.77	171,000.00	111,173.23	34.99%
Expenditures:						
Highways and public improvements						
Highways						
4446 Roads Contract labor	0.00	0.00	0.00	46,000.00	46,000.00	0.00%
4710 Road Chip Seal	0.00	0.00	152,184.83	125,000.00	(27,184.83)	121.75%
Total Highways	0.00	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Highways and public improvemen	0.00	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Expenditures:	0.00	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Change In Net Position	81,338.06	896.65	(92,358.06)	0.00	92,358.06	0.00%

Boulder Town
Standard Financial Report
21 Local Building Authority - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Month Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 MACU Checking 50	8,000.00	0.00	8,000.00
1113 MACU Reserve Fund 02	8,049.96	0.00	8,051.94
Total Cash and cash equivalents	<u>16,049.96</u>	<u>0.00</u>	<u>16,051.94</u>
Total Current Assets	<u>16,049.96</u>	<u>0.00</u>	<u>16,051.94</u>
Total Assets:	<u>16,049.96</u>	<u>0.00</u>	<u>16,051.94</u>
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2981 Fund balance	(16,049.96)	0.00	(16,051.94)
Total Equity - Paid In / Contributed	<u>(16,049.96)</u>	<u>0.00</u>	<u>(16,051.94)</u>
Total Liabilites and Fund Equity:	<u>(16,049.96)</u>	<u>0.00</u>	<u>(16,051.94)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Boulder Town
Standard Financial Report
21 Local Building Authority - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	Prior Year Actual	Current Month Actual	Current Year Actual	{YEAR} Year Budget	Reamining Budget	% Earned/ Used
Change In Net Position						
Revenue:						
Interest						
3610 Interest earnings	4.16	0.00	1.98	0.00	(1.98)	0.00%
Total Interest	4.16	0.00	1.98	0.00	(1.98)	0.00%
Contributions and transfers						
3810 Transfer from general fund	8,000.00	0.00	0.00	0.00	0.00	0.00%
Total Contributions and transfers	8,000.00	0.00	0.00	0.00	0.00	0.00%
Total Revenue:	8,004.16	0.00	1.98	0.00	(1.98)	0.00%
Total Change In Net Position	8,004.16	0.00	1.98	0.00	(1.98)	0.00%

Boulder Town
Standard Financial Report
41 Capital Projects Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Month Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 MACU Checking 50	116,966.23	0.00	111,451.48
1112 MACU Money Market 07	58,000.00	0.00	58,000.00
1113 MACU express debit 58	(6,762.00)	0.00	(6,762.00)
1116 State Bank of Southern Utah	0.00	(11,850.00)	(11,850.00)
Total Cash and cash equivalents	<u>168,204.23</u>	<u>(11,850.00)</u>	<u>150,839.48</u>
Total Current Assets	<u>168,204.23</u>	<u>(11,850.00)</u>	<u>150,839.48</u>
Total Assets:	<u>168,204.23</u>	<u>(11,850.00)</u>	<u>150,839.48</u>
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2981 Fund balance	(168,204.23)	11,850.00	(150,839.48)
Total Equity - Paid In / Contributed	<u>(168,204.23)</u>	<u>11,850.00</u>	<u>(150,839.48)</u>
Total Liabilites and Fund Equity:	<u>(168,204.23)</u>	<u>11,850.00</u>	<u>(150,839.48)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Boulder Town
Standard Financial Report
41 Capital Projects Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Month Actual</u>	<u>Current Year Actual</u>	<u>{YEAR} Year Budget</u>	<u>Reamining Budget</u>	<u>% Earned/ Used</u>
Change In Net Position						
Expenditures:						
General government						
Administrative						
4174 Admin Capital outlay	0.00	11,850.00	17,364.75	0.00	(17,364.75)	0.00%
Total Administrative	<u>0.00</u>	<u>11,850.00</u>	<u>17,364.75</u>	<u>0.00</u>	<u>(17,364.75)</u>	<u>0.00%</u>
Total General government	<u>0.00</u>	<u>11,850.00</u>	<u>17,364.75</u>	<u>0.00</u>	<u>(17,364.75)</u>	<u>0.00%</u>
Parks, recreation, and public property						
Parks						
4574 Parks Capital outlay	6,762.00	0.00	0.00	0.00	0.00	0.00%
Total Parks	<u>6,762.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Parks, recreation, and public prop	<u>6,762.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Expenditures:	<u>6,762.00</u>	<u>11,850.00</u>	<u>17,364.75</u>	<u>0.00</u>	<u>(17,364.75)</u>	<u>0.00%</u>
Total Change In Net Position	<u>(6,762.00)</u>	<u>(11,850.00)</u>	<u>(17,364.75)</u>	<u>0.00</u>	<u>17,364.75</u>	<u>0.00%</u>

Boulder Town
Standard Financial Report
91 General Fixed Assets - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	Prior Year Actual	Current Month Actual	Current Year Actual
Net Position			
Assets:			
Non-Current Assets			
Capital assets			
Property			
1611 Land & Rights	95,170.00	0.00	95,170.00
1621 Buildings	1,111,387.00	0.00	1,111,387.00
1661 Equipment	358,039.00	0.00	358,039.00
1671 Infrastructure	451,500.00	0.00	451,500.00
Total Property	2,016,096.00	0.00	2,016,096.00
Accumulated depreciation			
1721 AccDpn Buildings	(441,806.72)	0.00	(441,806.72)
1761 AccDpn Equipment	(336,953.20)	0.00	(336,953.20)
1771 AccDpn Infrastructure	(451,500.00)	0.00	(451,500.00)
Total Accumulated depreciation	(1,230,259.92)	0.00	(1,230,259.92)
Total Capital assets	785,836.08	0.00	785,836.08
Total Non-Current Assets	785,836.08	0.00	785,836.08
Total Assets:	785,836.08	0.00	785,836.08
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2971.1 Invested in capital assets	(2,016,096.00)	0.00	(2,016,096.00)
2972 Total depreciation charged	1,230,259.92	0.00	1,230,259.92
Total Equity - Paid In / Contributed	(785,836.08)	0.00	(785,836.08)
Total Liabilites and Fund Equity:	(785,836.08)	0.00	(785,836.08)
Total Net Position	0.00	0.00	0.00

Boulder Town
Operational Budget Report
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	Current Month Actual	Current YTD Actual	2026 Annual Budget	Reamining Budget	% Eanred/ Used
Change In Net Position					
Revenue:					
Taxes					
3110 Property taxes - current	58.69	17,748.96	9,830.00	(7,918.96)	180.56%
3120 Property taxes - prior years	0.00	0.00	0.00	0.00	0.00%
3125 Property taxes - Fee in lieu	0.00	129.76	900.00	770.24	14.42%
3130 General sales taxes	9,821.41	65,851.86	76,361.00	10,509.14	86.24%
3140 Telecom - Franchis taxes	287.49	2,405.39	2,483.00	77.61	96.87%
3150 Transient room taxes	2,812.12	16,180.67	14,045.00	(2,135.67)	115.21%
3155 Resort taxes	12,618.51	66,932.06	72,543.00	5,610.94	92.27%
Total Taxes	25,598.22	169,248.70	176,162.00	6,913.30	96.08%
Licenses and permits					
3210 Business licenses	0.00	3,794.45	650.00	(3,144.45)	583.76%
3211 Application fees	0.00	590.00	1,000.00	410.00	59.00%
3221 Building permits	0.00	975.00	0.00	(975.00)	0.00%
Total Licenses and permits	0.00	5,359.45	1,650.00	(3,709.45)	324.82%
Intergovernmental revenue					
3152 Tree City Deposit	0.00	0.00	300.00	300.00	0.00%
3358 State liquor allotment	0.00	0.00	150.00	150.00	0.00%
3370 County fire agreement	0.00	0.00	0.00	0.00	0.00%
3371 County fire grants	0.00	0.00	6,929.00	6,929.00	0.00%
Total Intergovernmental revenue	0.00	0.00	7,379.00	7,379.00	0.00%
Charges for services					
3440 Landfill fees	500.00	1,396.80	500.00	(896.80)	279.36%
3483 Opening and closing - cemetery	300.00	600.00	300.00	(300.00)	200.00%
Total Charges for services	800.00	1,996.80	800.00	(1,196.80)	249.60%
Interest					
3610 Interest earnings	2,005.46	16,580.13	5,800.00	(10,780.13)	285.86%
Total Interest	2,005.46	16,580.13	5,800.00	(10,780.13)	285.86%
Miscellaneous revenue					
3621 Rental income	0.00	1,045.00	1,365.00	320.00	76.56%
3690 Miscellaneous revenue	9.59	3,977.29	100.00	(3,877.29)	3,977.29%
3802.1 Donations, private	0.00	768.00	300.00	(468.00)	256.00%
Total Miscellaneous revenue	9.59	5,790.29	1,765.00	(4,025.29)	328.06%
Contributions and transfers					
3841 Transfer from capital projects	0.00	0.00	13,000.00	13,000.00	0.00%
3990 Fund balance appropriated from prior years	0.00	0.00	40,783.00	40,783.00	0.00%
Total Contributions and transfers	0.00	0.00	53,783.00	53,783.00	0.00%
Total Revenue:	28,413.27	198,975.37	247,339.00	48,363.63	80.45%
Expenditures:					
General government					
Administrative					
4111 Admin Salaries and wages	7,578.65	86,767.40	82,720.00	(4,047.40)	104.89%
4113 Admin Employee Taxes	2,287.96	24,917.36	12,629.00	(12,288.36)	197.30%
4121 Admin Subscriptions and memberships	0.00	1,897.28	1,300.00	(597.28)	145.94%
4122 Admin Public notices	0.00	94.00	0.00	(94.00)	0.00%
4123 Admin Travel	0.00	0.00	500.00	500.00	0.00%
4124 Admin Office supplies	0.00	1,281.17	1,500.00	218.83	85.41%
4125 Admin Equipment supplies and maintenance	28.50	2,489.39	1,000.00	(1,489.39)	248.94%
4126 Admin Fuel	0.00	0.00	350.00	350.00	0.00%
4127 Admin Buildings and grounds	0.00	14,055.16	5,000.00	(9,055.16)	281.10%
4128 Admin Utilities	916.28	15,250.00	5,900.00	(9,350.00)	258.47%
4129 Admin Telephone and internet	0.00	4,547.32	2,500.00	(2,047.32)	181.89%
4131 Admin Legal fees	1,612.50	11,827.50	15,000.00	3,172.50	78.85%
4132 Admin Accounting and auditing	500.00	12,604.34	10,800.00	(1,804.34)	116.71%
4135 Admin Software and information tech	5,195.45	14,672.53	9,500.00	(5,172.53)	154.45%
4140 Admin Training	0.00	1,552.35	0.00	(1,552.35)	0.00%
4146 Admin Elections	0.00	1,930.00	0.00	(1,930.00)	0.00%
4147 Admin Inspections	0.00	0.00	750.00	750.00	0.00%
4151 Admin Insurance	0.00	8,921.56	8,400.00	(521.56)	106.21%
4155 Admin LBA Lease expense	0.00	0.00	25.00	25.00	0.00%
4160 Admin Bank charges	0.00	9.04	0.00	(9.04)	0.00%

Boulder Town
Operational Budget Report
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	Current Month Actual	Current YTD Actual	2026 Annual Budget	Reamining Budget	% Eanred/ Used
4161 Admin Miscellaneous expenditures	14,147.30	16,562.89	10,000.00	(6,562.89)	165.63%
4166 ARPA Expenses	0.00	0.00	0.00	0.00	0.00%
4174 Admin Capital outlay	8,000.00	8,000.00	13,000.00	5,000.00	61.54%
4181 Boulder Arts Council	0.00	0.00	125.00	125.00	0.00%
4185 Town Council Expenses	0.00	143.55	300.00	156.45	47.85%
4186 Town Council Training	0.00	360.00	500.00	140.00	72.00%
4187 Town Council Reimbursement Miles	0.00	553.77	500.00	(53.77)	110.75%
4400 Library Telephone and internet	0.00	1,045.82	2,650.00	1,604.18	39.46%
4580 Independence Day Expenses	1,162.15	3,290.88	3,000.00	(290.88)	109.70%
4801 Tree City Expenditure	0.00	218.86	500.00	281.14	43.77%
4802 Tree Trimming	0.00	1,645.00	2,000.00	355.00	82.25%
Total Administrative	41,428.79	234,637.17	190,449.00	(44,188.17)	123.20%
Planning Commision					
4211 Plan Comm. Salaries and wages	0.00	870.38	5,000.00	4,129.62	17.41%
4213 Plan Comm. Employee Taxes	0.00	1,970.32	400.00	(1,570.32)	492.58%
4225 Plan Comm. Expenditures	0.00	657.73	600.00	(57.73)	109.62%
4227 Plan Comm. Training	0.00	120.00	1,200.00	1,080.00	10.00%
Total Planning Commision	0.00	3,618.43	7,200.00	3,581.57	50.26%
Total General government	41,428.79	238,255.60	197,649.00	(40,606.60)	120.54%
Public safety					
Fire					
4320 Fire Expenditures	659.30	2,369.11	5,000.00	2,630.89	47.38%
4321 Fire Utilities	688.75	2,094.65	5,300.00	3,205.35	39.52%
4322 Fire School Expenditures (training not included)	0.00	4,434.88	7,500.00	3,065.12	59.13%
4325 Fire Training	950.00	950.00	600.00	(350.00)	158.33%
4329 Fire Telephone and internet	1,000.47	1,000.47	2,000.00	999.53	50.02%
Total Fire	3,298.52	10,849.11	20,400.00	9,550.89	53.18%
Total Public safety	3,298.52	10,849.11	20,400.00	9,550.89	53.18%
Highways and public improvements					
Highways					
4701 Road Supplies	1,119.06	1,119.06	1,000.00	(119.06)	111.91%
4702 Contract Labor	0.00	180.00	6,000.00	5,820.00	3.00%
Total Highways	1,119.06	1,299.06	7,000.00	5,700.94	18.56%
Sanitation					
4411 Sanitation Salaries and wages	0.00	1,296.24	3,100.00	1,803.76	41.81%
4413 Sanitation Employee Taxes	0.00	104.14	230.00	125.86	45.28%
4446 Sanitation Contract labor	0.00	7,765.00	2,600.00	(5,165.00)	298.65%
4455 Sanitation Waste Managment Fee	250.00	250.00	500.00	250.00	50.00%
Total Sanitation	250.00	9,415.38	6,430.00	(2,985.38)	146.43%
Total Highways and public improvements	1,369.06	10,714.44	13,430.00	2,715.56	79.78%
Parks, recreation, and public property					
Parks					
4525 Parks Maintenance	0.00	769.69	0.00	(769.69)	0.00%
4526 Parks Fuel	45.00	433.41	100.00	(333.41)	433.41%
4527 Parks Equipment & Supplies	768.17	1,835.66	2,000.00	164.34	91.78%
4528 Parks Utilities	1,579.83	2,751.91	4,000.00	1,248.09	68.80%
4561 Parks Recreation & Culture	0.00	125.00	200.00	75.00	62.50%
Total Parks	2,393.00	5,915.67	6,300.00	384.33	93.90%
Cemetery					
4625 Cemetery Equipment supplies and maintenance	0.00	132.30	660.00	527.70	20.05%
4628 Cemterey Utilities	55.00	55.00	900.00	845.00	6.11%
4646 Cemetery Contract labor	0.00	600.00	0.00	(600.00)	0.00%
Total Cemetery	55.00	787.30	1,560.00	772.70	50.47%
Total Parks, recreation, and public property	2,448.00	6,702.97	7,860.00	1,157.03	85.28%
Transfers					
4921 Transfer to LBA	0.00	0.00	8,000.00	8,000.00	0.00%
Total Transfers	0.00	0.00	8,000.00	8,000.00	0.00%
Total Expenditures:	48,544.37	266,522.12	247,339.00	(19,183.12)	107.76%
Total Change In Net Position	(20,131.10)	(67,546.75)	0.00	67,546.75	0.00%

Boulder Town
Operational Budget Report
10 General Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

Boulder Town
Operational Budget Report
12 Class C Road Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	Current Month Actual	Current YTD Actual	2026 Annual Budget	Reamining Budget	% Eanred/ Used
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3356 Class C road allotment	0.00	47,926.85	46,000.00	(1,926.85)	104.19%
3357 Mass Transit	896.65	6,087.76	0.00	(6,087.76)	0.00%
3358 RTIF allotment	0.00	0.00	0.00	0.00	0.00%
Total Intergovernmental revenue	896.65	54,014.61	46,000.00	(8,014.61)	117.42%
Interest					
3610 Interest earnings	0.00	5,812.16	0.00	(5,812.16)	0.00%
Total Interest	0.00	5,812.16	0.00	(5,812.16)	0.00%
Contributions and transfers					
3990 Fund balance appropriated from prior years	0.00	0.00	125,000.00	125,000.00	0.00%
Total Contributions and transfers	0.00	0.00	125,000.00	125,000.00	0.00%
Total Revenue:	896.65	59,826.77	171,000.00	111,173.23	34.99%
Expenditures:					
Highways and public improvements					
Highways					
4446 Roads Contract labor	0.00	0.00	46,000.00	46,000.00	0.00%
4710 Road Chip Seal	0.00	152,184.83	125,000.00	(27,184.83)	121.75%
Total Highways	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Highways and public improvements	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Expenditures:	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Change In Net Position	896.65	(92,358.06)	0.00	92,358.06	0.00%

Boulder Town
Operational Budget Report
21 Local Building Authority - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	Current Month Actual	Current YTD Actual	2026 Annual Budget	Reamining Budget	% Eanred/ Used
Change In Net Position					
Revenue:					
Interest					
3610 Interest earnings	0.00	1.98	0.00	(1.98)	0.00%
Total Interest	0.00	1.98	0.00	(1.98)	0.00%
Contributions and transfers					
3810 Transfer from general fund	0.00	0.00	0.00	0.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	0.00	0.00%
Total Revenue:	0.00	1.98	0.00	(1.98)	0.00%
Total Change In Net Position	0.00	1.98	0.00	(1.98)	0.00%

Boulder Town
Operational Budget Report
41 Capital Projects Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	Current Month Actual	Current YTD Actual	2026 Annual Budget	Reamining Budget	% Eanred/ Used
Change In Net Position					
Expenditures:					
General government					
Administrative					
4174 Admin Capital outlay	11,850.00	17,364.75	0.00	(17,364.75)	0.00%
Total Administrative	11,850.00	17,364.75	0.00	(17,364.75)	0.00%
Total General government	11,850.00	17,364.75	0.00	(17,364.75)	0.00%
Parks, recreation, and public property					
Parks					
4574 Parks Capital outlay	0.00	0.00	0.00	0.00	0.00%
Total Parks	0.00	0.00	0.00	0.00	0.00%
Total Parks, recreation, and public property	0.00	0.00	0.00	0.00	0.00%
Total Expenditures:	11,850.00	17,364.75	0.00	(17,364.75)	0.00%
Total Change In Net Position	(11,850.00)	(17,364.75)	0.00	17,364.75	0.00%

Boulder Town
Standard Financial Report
10 General Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Month Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 MACU Checking 50	(118,392.36)	(334.16)	35,954.35
1112 MACU Money Market 07	9,418.17	0.00	(350,903.25)
1113 MACU Reserve Fund 02	1.70	0.00	(8,051.94)
1114 MACU Savings 01	82,074.71	0.00	0.00
1115 MACU MyExpress Debit 58	6,837.02	0.00	6,762.00
1116 State Bank of Southern Utah	0.00	2,771.70	25,400.48
1121 PTIF 9061 General	254,775.07	(6,866.07)	517,047.04
1122 PTIF 2117 Landfill Escrow	18,595.92	63.06	19,306.86
1170 Cash on hand	9.36	0.00	9.36
1175 Undeposited receipts	0.00	(100.00)	(50.00)
Total Cash and cash equivalents	253,319.59	(4,465.47)	245,474.90
Receivables			
1352 Property tax receivable - deferred	6,693.00	0.00	6,693.00
1361 Taxes receivables	46,129.99	0.00	812.73
Total Receivables	52,822.99	0.00	7,505.73
Other current assets			
1581 Suspense	0.00	23.09	0.00
Total Other current assets	0.00	23.09	0.00
Total Current Assets	306,142.58	(4,442.38)	252,980.63
Total Assets:	306,142.58	(4,442.38)	252,980.63
Liabilites and Fund Equity:			
Liabilities:			
Current liabilities			
2131 Accounts payable	(599.00)	0.00	0.00
2211 Accrued wages payable	(4,028.51)	9,298.21	0.00
2220 Payroll liability clearing	(997.41)	3,155.60	0.00
2221 Accrued federal payroll taxes	(5,097.61)	1,867.43	(8,219.40)
2222 Accrued state payroll taxes	(370.36)	0.00	2,200.90
2225 Other payroll liabilities	0.00	0.00	(95.89)
Total Current liabilities	(11,092.89)	14,321.24	(6,114.39)
Deferred inflows			
2380 Deferred inflows - property taxes	(6,693.00)	0.00	(6,693.00)
Total Deferred inflows	(6,693.00)	0.00	(6,693.00)
Total Liabilities:	(17,785.89)	14,321.24	(12,807.39)
Equity - Paid In / Contributed			
2971 Restricted	(29,998.00)	0.00	(29,998.00)
2981 Fund balance	(224,857.64)	(9,878.86)	(176,674.19)
2991 Prior Period Adjustment	(33,501.05)	0.00	(33,501.05)
Total Equity - Paid In / Contributed	(288,356.69)	(9,878.86)	(240,173.24)
Total Liabilites and Fund Equity:	(306,142.58)	4,442.38	(252,980.63)
Total Net Position	0.00	0.00	0.00

Boulder Town
Standard Financial Report
10 General Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	Prior Year Actual	Current Month Actual	Current Year Actual	{YEAR} Year Budget	Reamining Budget	% Earned/ Used
Change In Net Position						
Revenue:						
Taxes						
3110 Property taxes - current	6,760.96	56.19	17,690.27	9,830.00	(7,860.27)	179.96%
3120 Property taxes - prior years	362.72	0.00	0.00	0.00	0.00	0.00%
3125 Property taxes - Fee in lieu	856.33	0.00	129.76	900.00	770.24	14.42%
3130 General sales taxes	77,024.13	7,073.61	56,030.45	76,361.00	20,330.55	73.38%
3140 Telecom - Franchis taxes	2,972.65	162.29	2,117.90	2,483.00	365.10	85.30%
3150 Transient room taxes	16,093.41	2,035.18	13,368.55	14,045.00	676.45	95.18%
3155 Resort taxes	74,556.10	6,945.20	54,313.55	72,543.00	18,229.45	74.87%
Total Taxes	178,626.30	16,272.47	143,650.48	176,162.00	32,511.52	81.54%
Licenses and permits						
3210 Business licenses	1,140.00	0.00	3,794.45	650.00	(3,144.45)	583.76%
3211 Application fees	0.00	25.00	590.00	1,000.00	410.00	59.00%
3221 Building permits	0.00	0.00	975.00	0.00	(975.00)	0.00%
Total Licenses and permits	1,140.00	25.00	5,359.45	1,650.00	(3,709.45)	324.82%
Intergovernmental revenue						
3152 Tree City Deposit	300.00	0.00	0.00	300.00	300.00	0.00%
3358 State liquor allotment	0.00	0.00	0.00	150.00	150.00	0.00%
3370 County fire agreement	6,929.00	0.00	0.00	0.00	0.00	0.00%
3371 County fire grants	0.00	0.00	0.00	6,929.00	6,929.00	0.00%
Total Intergovernmental revenue	7,229.00	0.00	0.00	7,379.00	7,379.00	0.00%
Charges for services						
3440 Landfill fees	175.00	50.00	896.80	500.00	(396.80)	179.36%
3483 Opening and closing - cemetery	300.00	0.00	300.00	300.00	0.00	100.00%
Total Charges for services	475.00	50.00	1,196.80	800.00	(396.80)	149.60%
Interest						
3610 Interest earnings	7,668.97	2,033.42	14,574.67	5,800.00	(8,774.67)	251.29%
Total Interest	7,668.97	2,033.42	14,574.67	5,800.00	(8,774.67)	251.29%
Miscellaneous revenue						
3621 Rental income	1,395.00	5.00	1,045.00	1,365.00	320.00	76.56%
3690 Miscellaneous revenue	7,618.07	113.59	3,967.70	100.00	(3,867.70)	3,967.70%
3802.1 Donations, private	335.00	0.00	768.00	300.00	(468.00)	256.00%
Total Miscellaneous revenue	9,348.07	118.59	5,780.70	1,765.00	(4,015.70)	327.52%
Contributions and transfers						
3841 Transfer from capital projects	0.00	0.00	0.00	13,000.00	13,000.00	0.00%
3990 Fund balance appropriated from pri	0.00	0.00	0.00	40,783.00	40,783.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	53,783.00	53,783.00	0.00%
Total Revenue:	204,487.34	18,499.48	170,562.10	247,339.00	76,776.90	68.96%
Expenditures:						
General government						
Administrative						
4111 Admin Salaries and wages	63,673.21	1,153.75	79,188.75	82,720.00	3,531.25	95.73%
4113 Admin Employee Taxes	8,068.71	0.00	22,629.40	12,629.00	(10,000.40)	179.19%
4121 Admin Subscriptions and member	1,496.55	336.10	1,897.28	1,300.00	(597.28)	145.94%
4122 Admin Public notices	0.00	0.00	94.00	0.00	(94.00)	0.00%
4123 Admin Travel	107.37	0.00	0.00	500.00	500.00	0.00%
4124 Admin Office supplies	1,152.47	83.12	1,281.17	1,500.00	218.83	85.41%
4125 Admin Equipment supplies and ma	887.98	28.50	2,460.89	1,000.00	(1,460.89)	246.09%
4126 Admin Fuel	222.44	0.00	0.00	350.00	350.00	0.00%
4127 Admin Buildings and grounds	12,254.30	0.00	14,055.16	5,000.00	(9,055.16)	281.10%
4128 Admin Utilities	5,336.76	287.00	14,333.72	5,900.00	(8,433.72)	242.94%
4129 Admin Telephone and internet	2,760.24	0.00	4,547.32	2,500.00	(2,047.32)	181.89%
4131 Admin Legal fees	15,817.50	215.00	10,215.00	15,000.00	4,785.00	68.10%
4132 Admin Accounting and auditing	4,475.00	500.00	12,104.34	10,800.00	(1,304.34)	112.08%
4135 Admin Software and information te	9,056.13	176.81	9,477.08	9,500.00	22.92	99.76%
4140 Admin Training	175.00	0.00	1,552.35	0.00	(1,552.35)	0.00%
4146 Admin Elections	0.00	0.00	1,930.00	0.00	(1,930.00)	0.00%
4147 Admin Inspections	700.00	0.00	0.00	750.00	750.00	0.00%
4151 Admin Insurance	7,607.66	0.00	8,921.56	8,400.00	(521.56)	106.21%
4155 Admin LBA Lease expense	0.00	0.00	0.00	25.00	25.00	0.00%
4160 Admin Bank charges	0.00	0.00	9.04	0.00	(9.04)	0.00%

Boulder Town
Standard Financial Report
10 General Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	Prior Year Actual	Current Month Actual	Current Year Actual	{YEAR} Year Budget	Reamining Budget	% Earned/ Used
4161 Admin Miscellaneous expenditures	6,069.83	2,140.59	2,415.59	10,000.00	7,584.41	24.16%
4166 ARPA Expenses	17,593.00	0.00	0.00	0.00	0.00	0.00%
4174 Admin Capital outlay	0.00	0.00	0.00	13,000.00	13,000.00	0.00%
4181 Boulder Arts Council	125.00	0.00	0.00	125.00	125.00	0.00%
4185 Town Council Expenses	0.00	143.55	143.55	300.00	156.45	47.85%
4186 Town Council Training	0.00	0.00	360.00	500.00	140.00	72.00%
4187 Town Council Reimbursement Mile	0.00	0.00	553.77	500.00	(53.77)	110.75%
4400 Library Telephone and internet	1,954.22	1,045.82	1,045.82	2,650.00	1,604.18	39.46%
4580 Independence Day Expenses	746.31	0.00	2,128.73	3,000.00	871.27	70.96%
4801 Tree City Expenditure	0.00	218.86	218.86	500.00	281.14	43.77%
4802 Tree Trimming	1,600.00	0.00	1,645.00	2,000.00	355.00	82.25%
Total Administrative	161,879.68	6,329.10	193,208.38	190,449.00	(2,759.38)	101.45%
Planning Commision						
4211 Plan Comm. Salaries and wages	0.00	0.00	870.38	5,000.00	4,129.62	17.41%
4213 Plan Comm. Employee Taxes	0.00	0.00	1,970.32	400.00	(1,570.32)	492.58%
4225 Plan Comm. Expenditures	0.00	0.00	657.73	600.00	(57.73)	109.62%
4227 Plan Comm. Training	0.00	0.00	120.00	1,200.00	1,080.00	10.00%
Total Planning Commision	0.00	0.00	3,618.43	7,200.00	3,581.57	50.26%
Total General government	161,879.68	6,329.10	196,826.81	197,649.00	822.19	99.58%
Public safety						
Fire						
4320 Fire Expenditures	1,326.03	1,300.00	1,709.81	5,000.00	3,290.19	34.20%
4321 Fire Utilities	5,218.43	142.36	1,405.90	5,300.00	3,894.10	26.53%
4322 Fire School Expenditures (training)	5,281.74	0.00	4,434.88	7,500.00	3,065.12	59.13%
4325 Fire Training	585.00	0.00	0.00	600.00	600.00	0.00%
4329 Fire Telephone and internet	1,565.94	0.00	0.00	2,000.00	2,000.00	0.00%
Total Fire	13,977.14	1,442.36	7,550.59	20,400.00	12,849.41	37.01%
Total Public safety	13,977.14	1,442.36	7,550.59	20,400.00	12,849.41	37.01%
Highways and public improvements						
Highways						
4701 Road Supplies	0.00	0.00	0.00	1,000.00	1,000.00	0.00%
4702 Contract Labor	75.00	0.00	180.00	6,000.00	5,820.00	3.00%
4710 Garfield City Road Chip Seal	0.00	0.00	0.00	0.00	0.00	0.00%
Total Highways	75.00	0.00	180.00	7,000.00	6,820.00	2.57%
Sanitation						
4411 Sanitation Salaries and wages	2,280.00	0.00	1,296.24	3,100.00	1,803.76	41.81%
4413 Sanitation Employee Taxes	174.38	0.00	104.14	230.00	125.86	45.28%
4446 Sanitation Contract labor	2,430.00	135.00	7,765.00	2,600.00	(5,165.00)	298.65%
4455 Sanitation Waste Management Fee	500.00	0.00	0.00	500.00	500.00	0.00%
Total Sanitation	5,384.38	135.00	9,165.38	6,430.00	(2,735.38)	142.54%
Total Highways and public improvemen	5,459.38	135.00	9,345.38	13,430.00	4,084.62	69.59%
Parks, recreation, and public property						
Parks						
4525 Parks Maintenance	0.00	0.00	769.69	0.00	(769.69)	0.00%
4526 Parks Fuel	58.00	0.00	388.41	100.00	(288.41)	388.41%
4527 Parks Equipment & Supplies	748.32	0.00	1,067.49	2,000.00	932.51	53.37%
4528 Parks Utilities	4,057.72	414.16	1,172.08	4,000.00	2,827.92	29.30%
4561 Parks Recreation & Culture	0.00	0.00	125.00	200.00	75.00	62.50%
Total Parks	4,864.04	414.16	3,522.67	6,300.00	2,777.33	55.92%
Cemetery						
4625 Cemetery Equipment supplies and	0.00	0.00	132.30	660.00	527.70	20.05%
4628 Cemterey Utilities	610.50	0.00	0.00	900.00	900.00	0.00%
4646 Cemetery Contract labor	0.00	300.00	600.00	0.00	(600.00)	0.00%
Total Cemetery	610.50	300.00	732.30	1,560.00	827.70	46.94%
Total Parks, recreation, and public prop	5,474.54	714.16	4,254.97	7,860.00	3,605.03	54.13%
Transfers						
4921 Transfer to LBA	8,000.00	0.00	0.00	8,000.00	8,000.00	0.00%
Total Transfers	8,000.00	0.00	0.00	8,000.00	8,000.00	0.00%
Total Expenditures:	194,790.74	8,620.62	217,977.75	247,339.00	29,361.25	88.13%
Total Change In Net Position	9,696.60	9,878.86	(47,415.65)	0.00	47,415.65	0.00%

Boulder Town
Standard Financial Report
10 General Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

Boulder Town
Standard Financial Report
12 Class C Road Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Month Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 MACU Checking 50	5,856.59	0.00	(146,328.24)
1112 MACU Money Market 07	287,091.09	0.00	292,903.25
1121 PTIF 9061 General	8,615.15	8,879.75	72,308.76
Total Cash and cash equivalents	<u>301,562.83</u>	<u>8,879.75</u>	<u>218,883.77</u>
Receivables			
1351 Intergovernmental receivables	18,729.89	0.00	8,154.24
Total Receivables	<u>18,729.89</u>	<u>0.00</u>	<u>8,154.24</u>
Total Current Assets	<u>320,292.72</u>	<u>8,879.75</u>	<u>227,038.01</u>
Total Assets:	<u>320,292.72</u>	<u>8,879.75</u>	<u>227,038.01</u>
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2981 Fund balance	(320,292.72)	(8,879.75)	(227,038.01)
Total Equity - Paid In / Contributed	<u>(320,292.72)</u>	<u>(8,879.75)</u>	<u>(227,038.01)</u>
Total Liabilites and Fund Equity:	<u>(320,292.72)</u>	<u>(8,879.75)</u>	<u>(227,038.01)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Boulder Town
Standard Financial Report
12 Class C Road Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	Prior Year Actual	Current Month Actual	Current Year Actual	{YEAR} Year Budget	Reamining Budget	% Earned/ Used
Change In Net Position						
Revenue:						
Intergovernmental revenue						
3356 Class C road allotment	45,708.70	8,221.19	47,926.85	46,000.00	(1,926.85)	104.19%
3357 Mass Transit	7,064.01	658.56	5,191.11	0.00	(5,191.11)	0.00%
3358 RTIF allotment	16,661.30	0.00	0.00	0.00	0.00	0.00%
Total Intergovernmental revenue	69,434.01	8,879.75	53,117.96	46,000.00	(7,117.96)	115.47%
Interest						
3610 Interest earnings	11,904.05	0.00	5,812.16	0.00	(5,812.16)	0.00%
Total Interest	11,904.05	0.00	5,812.16	0.00	(5,812.16)	0.00%
Contributions and transfers						
3990 Fund balance appropriated from pri	0.00	0.00	0.00	125,000.00	125,000.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	125,000.00	125,000.00	0.00%
Total Revenue:	81,338.06	8,879.75	58,930.12	171,000.00	112,069.88	34.46%
Expenditures:						
Highways and public improvements						
Highways						
4446 Roads Contract labor	0.00	0.00	0.00	46,000.00	46,000.00	0.00%
4710 Road Chip Seal	0.00	0.00	152,184.83	125,000.00	(27,184.83)	121.75%
Total Highways	0.00	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Highways and public improvemen	0.00	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Expenditures:	0.00	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Change In Net Position	81,338.06	8,879.75	(93,254.71)	0.00	93,254.71	0.00%

Boulder Town
Standard Financial Report
21 Local Building Authority - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Month Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 MACU Checking 50	8,000.00	0.00	8,000.00
1113 MACU Reserve Fund 02	8,049.96	0.00	8,051.94
Total Cash and cash equivalents	<u>16,049.96</u>	<u>0.00</u>	<u>16,051.94</u>
Total Current Assets	<u>16,049.96</u>	<u>0.00</u>	<u>16,051.94</u>
Total Assets:	<u>16,049.96</u>	<u>0.00</u>	<u>16,051.94</u>
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2981 Fund balance	(16,049.96)	0.00	(16,051.94)
Total Equity - Paid In / Contributed	<u>(16,049.96)</u>	<u>0.00</u>	<u>(16,051.94)</u>
Total Liabilites and Fund Equity:	<u>(16,049.96)</u>	<u>0.00</u>	<u>(16,051.94)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Boulder Town
Standard Financial Report
21 Local Building Authority - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	Prior Year Actual	Current Month Actual	Current Year Actual	{YEAR} Year Budget	Reamining Budget	% Earned/ Used
Change In Net Position						
Revenue:						
Interest						
3610 Interest earnings	4.16	0.00	1.98	0.00	(1.98)	0.00%
Total Interest	4.16	0.00	1.98	0.00	(1.98)	0.00%
Contributions and transfers						
3810 Transfer from general fund	8,000.00	0.00	0.00	0.00	0.00	0.00%
Total Contributions and transfers	8,000.00	0.00	0.00	0.00	0.00	0.00%
Total Revenue:	8,004.16	0.00	1.98	0.00	(1.98)	0.00%
Total Change In Net Position	8,004.16	0.00	1.98	0.00	(1.98)	0.00%

Boulder Town
Standard Financial Report
41 Capital Projects Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Month Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1111 MACU Checking 50	116,966.23	0.00	111,451.48
1112 MACU Money Market 07	58,000.00	0.00	58,000.00
1113 MACU express debit 58	(6,762.00)	0.00	(6,762.00)
Total Cash and cash equivalents	<u>168,204.23</u>	<u>0.00</u>	<u>162,689.48</u>
Total Current Assets	<u>168,204.23</u>	<u>0.00</u>	<u>162,689.48</u>
Total Assets:	<u>168,204.23</u>	<u>0.00</u>	<u>162,689.48</u>
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2981 Fund balance	(168,204.23)	0.00	(162,689.48)
Total Equity - Paid In / Contributed	<u>(168,204.23)</u>	<u>0.00</u>	<u>(162,689.48)</u>
Total Liabilites and Fund Equity:	<u>(168,204.23)</u>	<u>0.00</u>	<u>(162,689.48)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Boulder Town
Standard Financial Report
41 Capital Projects Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Month Actual</u>	<u>Current Year Actual</u>	<u>{YEAR} Year Budget</u>	<u>Reamining Budget</u>	<u>% Earned/ Used</u>
Change In Net Position						
Expenditures:						
General government						
Administrative						
4174 Admin Capital outlay	0.00	0.00	5,514.75	0.00	(5,514.75)	0.00%
Total Administrative	<u>0.00</u>	<u>0.00</u>	<u>5,514.75</u>	<u>0.00</u>	<u>(5,514.75)</u>	<u>0.00%</u>
Total General government	<u>0.00</u>	<u>0.00</u>	<u>5,514.75</u>	<u>0.00</u>	<u>(5,514.75)</u>	<u>0.00%</u>
Parks, recreation, and public property						
Parks						
4574 Parks Capital outlay	6,762.00	0.00	0.00	0.00	0.00	0.00%
Total Parks	<u>6,762.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Parks, recreation, and public prop	<u>6,762.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00%</u>
Total Expenditures:	<u>6,762.00</u>	<u>0.00</u>	<u>5,514.75</u>	<u>0.00</u>	<u>(5,514.75)</u>	<u>0.00%</u>
Total Change In Net Position	<u>(6,762.00)</u>	<u>0.00</u>	<u>(5,514.75)</u>	<u>0.00</u>	<u>5,514.75</u>	<u>0.00%</u>

Boulder Town
Standard Financial Report
91 General Fixed Assets - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	Prior Year Actual	Current Month Actual	Current Year Actual
Net Position			
Assets:			
Non-Current Assets			
Capital assets			
Property			
1611 Land & Rights	95,170.00	0.00	95,170.00
1621 Buildings	1,111,387.00	0.00	1,111,387.00
1661 Equipment	358,039.00	0.00	358,039.00
1671 Infrastructure	451,500.00	0.00	451,500.00
Total Property	2,016,096.00	0.00	2,016,096.00
Accumulated depreciation			
1721 AccDpn Buildings	(441,806.72)	0.00	(441,806.72)
1761 AccDpn Equipment	(336,953.20)	0.00	(336,953.20)
1771 AccDpn Infrastructure	(451,500.00)	0.00	(451,500.00)
Total Accumulated depreciation	(1,230,259.92)	0.00	(1,230,259.92)
Total Capital assets	785,836.08	0.00	785,836.08
Total Non-Current Assets	785,836.08	0.00	785,836.08
Total Assets:	785,836.08	0.00	785,836.08
Liabilites and Fund Equity:			
Equity - Paid In / Contributed			
2971.1 Invested in capital assets	(2,016,096.00)	0.00	(2,016,096.00)
2972 Total depreciation charged	1,230,259.92	0.00	1,230,259.92
Total Equity - Paid In / Contributed	(785,836.08)	0.00	(785,836.08)
Total Liabilites and Fund Equity:	(785,836.08)	0.00	(785,836.08)
Total Net Position	0.00	0.00	0.00

Boulder Town
Operational Budget Report
10 General Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	Current Month Actual	Current YTD Actual	2026 Annual Budget	Reamining Budget	% Eanred/ Used
Change In Net Position					
Revenue:					
Taxes					
3110 Property taxes - current	56.19	17,690.27	9,830.00	(7,860.27)	179.96%
3120 Property taxes - prior years	0.00	0.00	0.00	0.00	0.00%
3125 Property taxes - Fee in lieu	0.00	129.76	900.00	770.24	14.42%
3130 General sales taxes	7,073.61	56,030.45	76,361.00	20,330.55	73.38%
3140 Telecom - Franchis taxes	162.29	2,117.90	2,483.00	365.10	85.30%
3150 Transient room taxes	2,035.18	13,368.55	14,045.00	676.45	95.18%
3155 Resort taxes	6,945.20	54,313.55	72,543.00	18,229.45	74.87%
Total Taxes	16,272.47	143,650.48	176,162.00	32,511.52	81.54%
Licenses and permits					
3210 Business licenses	0.00	3,794.45	650.00	(3,144.45)	583.76%
3211 Application fees	25.00	590.00	1,000.00	410.00	59.00%
3221 Building permits	0.00	975.00	0.00	(975.00)	0.00%
Total Licenses and permits	25.00	5,359.45	1,650.00	(3,709.45)	324.82%
Intergovernmental revenue					
3152 Tree City Deposit	0.00	0.00	300.00	300.00	0.00%
3358 State liquor allotment	0.00	0.00	150.00	150.00	0.00%
3370 County fire agreement	0.00	0.00	0.00	0.00	0.00%
3371 County fire grants	0.00	0.00	6,929.00	6,929.00	0.00%
Total Intergovernmental revenue	0.00	0.00	7,379.00	7,379.00	0.00%
Charges for services					
3440 Landfill fees	50.00	896.80	500.00	(396.80)	179.36%
3483 Opening and closing - cemetery	0.00	300.00	300.00	0.00	100.00%
Total Charges for services	50.00	1,196.80	800.00	(396.80)	149.60%
Interest					
3610 Interest earnings	2,033.42	14,574.67	5,800.00	(8,774.67)	251.29%
Total Interest	2,033.42	14,574.67	5,800.00	(8,774.67)	251.29%
Miscellaneous revenue					
3621 Rental income	5.00	1,045.00	1,365.00	320.00	76.56%
3690 Miscellaneous revenue	113.59	3,967.70	100.00	(3,867.70)	3,967.70%
3802.1 Donations, private	0.00	768.00	300.00	(468.00)	256.00%
Total Miscellaneous revenue	118.59	5,780.70	1,765.00	(4,015.70)	327.52%
Contributions and transfers					
3841 Transfer from capital projects	0.00	0.00	13,000.00	13,000.00	0.00%
3990 Fund balance appropriated from prior years	0.00	0.00	40,783.00	40,783.00	0.00%
Total Contributions and transfers	0.00	0.00	53,783.00	53,783.00	0.00%
Total Revenue:	18,499.48	170,562.10	247,339.00	76,776.90	68.96%
Expenditures:					
General government					
Administrative					
4111 Admin Salaries and wages	1,153.75	79,188.75	82,720.00	3,531.25	95.73%
4113 Admin Employee Taxes	0.00	22,629.40	12,629.00	(10,000.40)	179.19%
4121 Admin Subscriptions and memberships	336.10	1,897.28	1,300.00	(597.28)	145.94%
4122 Admin Public notices	0.00	94.00	0.00	(94.00)	0.00%
4123 Admin Travel	0.00	0.00	500.00	500.00	0.00%
4124 Admin Office supplies	83.12	1,281.17	1,500.00	218.83	85.41%
4125 Admin Equipment supplies and maintenance	28.50	2,460.89	1,000.00	(1,460.89)	246.09%
4126 Admin Fuel	0.00	0.00	350.00	350.00	0.00%
4127 Admin Buildings and grounds	0.00	14,055.16	5,000.00	(9,055.16)	281.10%
4128 Admin Utilities	287.00	14,333.72	5,900.00	(8,433.72)	242.94%
4129 Admin Telephone and internet	0.00	4,547.32	2,500.00	(2,047.32)	181.89%
4131 Admin Legal fees	215.00	10,215.00	15,000.00	4,785.00	68.10%
4132 Admin Accounting and auditing	500.00	12,104.34	10,800.00	(1,304.34)	112.08%
4135 Admin Software and information tech	176.81	9,477.08	9,500.00	22.92	99.76%
4140 Admin Training	0.00	1,552.35	0.00	(1,552.35)	0.00%
4146 Admin Elections	0.00	1,930.00	0.00	(1,930.00)	0.00%
4147 Admin Inspections	0.00	0.00	750.00	750.00	0.00%
4151 Admin Insurance	0.00	8,921.56	8,400.00	(521.56)	106.21%
4155 Admin LBA Lease expense	0.00	0.00	25.00	25.00	0.00%
4160 Admin Bank charges	0.00	9.04	0.00	(9.04)	0.00%

Boulder Town
Operational Budget Report
10 General Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	Current Month Actual	Current YTD Actual	2026 Annual Budget	Reamining Budget	% Eanred/ Used
4161 Admin Miscellaneous expenditures	2,140.59	2,415.59	10,000.00	7,584.41	24.16%
4166 ARPA Expenses	0.00	0.00	0.00	0.00	0.00%
4174 Admin Capital outlay	0.00	0.00	13,000.00	13,000.00	0.00%
4181 Boulder Arts Council	0.00	0.00	125.00	125.00	0.00%
4185 Town Council Expenses	143.55	143.55	300.00	156.45	47.85%
4186 Town Council Training	0.00	360.00	500.00	140.00	72.00%
4187 Town Council Reimbursement Miles	0.00	553.77	500.00	(53.77)	110.75%
4400 Library Telephone and internet	1,045.82	1,045.82	2,650.00	1,604.18	39.46%
4580 Independence Day Expenses	0.00	2,128.73	3,000.00	871.27	70.96%
4801 Tree City Expenditure	218.86	218.86	500.00	281.14	43.77%
4802 Tree Trimming	0.00	1,645.00	2,000.00	355.00	82.25%
Total Administrative	6,329.10	193,208.38	190,449.00	(2,759.38)	101.45%
Planning Commision					
4211 Plan Comm. Salaries and wages	0.00	870.38	5,000.00	4,129.62	17.41%
4213 Plan Comm. Employee Taxes	0.00	1,970.32	400.00	(1,570.32)	492.58%
4225 Plan Comm. Expenditures	0.00	657.73	600.00	(57.73)	109.62%
4227 Plan Comm. Training	0.00	120.00	1,200.00	1,080.00	10.00%
Total Planning Commision	0.00	3,618.43	7,200.00	3,581.57	50.26%
Total General government	6,329.10	196,826.81	197,649.00	822.19	99.58%
Public safety					
Fire					
4320 Fire Expenditures	1,300.00	1,709.81	5,000.00	3,290.19	34.20%
4321 Fire Utilities	142.36	1,405.90	5,300.00	3,894.10	26.53%
4322 Fire School Expenditures (training not included)	0.00	4,434.88	7,500.00	3,065.12	59.13%
4325 Fire Training	0.00	0.00	600.00	600.00	0.00%
4329 Fire Telephone and internet	0.00	0.00	2,000.00	2,000.00	0.00%
Total Fire	1,442.36	7,550.59	20,400.00	12,849.41	37.01%
Total Public safety	1,442.36	7,550.59	20,400.00	12,849.41	37.01%
Highways and public improvements					
Highways					
4701 Road Supplies	0.00	0.00	1,000.00	1,000.00	0.00%
4702 Contract Labor	0.00	180.00	6,000.00	5,820.00	3.00%
Total Highways	0.00	180.00	7,000.00	6,820.00	2.57%
Sanitation					
4411 Sanitation Salaries and wages	0.00	1,296.24	3,100.00	1,803.76	41.81%
4413 Sanitation Employee Taxes	0.00	104.14	230.00	125.86	45.28%
4446 Sanitation Contract labor	135.00	7,765.00	2,600.00	(5,165.00)	298.65%
4455 Sanitation Waste Managment Fee	0.00	0.00	500.00	500.00	0.00%
Total Sanitation	135.00	9,165.38	6,430.00	(2,735.38)	142.54%
Total Highways and public improvements	135.00	9,345.38	13,430.00	4,084.62	69.59%
Parks, recreation, and public property					
Parks					
4525 Parks Maintenance	0.00	769.69	0.00	(769.69)	0.00%
4526 Parks Fuel	0.00	388.41	100.00	(288.41)	388.41%
4527 Parks Equipment & Supplies	0.00	1,067.49	2,000.00	932.51	53.37%
4528 Parks Utilities	414.16	1,172.08	4,000.00	2,827.92	29.30%
4561 Parks Recreation & Culture	0.00	125.00	200.00	75.00	62.50%
Total Parks	414.16	3,522.67	6,300.00	2,777.33	55.92%
Cemetery					
4625 Cemetery Equipment supplies and maintenance	0.00	132.30	660.00	527.70	20.05%
4628 Cemterey Utilities	0.00	0.00	900.00	900.00	0.00%
4646 Cemetery Contract labor	300.00	600.00	0.00	(600.00)	0.00%
Total Cemetery	300.00	732.30	1,560.00	827.70	46.94%
Total Parks, recreation, and public property	714.16	4,254.97	7,860.00	3,605.03	54.13%
Transfers					
4921 Transfer to LBA	0.00	0.00	8,000.00	8,000.00	0.00%
Total Transfers	0.00	0.00	8,000.00	8,000.00	0.00%
Total Expenditures:	8,620.62	217,977.75	247,339.00	29,361.25	88.13%
Total Change In Net Position	9,878.86	(47,415.65)	0.00	47,415.65	0.00%

Boulder Town
Operational Budget Report
10 General Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

Boulder Town
Operational Budget Report
12 Class C Road Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	Current Month Actual	Current YTD Actual	2026 Annual Budget	Reamining Budget	% Eanred/ Used
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3356 Class C road allotment	8,221.19	47,926.85	46,000.00	(1,926.85)	104.19%
3357 Mass Transit	658.56	5,191.11	0.00	(5,191.11)	0.00%
3358 RTIF allotment	0.00	0.00	0.00	0.00	0.00%
Total Intergovernmental revenue	8,879.75	53,117.96	46,000.00	(7,117.96)	115.47%
Interest					
3610 Interest earnings	0.00	5,812.16	0.00	(5,812.16)	0.00%
Total Interest	0.00	5,812.16	0.00	(5,812.16)	0.00%
Contributions and transfers					
3990 Fund balance appropriated from prior years	0.00	0.00	125,000.00	125,000.00	0.00%
Total Contributions and transfers	0.00	0.00	125,000.00	125,000.00	0.00%
Total Revenue:	8,879.75	58,930.12	171,000.00	112,069.88	34.46%
Expenditures:					
Highways and public improvements					
Highways					
4446 Roads Contract labor	0.00	0.00	46,000.00	46,000.00	0.00%
4710 Road Chip Seal	0.00	152,184.83	125,000.00	(27,184.83)	121.75%
Total Highways	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Highways and public improvements	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Expenditures:	0.00	152,184.83	171,000.00	18,815.17	89.00%
Total Change In Net Position	8,879.75	(93,254.71)	0.00	93,254.71	0.00%

Boulder Town
Operational Budget Report
21 Local Building Authority - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	Current Month Actual	Current YTD Actual	2026 Annual Budget	Reamining Budget	% Eanred/ Used
Change In Net Position					
Revenue:					
Interest					
3610 Interest earnings	0.00	1.98	0.00	(1.98)	0.00%
Total Interest	0.00	1.98	0.00	(1.98)	0.00%
Contributions and transfers					
3810 Transfer from general fund	0.00	0.00	0.00	0.00	0.00%
Total Contributions and transfers	0.00	0.00	0.00	0.00	0.00%
Total Revenue:	0.00	1.98	0.00	(1.98)	0.00%
Total Change In Net Position	0.00	1.98	0.00	(1.98)	0.00%

Boulder Town
Operational Budget Report
41 Capital Projects Fund - 07/01/2025 to 05/31/2026
91.67% of the fiscal year has expired

	Current Month Actual	Current YTD Actual	2026 Annual Budget	Reamining Budget	% Eanred/ Used
Change In Net Position					
Expenditures:					
General government					
Administrative					
4174 Admin Capital outlay	0.00	5,514.75	0.00	(5,514.75)	0.00%
Total Administrative	0.00	5,514.75	0.00	(5,514.75)	0.00%
Total General government	0.00	5,514.75	0.00	(5,514.75)	0.00%
Parks, recreation, and public property					
Parks					
4574 Parks Capital outlay	0.00	0.00	0.00	0.00	0.00%
Total Parks	0.00	0.00	0.00	0.00	0.00%
Total Parks, recreation, and public property	0.00	0.00	0.00	0.00	0.00%
Total Expenditures:	0.00	5,514.75	0.00	(5,514.75)	0.00%
Total Change In Net Position	0.00	(5,514.75)	0.00	5,514.75	0.00%

INVOICE

Blake Heating and Air
50 W 100 N
Richfield, UT 84701-2530

blakeheating16@gmail.com
+1 (435) 896-5468



Bill to
Boulder Town
351 North 100 East
Boulder, UT 84716

Ship to
Boulder Town
351 North 100 East
Boulder, UT 84716

Invoice details

Invoice no.: 20440
Terms: Due on receipt
Invoice date: 06/26/2026
Due date: 07/01/2026

#	Product or service	Description	Amount
1.	Labor	Boulder Town Community Center HVAC equipment replacement As-Per-Bid	\$11,850.00
2.	Materials	Removed existing equipment. Installed a new Carrier fan coil with 10KW electric strip backup heat and a Carrier Comfort Series 4-ton 15-SEER2 Heat Pump. Modified return drop and supply plenum as needed. Installed a media filter rack. Pressure tested, triple evacuated, and charged refrigerant system. Performed system startup and adjustment. Verified proper operation.	\$0.00
Total			\$11,850.00

Blake Heating & Air
Conditioning
50 West 100 North
Richfield, UT 84701
Tel 435-896-5468
Fax 435-896-6188
blakeheating16@gmail.com



JUNE 18, 2026

To Whom It May Concern:

Thank you for the opportunity to give you a bid for your HVAC equipment replacement. Included in the packages is all equipment, materials, labor, sales tax, etc. to complete this equipment installation.

Line Item #1: (Equipment Replacement) I propose installing a Carrier Comfort Series fan coil with 10KW electric strip and a Carrier Comfort Series 15-SEER2 single stage 4-Ton Heat Pump. (This is an equipment replacement package for the meeting room)
Package Total \$11,850

Line Item #2: (Repair existing equipment) Replacement of bad compressor in outdoor unit and replacement of TXV valve in indoor evaporative coil.
Package Total \$5,600-\$6,000

Feel free to contact me about the proposed equipment packages or any modifications to the proposals you would like to see in a bid.

This bid is for the following job location:

Boulder Town Community Center
Boulder, Utah
(435) 335-7300

Thanks for the opportunity to bid on this project. I look forward to hearing from you soon.

Brad Hartle
HVAC INSTALLATION
Cell 435-201-7607

DRAFT MINUTES PENDING APPROVAL

BOULDER TOWN, UTAH PUBLIC NOTICE

Governing Body: TOWN COUNCIL
Meeting Type: Regular Meeting
Date and Time: Tuesday, June 2, 2026, at 7:00 p.m.
Location: Boulder Community Center, 351 North 100 East, Boulder, Utah

In accordance with the Utah Open and Public Meetings Act, [Utah Code Ann. § 52-4-202](#), the minutes for the above-referenced meeting are provided below.

MINUTES

I. OPENING PROCEDURES

1.1. Call to Order

Mayor Cheryl Cox called the Boulder Town Council Regular Meeting and Public Hearing to order at 7:01 PM on Tuesday, June 2, 2026, at the Boulder Community Center, 351 North 100 East, Boulder, Utah.

1.2. Determination of Quorum

The Mayor conducted a roll call. All Town Council members were present, establishing a quorum.

Town Council Present:

Mayor Cheryl Cox
Council Member Lacy Allen
Council Member Josh Ellis
Council Member Tina Karlsson
Council Member John Veranth, attending remotely via Zoom

Staff Present:

Elizabeth Julian, Town Clerk
Henry Davis, Deputy Clerk

1.3. Pledge of Allegiance

The Mayor led those in attendance in the Pledge of Allegiance.

1.4. Motion to Adopt the Agenda

Mayor Cox noted two items: (1) a transition to PDF-format meeting materials to comply with Utah Public Notice Website requirements, as explained by Town Clerk Julian; and (2) the late addition of Item 7.3, Consideration of Landfill Attendant Substitute, which was added following receipt of a letter of interest on June 1, 2026, with proper notice given within the required 24-hour window.

Motion: Council Member Tina Karlsson moved to adopt the agenda as presented. Council Member Josh Ellis seconded.

Vote: Voice Vote – All members voted in favor.

Result: Approved unanimously 5-0

1.5. Declaration of Conflicts of Interest

No conflicts of interest were declared.

II. PRESENTATIONS AND REPORTS (Information/Discussion)

2.1. Fiscal Year 2027 Tentative Interim Budget and Truth In Taxation

Town Clerk Elizabeth Julian presented an overview of the proposed Fiscal Year 2027 budget on behalf of the Town Council. Key points included:

Budget Development Process: The Council reorganized expenses into distinct pillars aligned with Utah State Auditor categories, moving away from catch-all administrative categories. Active cash management is projected to yield \$23,000 in interest earnings for FY2027, up from \$5,800 previously. The recommendation was to adopt Budget Version 10, a clean version of the previously accepted Version 9, Tentative Budget, with identical figures but without working notes or color coding.

Structural Deficit: Boulder Town's property tax revenue has remained virtually flat at approximately \$6,960 annually for years, while operational costs have risen. The town has relied on approximately \$30,000 from savings annually to balance its budget. The proposed increase would bring property tax revenue to \$19,500 to achieve greater fiscal sustainability.

DRAFT MINUTES PENDING APPROVAL

Neighboring Jurisdiction Comparison: Boulder Town's current tax rate of 0.000192 is the lowest among comparable neighboring communities. Cannonville's rate of 0.001610 is the highest comparator, followed by Escalante at 0.001503. It was noted that Escalante's cemetery district tax rate alone exceeds Boulder's current town rate.

Property Tax Breakdown: On a sample residential property with a total tax bill of approximately \$849.68, Boulder Town receives \$22.22, representing approximately 2.61% of the total compared to the School District which receives \$491.75, representing approximately 20.8%. In 2023, the same property's total bill was approximately \$770, of which Boulder received \$22.42.

Truth in Taxation Process: The Council had previously been advised by Garfield County Clerk Camille Moore that an increase under \$20,000 would exempt the town from the formal Truth in Taxation process. However, upon follow-up after the May 5 meeting, Clerk Moore reported that new legislation may now mandate the full process for any property tax increase. The Council's stated approach was to proceed with all required steps to ensure full compliance regardless of which pathway applies.

Actions Required: Two actions were identified for the evening: (1) a formal vote on the proposed property tax increase, if approved, authorizing administration to proceed with Truth in Taxation if legally required and scheduling a hearing for Tuesday, August 11; and (2) formal adoption of the FY2027 Budget as presented in Version 10, or as an interim budget if Truth in Taxation is required, to meet the state's June 30 statutory deadline.

2.2. 250 Fourth of July Celebration Plan

Mayor Cox presented the America 250 Fourth of July Celebration Plan on behalf of a planning committee of approximately 15 community members and organizational representatives that had been meeting regularly since August of the prior year. The committee developed the event theme: *"Founding a Nation, Nurturing a Community, Creating the Future,"* with a parade sub-theme of "Boulder Character(s)."

Schedule of Events:

- **Tuesday:** Book club featuring *The Women* by Nora O'Donnell, co-hosted by the Library and Arts Council.

DRAFT MINUTES PENDING APPROVAL

- **Wednesday:** Interdependence Day ice cream social and talent show hosted by Boulder Mountain Lodge and Hell's Backbone Grill.
- **Friday:** Opening of a traveling exhibit from the Utah Arts Museum (*The Pen is Mightier — A Revolution*) and a presentation by Breck Crystal on the historic mail trail, with opportunities for community letter-writing.
- **Saturday (July 4):** Parade lineup at 2:30 PM, parade at 3:00 PM, formal program at 5:00 PM including veterans recognition and reading of the Declaration of Independence, followed by a Dutch oven dinner honoring the legacy of Larry and Judy Davis, and a dance with Paige and the Overtones. Lodging for the band is provided by Annie's Place.
- **Sunday:** America's Picnic, coordinated with the local LDS ward's potluck, moved to the first Sunday to align with the national event.

Budget Summary: The town budgeted \$3,000 for the Fourth of July program. A \$1,500 grant from the America 250 state stipend was received. The Boulder Arts Council is contributing toward the band. Total projected expenditures amount to \$4,500, with the grant funds already received.

III. PUBLIC COMMENT ON AGENDA ITEMS (Public Input)

Blake Spalding (Hell's Backbone Grill) raised several items: a request for clearer parade etiquette guidelines regarding water balloons, noting that an employee required stitches at a prior parade and that the business declined to participate the following year as a result; a renewed request for additional 25 MPH signage on Lower Boulder Road and blind driveway warnings on [Burr Trail] ; a request for the town to post signage designating a no-burn/no-fireworks zone around the Fourth of July holiday, given the volume of tourists in town; and an expression of support for the proposed property tax increase, noting that \$22 of local tax revenue per property is strikingly low. Blake also requested that the town explore whether all short-term rental operators are accurately remitting applicable taxes, and suggested that the water company consider donating water to the town park as a goodwill gesture.

Nancy Tosta reinforced the request for traffic calming measures on Lower Boulder Road, citing a significant increase in heavy truck traffic in recent weeks with vehicles not adhering to the speed limit.

IV. DEPARTMENT REPORTS (Information)

4.1. Members

Council Member John Veranth reported that the hidden driveway sign previously discussed had been delivered, though installation remained pending.

Council Member Josh Ellis reported on the following: a five-county hazard mitigation plan meeting had taken place the prior Tuesday, with an update to be provided by Mayor Cox; the emergency operating plan remained pending from that group; a fire department call occurred the prior week for a motorcycle accident with traffic support provided and no major injuries reported; and a Starlink purchase remained a pending discussion item.

Council Member Tina Karlsson reported on behalf of the Planning Commission, which held two meetings in May. The Commission worked on updating goals and actions for the general plan and received substantial public input at its regular meeting. The Commission's next regular meeting was scheduled for June 23. A public comment display was planned for the Community Center from June 9 through June 16. Council Member Karlsson also reported on Tree City activities, noting that the urban forester Ryan Johnson was scheduled to visit on June 6 to assist with pruning and tree assessment in the park. Utah Trees had offered trees to the town and was seeking placement recommendations.

Council Member Lacy Allen deferred her EMT-related update to Mayor Cox.

4.2. Staff

Town Clerk Elizabeth Julian reported on the following administrative matters:

- Primary election ballots were mailed that day by the county clerk's office. A ballot box was available on-site at the Community Center on Tuesdays (morning and evening hours to be confirmed and posted). The Escalante ballot drop box remains accessible 24 hours.
- A site visit was scheduled with SC Broadband to assess the feasibility of consolidating Internet service, including network segmentation, IT maintenance, and cybersecurity review.

DRAFT MINUTES PENDING APPROVAL

- Work was underway to purchase a used Starlink system for the firehouse to enable mobile emergency communications, in place of SC Broadband.
- An application was in progress to obtain state-issued fuel cards for fire vehicles and miscellaneous maintenance equipment.
- Town insurance coverage, including liability and fire truck coverage, was being finalized.
- IRS penalties related to prior-year payroll tax delinquencies continued to arrive. The most recent penalty received over the weekend was approximately \$14,000.

4.3. Mayor

Mayor Cox reported on the following:

- Cemetery flags were placed on veterans' graves for Memorial Day by Karen Terry.
- The volunteer bench on town grounds has been installed with a commemorative sign.
- Boulder Arts Council's Music in the Park series begins this weekend, featuring local musicians and vendors and the announcement of The Arts Council's Boulder Artist Grant winners.
- A meeting with Garfield County Commissioner David Tebbs and Kara Owens, director of county EMS is scheduled for Wednesday, June 10, with local EMTs to be invited.
- The first planning meeting for the five-county Hazard Mitigation Plan had taken place. Work was to proceed on a monthly basis through September, beginning with a risk assessment in June. Completion of the plan was identified as critical for grant eligibility and disaster response funding.
- The CARES funding report had been completed and submitted.

V. CONSENT AGENDA

DRAFT MINUTES PENDING APPROVAL

Mayor Cox noted that the May 5 meeting minutes required minor spelling corrections to certain names.

Motion: Council Member Josh Ellis moved to approve the consent agenda, including the financial reports prepared by Dave Sanderson and the minutes from the May 5, 2026, Regular Meeting as amended for spelling corrections. Council Member John Veranth seconded.

Vote: Voice Vote – All members voted in favor.

Result: Approved unanimously 5-0

VI. PUBLIC HEARING (Public Input Only, Motion to Enter/Exit)

The Council voted to recess the Regular Meeting and convene the Public Hearing.

Motion: Council Member Josh Ellis moved to leave the regular meeting and open the public hearing. Council Member John Veranth seconded.

Vote: Voice Vote – All members voted in favor.

Result: Approved unanimously 5-0

6.1. Proposed Amendments to the Fiscal Year 2026 Budget

Mayor Cox explained that three budget categories — Administration, Landfill, and Roads — were projected to finish the fiscal year in deficit, in part due to miscoding of expenditures. The town's accountant, Dave Sanderson, recommended transferring funds from savings to cover the overages in those categories, with any unspent balances in other categories to be returned to savings at fiscal year-end. The Council noted this action was required to ensure no category finished in the red at year-close.

Nancy Tosta observed that the Planning Commission training line item in the FY2026 budget showed almost no expenditure, which did not reflect actual spending. She noted that checks for training exceeded the budgeted amount and that items appeared to have been miscoded. She also noted a spelling error in the budget document.

6.2. Proposed Fiscal Year 2027 Budget

DRAFT MINUTES PENDING APPROVAL

Nancy Tosta, speaking on behalf of the Planning Commission, raised concern that the Planning Commission's training budget had been cut by nearly 60% in the proposed FY2027 budget, while the Town Council's training budget had doubled. She also noted that no allocation for contracted professional or technical services had been made for the Planning Commission in FY2027. She requested that the Planning Commission have a role in the budget process for its own line items.

Phoenix Bunke spoke in support of the proposed property tax increase, stating that even as a homeowner with significant mortgage costs, the proposed increase amounted to a modest contribution and expressed confidence that the Council had handled the matter carefully.

Ward Coombs asked whether Boulder Town's sales tax rate was set locally or by the state, whether the town might be higher than neighboring communities, whether the IRS penalties were budgeted in FY2027, and how the allocation of property tax among taxing entities was determined. Council Member Josh Ellis and Council Member John Veranth clarified that sales tax rates are set by state law, that Boulder is among the higher municipal rates due to its status as an impacted tourism community receiving an additional 1% resort-area allocation, that a further half-percent increase to resort tax would require a public referendum, and that the IRS penalties were being paid from prior-year savings and were not included in the FY2027 operating budget. It was confirmed that the IRS penalties related to unfilled quarterly payroll taxes and noted the town had retained a specialized CPA firm to work toward abatement. The property tax rate is annually certified and flattened by the state, preventing revenue growth without a formal Truth in Taxation action.

Blake Spalding expressed strong support for the tax increase given the potential for a significant tourism downturn following anticipated changes to the Grand Staircase-Escalante National Monument management plan. She reiterated concern about whether all short-term rental operators were remitting the same tax obligations as licensed lodging businesses and suggested the town seek to impose higher impact fees on developers.

VII. ADMINISTRATIVE ACTION ITEMS (Motion Required)

The Council voted to close the Public Hearing and reconvene the Regular Meeting.

Motion: *Council Member Josh Ellis moved to close the public hearing and reopen the regular meeting. Council Member John Veranth seconded.*

DRAFT MINUTES PENDING APPROVAL

Vote: *Voice Vote – All members voted in favor.*

Result: *Approved unanimously 5-0*

7.1. Consideration of Fourth of July Expenditures and Plan

It was clarified that the \$4,500 total included \$1,500 already received from the America 250 state grant, making the net town expenditure \$3,000. The motion was framed to approve the full \$4,500 in expenditures as presented.

Motion: *Council Member Josh Ellis moved to approve the FY2026 Fourth of July expenditures and plan, requesting \$4,500 as presented. Council Member Lacy Allen seconded.*

Vote: *Voice Vote – All members voted in favor.*

Result: *Approved unanimously 5-0*

7.2. Consideration of Resolution to Extend New Business Licenses

Mayor Cheryl Cox explained that earlier in the year, existing business licenses had been extended to December 31, 2026, while the town revised its business license ordinance and application. However, new licenses issued since that time still carried a June 30 expiration. This resolution extended new business licenses to December 31, 2026, on the same basis. Councilmember Lacy Allen noted the extension should not be renewed further and that the Council needed to finalize a new payment structure and ordinance for FY2027.

Motion: *Council Member Josh Ellis moved to approve Resolution 2026-Q [No. 2026-17] as presented [to extend the expiration date for all business licenses issued in 2026]. Council Member Lacy Allen seconded.*

Vote: *Voice Vote – All members voted in favor.*

Result: *Approved unanimously 5-0*

7.3. Consideration of Landfill Attendant Substitute

DRAFT MINUTES PENDING APPROVAL

A letter of interest was received on June 1, 2026, from Hopi Hunt for the position of substitute landfill attendant.

Motion: Council Member Josh Ellis moved to approve the hiring of Hopi Hunt as substitute landfill attendant at the current pay schedule. Council Member Tina Karlsson seconded.

Vote: Voice Vote – All members voted in favor.

Result: Approved unanimously 5-0

VIII. LEGISLATIVE ACTION ITEMS (Motion Required)

8.1. Consideration of Amendments to the Fiscal Year 2026 Budget

Consistent with the public hearing discussion and the recommendation of town accountant Dave Sanderson, the Council moved to formally amend the FY2026 budget to address the projected overages in the Administration, Landfill, and Roads categories.

Motion: Council Member Lacy Allen moved to amend the Fiscal Year 2026 budget by reallocating funds from savings to cover overages in Administration, Landfill, and Roads, with unexpended funds from all other accounts to be returned to savings at the end of the fiscal year. Councilmember Josh Ellis seconded.

Vote: Roll Call Vote – Council Member Josh Ellis - Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.

Result: Approved unanimously 5-0

8.2. Consideration of Property Tax Impact Schedule

Mayor Cheryl Cox explained that the property tax impact schedule had been presented publicly over several months, with the proposed increase amounting to approximately \$4.40 per month for a typical residential property. The Council discussed whether to increase the proposed amount if the Truth in Taxation process was required, but Town Clerk Julian advised that she believed a change from the

DRAFT MINUTES PENDING APPROVAL

publicly noticed amount would require an additional public hearing before the June 30 statutory deadline. Council Member John Veranth indicated he was satisfied with that answer and no change was pursued. The motion authorized administration to proceed with all necessary steps, including Truth in Taxation if legally required, based on the presented schedule.

Motion: Council Member Josh Ellis moved to authorize the administration to proceed with all necessary steps to finalize the property tax rate adjustment, including the Truth in Taxation process if determined to be legally required, based on the presented property tax impact schedule. Councilmember Lacy Allen seconded.

Vote: Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.

Result: Approved unanimously 5-0

8.3. Consideration of Adoption of the Fiscal Year 2027 Budget, Including a Proposed Tax Increase

Prior to the vote, the Council briefly discussed the Planning Commission's training budget disparity raised during the public hearing. Council Member Josh Ellis advised against making line-item adjustments at this stage, noting that the budget was built on restructured categories with limited historical comparability, and that the budget could be amended as needed throughout the year. The Council expressed general support for planning commission training and indicated a willingness to revisit the line item when final budget numbers are confirmed following Truth in Taxation, if applicable.

Motion: Council Member Josh Ellis moved to adopt the Fiscal Year 2027 Budget as presented, or as an interim budget if the Truth in Taxation process is legally required, including the proposed tax increase . Councilmember Lacy Allen seconded.

Vote: Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.

Result: Approved unanimously 5-0

IX. WORK SESSION (Discussion Only - No Action Taken)

9.1. Chapter 111 Alcoholic Beverages Ordinance Amendment

The Council discussed the proposed amendment to the town's alcoholic beverages ordinance. Council Member Josh Ellis and Council Member Veranth agreed that the draft ordinance was overly complex and should be substantially simplified. The Council reached consensus that the town's role should be limited to administering the local consent process as required by state law, without duplicating state requirements. The following criteria were identified as the minimum necessary for local consent: that the applicant operate in a properly zoned area and hold a town business license. Beyond those criteria, the Council agreed not to impose requirements stricter than state law. It was confirmed that a public hearing may be required if zoning criteria are referenced, and this would be verified in advance.

Action Item Assigned: Council Member Josh Ellis and Council Member Lacey Allen were designated as the less-than-quorum working committee to develop a plain-language draft of the simplified ordinance for presentation to the full Council. The goal is to have a working draft available for the July meeting with potential adoption in August after legal review.

9.2. RSTR Ordinance And Application Process Update

Town Clerk Julian reported on the revision of the Short-Term Rental Regulation (RSTR) ordinance. The Town Attorney reviewed the December-amended ordinance and updated application, identified minor language revisions necessary to ensure the Council's intent is both enforceable and administratable and advise on the outstanding issue requiring explicit clarification in the revised draft is the transition from a first-in, first-out waiting list to a lottery system. The attorney's recommended timeline includes presenting a redlined draft and accompanying memo to the Planning Commission for a Public Hearing and Vote in July, followed by a Public Hearing and Vote by the Town Council in August. This timeline will coincide with related updates to the business license ordinance and application. The Council unanimously concurred with this recommended schedule.

9.3. Town Tree Ordinance Amendment Update

Mayor Cheryl Cox noted that the attorney had been briefed on the town's intent and was researching how to structure volunteer committees outside the requirements of the Open Public Meetings Act. Council Member Tina Karlsson reported that the

DRAFT MINUTES PENDING APPROVAL

Tree City volunteer group had suggested an open membership model where any community member attending meetings regularly could participate, with consensus-based recommendations passed to the Council liaison.

Action Item Assigned: Council Members Ellis and Karlsson are to finalize their draft comments for legal review.

9.4. 4th of July Parade and Serving Dinner

The Council discussed strategies to increase parade participation. A parade permit application had been submitted to UDOT by town staff. The Council considered but declined to implement a competitive judging process, citing practical difficulties from prior years. Council Member John Veranth suggested a participant acknowledgment approach in which every float receives a custom, humorous category recognition rather than competitive rankings, creating an inclusive and celebratory atmosphere. The Council broadly agreed this was the preferred approach.

Regarding Council visibility, Mayor Cox indicated that all available Council members would serve dinner at the event as a public service gesture. Mayor Cox also noted that the Beards were being considered to lead the parade carrying flags.

Action Item Assigned: Mayor Cheryl Cox and Council Member Lacy Allen were designated to finalize the participation incentive and acknowledgment plan, drawing on Council Member John Veranth's suggestion.

9.5. Meeting File Storage & Management Review

Council Member Josh Ellis noted that relevant case law and guidance on this topic predates the 2024 revisions to the Open and Public Meetings Act, which narrowed the definition of a meeting and tightened the standard for what constitutes prohibited deliberation outside a meeting. He indicated he wished to research the matter further and consult with the town attorney before bringing a fuller analysis to the Council.

Action Item Assigned: Council Member Josh Ellis to follow up on this item for a future meeting, hopefully collaborating with Planning Commission Chair Nancy Tosta.

X. GENERAL PUBLIC COMMENT (Public Input)

DRAFT MINUTES PENDING APPROVAL

No public comments were received.

XI. CLOSING BUSINESS

11.1. Review of Outcomes, Assignments, and Counsel Recommendations

Town Clerk Elizabeth Julian provided a summary of meeting outcomes and assignments, which was accepted without correction. The summary was consistent with the record reflected in these minutes.

11.2. Future Agenda Items

The following items were identified for future agendas:

- **Cougar Management Plan Resolution:** Mayor Cox indicated she would move forward with drafting a formal resolution expressing the town's economic and public safety concerns regarding the cougar management plan, with assistance from the town attorney, rather than waiting further for a presentation from wildlife officials. Councilmember Josh Ellis supported proceeding without further delay, noting a recent incident in which a horse was injured in a snare.
- **Fire Ordinance Update:** Town Clerk Elizabeth Julian reminded the Council this item remained on the work plan.
- **No-Burn/No-Fireworks Reminder Public Notice:** Town Clerk Elizabeth Julian noted that a public notice similar to one issued the prior year would be distributed in the coming weeks ahead of the Fourth of July holiday.
- **Purchasing Policy:** Councilmember Veranth was working on a draft purchasing policy for future consideration.
- **Fee Schedule Changes:** Identified as a pending discussion item.
- **Highway 12 Safety Issues:** Councilmember Lacy Allen and other members raised ongoing concerns about speeding and unsafe passing on Highway 12 through town, including at the subdivision entrance and near Hell's Backbone Grill.

DRAFT MINUTES PENDING APPROVAL

Action Item Assigned: Councilmember Veranth was authorized to contact UDOT engineering staff on behalf of the town to initiate a discussion on multiple Highway 12 safety concerns, including double-yellow line designation, pedestrian safety near Hell's Backbone, and sight distance at key intersections.

11.3. Confirmation of Next Regular Meeting: Tuesday, July 7, at 7:00 PM

The next regular meeting was confirmed for **Tuesday, July 7, 2026, at 7:00 PM**. Town Clerk Elizabeth Julian noted that at the July meeting, the Council would be asked to consider moving the August meeting from the first Tuesday to the second Tuesday (August 11) to accommodate a potential Truth in Taxation public hearing at the request of the County Clerk.

XII. CLOSED SESSION (Action - Motion Required To Enter/Exit)

Motion: Council Member Josh Ellis moved to enter a closed session in the meeting room to discuss the character, competence, or mental health of an individual. Councilmember Lacy Allen seconded.

Vote: Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.

Result: Approved unanimously 5-0

The Council entered a closed session. All Council members and Town Clerk Elizabeth Julian were present. Councilmember Veranth participated by telephone.

XIII. RETURN TO REGULAR MEETING (Discussion & Possible Action)

Motion: Council Member Josh Ellis moved to close the closed session and reconvene the open meeting. Councilmember Tina Karlsson seconded.

Vote: Roll Call Vote – Council Member Josh Ellis- Aye, Council Member Tina Karlsson - Aye, Council Member John Veranth - Aye, Council Member Lacy Allen - Aye, Mayor Cheryl Cox - Aye.

DRAFT MINUTES PENDING APPROVAL

Result: *Approved unanimously 5-0*

No action was taken following the closed session.

XIV. ADJOURNMENT

Mayor Cox adjourned the meeting at 9:58 PM.

CERTIFICATE

BOULDER TOWN, STATE OF UTAH

[First and Last Name], Title

ATTESTATION:

[First and Last Name], Title

Date Approved by the Town Council:

Report Title: Town Credit Account and State Fuel Card Applications

Governing Body: Town Council

Meeting Date: July 7, 2026

Agenda Item: Authorization for Credit Account & State Fuel Card

Item Type: Administrative Action Item

Contributors: Administration

Prepared by: Elizabeth Julian

Date Submitted: July 6, 2026

RECOMMENDED ACTION

Move to authorize the Town administration to apply for a general municipal credit card and to enroll in the Utah state fuel card program for all grounds maintenance equipment and fire department vehicles.

BACKGROUND

Currently, the Town lacks a dedicated credit card for online purchases and smaller expenses, often requiring staff to use personal cards and seek reimbursement. Additionally, the Town's current fuel procurement process for grounds and fire vehicles could be optimized through the state fuel card program for better tracking and reporting.

OBJECTIVE

Secure efficient and auditable payment methods for municipal purchases and optimize fuel management for Town vehicles.

DISCUSSION GUIDANCE

Council members could consider the proposed spending limits for the credit card, designated cardholders, and the administrative workflow for fuel card usage and tracking or assign that to Mayor Cheryl Cox and Treasurer Lacy Allen to determine.

Report Title: Work Session

Governing Body: Town Council
Meeting Date: July 7, 2026

Agenda Item: Work Session, Multiple Sub-Items
Item Type: Information

Contributors: Town Council Members and Town Attorney
Prepared by: Cheryl Cox and Elizabeth Julian

Date Submitted: July 6, 2026

This report provides background and proposed actions for the Town Council Work Session. To help make the best use of our time together, please review these materials beforehand and come prepared with any feedback, questions, or direction you may have for each topic.

9.1. TRUTH IN TAXATION: NEXT STEPS

Background

Following the June presentation of the interim budget and property tax proposal, the Town Council approved the Truth in Taxation process. Staff have completed all required state paperwork, keeping us on track for the public hearing on August 11, 2026. The interim budget has been updated to clearly distinguish between current tax revenue and the projected increase.

Objective

Provide an update on the status of the process and budget modifications.

Discussion Guidance

This is for informational purposes only; no Council action is required.

Attachments

A. 2026 Fiscal Year Property Tax Increase Checklist

 BT-2026_SUPPLEMENTAL_2026FiscalYearPropertyTaxIncreaseCheck...

- B. Updated Interim Budget; modifications are distinguished by red text and highlighting to note \$13,000 proposed adjustment

 BT-2026_FINANCE_FY27BudgetProposal_DRAFT_V11.0

9.2. PLANNING COMMISSION PROGRESS ON GENERAL PLAN

Background

The Planning Commission is working on updates to the General Plan and Zoning Ordinance. In June, they held community open houses to gather feedback, which they are currently processing for their July 23rd meeting.

Objective

Receive an update on the commission's progress and discuss any community feedback.

Discussion Guidance

The Council is invited to share any community comments or concerns and provide feedback on the commission's ongoing work.

Attachments

- C. Planning Commission General Plan Comments From Public Forum

 BT-2026_COMMENT_20260623_GeneralPlanV5CommentsFromPublic...

- D. Council Member John Veranth's Report regarding PC Assignmnets

 BT-2026_REPORT_20260707_PCZoningAndGeneralPlan_DRAFT_V1.0...

9.3. FIRE RESTRICTIONS: PROPOSED AMENDMENT

Background

The Council is updating the Fire Restrictions Ordinance to align local terms with state and county standards. The Town Attorney is currently preparing the updated language for Council review.

Objective

Provide an update on the ordinance drafting status ahead of a potential vote in August.

Discussion Guidance

This is for informational purposes only; no Council action is required at this time.

Attachments

E. Notice | June 24, 2026 | Fire Safety and Restriction Reminders

 BT-2026_NOTICE_20260624_FireSafetyAndRestrictionReminders.pdf

F. Email | June 27, 2026 | Memorandum On State Fireworks Ban

 BT-2026_EMAIL_20260627_MemorandumOnStatewideFireworksBan.pdf

G. Report | April 7, 2026 | Amending Fire Restrictions Ordinance

 BT-2026_REPORT_AmendingFireRestrictionsOrdinance_26-04-07_DR...

H. Report | April 7, 2026 | Work Session

I.  BT-2026_REPORT_WorkSession_26-04-07.pdf

9.4. PURCHASING POLICY: PROPOSED AMENDMENT

Background

Council member John Veranth presented a draft purchasing policy in May. The draft has been updated based on Council feedback and is currently with the Town Attorney for review.

Objective

Provide an update on the review status of the proposed policy.

Discussion Guidance

This is for informational purposes only; no Council action is required at this time.

9.5. ALCOHOLIC BEVERAGES ORDINANCE: PROPOSED AMENDMENT

Background

The Council is simplifying the Alcoholic Beverages Ordinance to focus on the local consent process—confirming zoning and valid business licenses—rather than duplicating state requirements. A simplified draft is currently with the Town Attorney for review.

Objective

Review the status of the ordinance update, which is on track for potential adoption in August.

Discussion Guidance

This is for informational purposes only; no Council action is required at this time.

9.6. PREDATOR MANAGEMENT STUDY: PROPOSED RESOLUTION

Background

The Council is considering a resolution (RES-2026-M) to formally oppose intensified cougar removal methods (trapping and snaring) within the Boulder Management Unit, citing concerns about public safety and economic impacts.

Objective

Gather Council feedback on the draft resolution before it is finalized for a future vote.

Discussion Guidance

The Council is invited to review the draft and provide feedback before it is finalized.

Attachments

J. Draft Resolution No. 2026-M, opposes intensified cougar removal methods

[BT-2026_RESOLUTION_RES-2026-M_Cougar_DRAFT_V2.0_CCoX](#)

9.7. FEE SCHEDULE: PROPOSED AMENDMENT

Background

The Council is reviewing the fee schedule for town facilities and land use applications to ensure they remain cost-effective. A committee has reviewed rental rates, and the Zoning Administrator has provided input on land use fees.

Objective

Review the proposed fee adjustments to support town operations and align charges with current costs.

Discussion Guidance

The Council is invited to review the proposed changes (highlighted in red) and provide feedback.

Attachments

K. Proposed Fee Schedule Changes In Red

 Fee Schedule

9.8. BOULDER FARMSTEAD WATER CONTRACT: REVIEW

Background

Mayor Cheryl Cox has met with the Boulder Farmstead President to discuss updating the fire protection and water access agreement.

Objective

Review the updated draft to identify any necessary revisions and determine an appropriate annual fee for water access.

Discussion Guidance

The Council is invited to review the draft, discuss the annual fee amount, and provide feedback.

Attachments

L. Proposed Fire Protection and Water Access Agreement

 BT-2026_CONTRACT_FireProtectionWaterAccess_DRAFT_V1.0

9.9. EMERGENCY RESPONSE PLAN: REVIEW

Background

Roger Carter (Five County Association of Governments) is partnering with Southern Utah University students to assist communities in developing Emergency Response Plans. He has shared examples from Orderville and Minersville to help the Town evaluate the program and determine if we would like to collaborate on a similar plan for Boulder.

Objective

Determine if the Town would like to proceed and, if so, identify a subcommittee to work with Roger Carter's team.

Discussion Guidance

The Council is invited to review the provided examples and discuss whether to partner with the 5 County Association of Governments. If the Council supports this initiative, we will form a subcommittee to oversee the project.

Attachments

M. June 22, 2026 Email from Roger Carter regarding Emergency Response Plan

 BT-2026_EMAIL_20260622_EmergencyResponsePlan_RCartter.pdf

N. Example Emergency Response Plans provided by Roger Carter

N.a. Minnersville

 Minersville Sample dcoument ERP.pdf

N.b. Orderville

 Orderville Sample ERP.pdf

9.10. ETHICAL BEHAVIOR PLEDGE FORM & CODE OF ETHICS POLICY

Background

Mayor Cheryl Cox consulted the Town Attorney regarding the "Ethical Behavior Pledge" (EBP) form from the Utah Auditor's Office, specifically regarding concerns about the form's language on work and political activity. In response, the Attorney provided a template for a "Code of Ethics Policy," which offers more detailed guidance on ethical standards than the EBP alone. The Town does not currently have an official Code of Ethics policy.

Objective

Review the provided template and determine if the Town should adopt an official Code of Ethics policy.

Discussion Guidance

The Council is invited to review the provided template and discuss the potential adoption of a formal Code of Ethics policy to replace or supplement the current EBP.

Attachments

O. Ethical Behavior Policy Template

 BT-2026_POLICY_2026Template_EthicalBehaviorPolicy.docx

9.11. “WELCOME TO BOULDER” SIGN: DISCUSSION

Background

Resident Bob Rugar has designed a new "Welcome to Boulder" sign and requested the Town Council's feedback. To facilitate review, the sign was temporarily placed at the corner of the town park over the July 4th weekend. Installing a town welcome sign has been a discussed objective dating back to the previous General Plan.

Objective

Review the proposed sign design and discuss potential locations and next steps for implementation.

Discussion Guidance

The Council is invited to share feedback on the sign's design and discuss potential placement locations within town, as well as any regulatory or maintenance considerations.

Attachments

P. Welcome To Boulder Sign, Image 7500

■ BT-2026_RESOURCE_20260706_WelcomeToBoulderSign_IMG7500.jpeg

Q. Welcome To Boulder Sign, Image 7501

■ BT-2026_RESOURCE_20260706_WelcomeToBoulderSign_IMG7501.jpeg

A property tax increase may not be certified unless evidence/proof has been made to the county auditor and Tax Commission for each item below. Proof can take several forms. Please ensure the evidence you provide clearly and conclusively supports the necessity or justification for each checkbox.

Disclaimer

This document is provided for assistance. It is the sole responsibility of the taxing entity to ensure all statutory requirements are followed for a property tax increase. Entities should verify that they are meeting all legal requirements and consult with their attorney as needed. This document reflects updates from 2026 H.B. 236 and S.B. 238 and current Utah Code.

On or before June 1st

Entity is required to notify the County Auditor **and** the USTC of the following items regarding its August Property Tax Increase Hearing:

- ☐ Date
- ☐ Time
- ☐ Location

First meeting in May – Tentative budget that includes increase

- ☐ Budget Officer statement that the tentative budget includes a proposed tax rate increase.
- ☐ Taxing entity includes, on the agenda for the public meeting, a separate item notifying the public that an executive officer or budget officer of the taxing entity intends to state in the public meeting that the tentative budget includes a proposed tax rate increase.
- ☐ An entity shall present a **property tax impact schedule** that is separate from all other budget documents.

At a public meeting between May 1 and June 13th

- ☐ Taxing entity includes, on the agenda for the public meeting, a separate item notifying the public that an executive officer or budget officer of the taxing entity intends to state the following:
 - ☐ The entity is considering a tax rate that exceeds the certified tax rate.
 - ☐ The approximate dollar amount and purpose of the ad valorem tax revenue increase.
 - ☐ The approximate percentage increase in ad valorem tax revenue that is based on the tax rate increase.
 - ☐ That the entity shall provide notice of and conduct a public hearing as required where members of the public have an opportunity to comment on the proposed increase.

Before June 22nd - Adopt Proposed Tax Rate Increase

Subject to 59-2-919

Fill in Proposed Tax Rate Revenue in column 11 on taxrates.utah.gov

Tax Rate Summary (693) CTY

Proposed Tax Rate Value:
Budgeted Revenue / Proposed Tax Rate Value = Proposed Tax Rate

(1) Budget Code	(2) Budget Name	(3) Election Date	(4) Voted Rate Limit	(5) Utah Annotated Code	(6) Maximum By Law	(7) Calculated Certified Tax Rate	(8) Auditor's Certified Tax Rate	(9) Auditor's Certified Rate Revenue	(10) Proposed Tax Rate	(11) Budgeted Revenue	(12) Final Tax Rate	(13) Final Budgeted Revenue
10	General Operations			\$10-6-133	.007			0				
30	Library			\$59-7-501&10-6-133.5	0.001			0				
50	Tort Liability			\$63G-7-704(2)(b)	0.0001			0				
190	Discharge of Judgement			\$59-2-1328 & 1330	Sufficient			0				
200	Special Improvement Guaranty Fund			\$11-42-701	0.0002			0				
Total Tax Rate									0	0.000000		0.000000

Click on the Truth in Taxation button that will appear on the Tax Rate Summary (693) screen.

Fill out Hearing and Advertisement information to generate Entity Ad. Click the green button to view Tax Increase Entity Advertisement once complete.

Fiscal Year Tax Increase

- ☒ Truth in Taxation
☐ Judgment Levy
☐ Both Truth in Taxation & Judgment Levy

Newspaper Advertisement 2025

Average Residential Value: Avg Residential Value (Please Obtain From the Assessor's Office)

Advertisement Information

Taxing Entity Name: Name on Ad

Contact Phone: Contact Phone on Ad

Entity Website: Website

Virtual Meeting Link: Internet Address for Remote Participation and Live Streaming Options

Notice Information (2 are Required)

1st Notice Date: 1st Published Date 2nd Notice Date: 2nd Publish Date

1st Notice Location: 1st Posted Location(s) 2nd Notice Location: 2nd Posted Location(s)

Public Hearing Information

Room #: Room Number/Name Date: Hearing Date (At Least 10 Days After Notice Mailing)

Location: Building Name Time: Start Time (At or After 6:00 P.M.)

Address: Street Address

City: City

Whom should the Tax Commission contact with questions?

Name: Division Contact Note: Does NOT Appear on Advertisement

Phone: Contact Phone Note: Does NOT Appear on Advertisement

On or Before June 30th - Interim Budget

Prepare and adopt an interim budget that:

- ☐ Is based on the taxing entity's proposed tax rate increase.
- ☐ Includes a property tax impact schedule.
- ☐ Is in effect for the period beginning on July 1 and ending after the date on which the taxing entity adopts a final budget.
- ☐ Sets aside, in a restricted budget account, an amount of the taxing entity's general fund revenue that is no less than the amount of additional ad valorem tax revenue that would be generated by the taxing entity's proposed tax rate increase.
- ☐ Entity may not expend or otherwise obligate the revenue that the taxing entity sets aside in a restricted budget account for the period beginning on July 1 and ending after the date on which the taxing entity, subject to the requirements of Section 59-2-919, adopts a budget.

Through June 30th – Property Tax Impact Schedule

Property Tax Impact Schedule:

Present and make available to the public the property tax impact schedule

- ☐ **At the first meeting in May** when the budget with proposed increase is presented.
- ☐ **At each public hearing held prior to June 30** at which the taxing entity discusses the taxing entity's proposed general fund budget for the ensuing fiscal year period.
- ☐ As a separate document from all other budget documents.

The property tax impact schedule shall specify

- ☐ The approximate dollar amount of additional ad valorem tax revenue that would be generated by the proposed tax rate increase.
- ☐ The approximate percentage increase in tax revenue that is based on the proposed tax rate increase.
- ☐ The approximate percentage increase to the amount of property taxes paid on an average residence per year as a result of the proposed tax rate increase.
- ☐ The approximate percentage increase to the amount of property taxes paid on an average commercial property per year as a result of the proposed tax rate increase.

For each department of the taxing entity whose budget would be affected by proposed increase

- ☐ Outline the budget increase or decrease to the department.
- ☐ Articulate the operational impact to the department if the taxing entity approves the increase.

14+ days before the Property Tax Increase hearing**Post Entity Advertisement:**

- ☐ Electronically on the Utah Legals Website.
- ☐ Electronically on the Utah Public Notice Website.
- ☐ Electronically on the public portion of the entity's official website.
 - If Entity is a town, as defined in Section §10-2-301, and does not have a public website as of May 1 of the calendar year in which the taxing entity proposes a tax rate increase, Entity shall instead state the physical address of the fiscal year taxing entity's town hall or principal place of business.
 - And if a provision of this section requires a fiscal year taxing entity to post information on the taxing entity's public website within a specific time frame, a fiscal year taxing entity shall instead post that information at the fiscal year taxing entity's town hall or principal place of business within that specific time frame.
- ☐ Physically in a public location in or near the affected area that is reasonably likely to be seen by residents of the affected area.

Post County Combined Advertisement:

- ☐ If the county auditor compiles the list required by Section 59-2-919.2, make the list available from the main page of the taxing entity's public website for a period that begins at least 14 days before the date on which the public hearing is held and ends on or after the date on which the commission certifies the taxing entity's certified tax rate.
- ☐ Make available at the public hearing and to anyone who requests.

Entity Ad

NOTICE OF PROPOSED TAX INCREASE ENTITY NAME	
The ENTITY NAME is proposing to increase its property tax revenue.	
The ENTITY NAME tax on a \$_____ residence would increase from \$_____ to \$_____, which is \$_____ per year.	
The ENTITY NAME tax on a \$_____ business would increase from \$_____ to \$_____, which is \$_____ per year.	
If the proposed budget is approved, ENTITY NAME would receive an additional \$_____ in property tax revenue per year as a result of the tax increase. If the proposed budget is approved, ENTITY NAME would increase its property tax budgeted revenue by _____% above last year's property tax budgeted revenue excluding eligible new growth.	
The ENTITY NAME invites all concerned citizens to a public hearing for the purpose of hearing comments regarding the proposed tax increase and to explain the reasons for the proposed tax increase. You have the option to attend or participate in the public hearing in person or virtually.	
PUBLIC HEARING	
Date/Time:	____/____/____ 6:00 PM
Location:	Entity Location Address City
To obtain more information regarding the tax increase, citizens may contact the ENTITY NAME at 888-888-8888 or visit _____. Instructions for virtual participation in the public hearing will be available at _____ no later than 24 hours before the public hearing is scheduled to begin.	

County Combined Ad from County Auditor

BOX ELDER COUNTY NOTICE OF PROPOSED TAX INCREASE							
The following taxing entities are proposing to increase property tax revenue within BOX ELDER COUNTY. Data is based on the taxing entity's average value shown below. The same value is used for both residential and commercial property. Concerned citizens are invited to attend the public hearings listed.							
FOR FURTHER INFORMATION CONTACT THE INDIVIDUAL ENTITIES AT THE NUMBERS SHOWN BELOW.							
Entities Proposing a Tax Increase	Average Market Value	If approved, tax will increase From:	To:	Additional Ad Valorem Tax Revenue	% Increase if Proposed Tax Increase is Approved	Date/Time	Public hearing information Location Phone:
BOX ELDER SCHOOL DISTRICT	\$450,000	Residential: \$923.18 Commercial: \$1,678.50	\$1,266.71 \$2,303.10	\$11,257,317	36.54%	Aug 13, 2025 7:00 P.M.	960 S Main St Brigham City 435-734-4800
BRIGHAM CITY	\$400,000	Residential: \$354.42 Commercial: \$644.40	\$370.70 \$674.00	\$155,000	4.35%	Aug 07, 2025 6:00 PM	20 N Main Street Brigham City 435-734-6600
FIELDING TOWN		Residential: Commercial:		\$4,264	26.48%	Aug 06, 2025	--
HOWELL CITY	\$343,000	Residential: \$108.85 Commercial: \$197.91	\$180.54 \$328.25	\$9,876	65.26%	Aug 06, 2025 6:00 P.M.	16020 N 17300 W Ste. A Howell 435-241-6935
WILLARD CITY	\$515,000	Residential: \$271.35 Commercial: \$493.37	\$394.85 \$717.91	\$130,999	45.15%	Aug 06, 2025 6:00 P.M.	80 West 50 South Willard 435-734-9881
*Additional Ad Valorem Tax Revenue does not include amount from Judgment Levies. **This list is for informational purposes only and should not be relied on to determine a taxpayer's property tax liability. For specific property tax liability information the taxpayer should review their "Notice of Valuation and Tax Change".							

July 22nd - Valuation Notice Mailed

Date, Time, Location of Hearing, and the additional amount or requested revenue are required to be on the Notice of Valuation.

		COMPARE		PROPOSED		CHANGES		ADDITIONAL ANNUAL REVENUE	BE HEARD	
2024	2025 IF NO INCREASE	2025 IF PROPOSED BUDGET APPROVED		IF 2025 INCREASE						
TAXING ENTITIES	TAXES	RATE	TAXES	RATE	TAXABLE VALUE	TAXES	CHANGE IN TAX	CHANGE IN %	PUBLIC TRUTH-IN-TAX MEEETING DATE - TIME - PLACE	
BOX ELDER SCHOOL DISTRICT	570.19	0.003730	483.03	0.006118	129,600	662.78	179.75	37.200%	11,257,317 155,000	AUG 13 7:00 PM 960 S MAIN ST, BRIGHAM (435)734-4800
BRIGHAM CITY	220.93	0.001611	208.63	0.001685	129,600	218.21	9.58	4.600%		AUG 7 6:00 PM 20 N. MAIN ST, BRIGHAM (435)734-6801
BASIC SCHOOL LEVY	182.34	0.001379	178.58	0.001379	129,500	178.58	0.00	0.000%	1,145,000	--- HEARING HELD NOV 2024
BOX ELDER COUNTY	157.73	0.001149	148.79	0.001291	129,500	167.18	18.39	12.400%		
BE SCHOOL DIST-50 BOND		0.000428	55.43	0.000428	129,500	55.43	0.00	0.000%		
BEAR RIVER WATER CONSV DIST	30.82	0.000225	29.14	0.000225	129,500	29.14	0.00	0.000%		
LOCAL ASSESSING & COLLECTING	29.13	0.000208	26.94	0.000208	129,500	26.94	0.00	0.000%		
BOX ELDER MOSQUITO ABATEMENT DISTRICT	23.67	0.000172	22.27	0.000172	129,500	22.27	0.00	0.000%		
CHARTER SCHOOL LEVY	6.35	0.000053	6.86	0.000053	129,500	6.86	0.00	0.000%		
MULTI-COUNTY ASSNG & COLLECT	1.94	0.000014	1.81	0.000014	129,500	1.81	0.00	0.000%		
TOTALS	1,223.00	0.008969	1,161.48	0.010573	129,500	1,369.20	207.72	17.900%		LAST PROPERTY REVIEW: 2024

THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

A county shall include the property tax impact schedule as part of the county Notice of Valuation, **if requested and paid for by the taxing entity.**

24+ hours before Property Tax Increase Hearing:

- ☐ Post instructions on the taxing entity's public website as to how individuals can connect to and participate virtually in the public hearing.
- ☐ An entity shall ensure that individuals participating virtually can:
 - ☐ Access the public hearing electronically through video and audio connection.
 - ☐ Provide oral testimony through video, audio, or both video and audio connection.
 - ☐ Submit written comments electronically for inclusion in the public record, both before and during the public hearing.

August 1st – August 31st -Property Tax Increase Hearing Requirements

- ☐ **No meetings** discussing general business may be held on the same day as the property tax increase hearing.
- ☐ An entity may not schedule a public hearing at the same time as another overlapping taxing entity in the same county (unless the entities are governed by the same board or authority). Contact the County Auditor to resolve any conflicts.
- ☐ **No hearings** for an entity may be held on the same date as the property tax increase hearing **EXCEPT**:
 - The entity's budget hearing.
 - A special district or special service district's fee hearing.
 - A city or town's enterprise fund hearing.
- ☐ The property tax increase hearing may be scheduled **no earlier than 6 p.m.**
- ☐ The entity must allow interested parties desiring to be heard an opportunity to present oral testimony within reasonable time limits and without unreasonable restriction on the number of individuals allowed to make public comment.
- ☐ The hearing must be open to the public and must be available for individuals to attend **both** in person or virtually.

Agenda*

- ☐ The property tax increase hearing agenda **MAY NOT** contain items on the agenda other than discussion and action on the taxing entity's intent to levy a tax rate that exceeds the taxing entity's certified tax rate.
- ☐ The property tax increase hearing agenda **MAY** contain:
 - Action about the entity's budget.
 - A special district's fee implementation or increase.
 - A special service district's fee implementation or increase.

**The Entity Ad itself does not constitute the agenda. Posting/Attaching Entity Ad on Utah Public Notice will count for advertisement requirements.*

Statements required during the hearing

- ☐ The dollar amount of additional ad valorem tax revenue that would be generated each year by the proposed increase.
- ☐ The purpose/reasons of the additional ad valorem tax revenue.

If no decision is made/reached at the hearing regarding implementing the increased tax rate:

- ☐ Announce at the same property tax increase hearing the scheduled time and place of the next public meeting at which the taxing entity will consider the tax increase. The meeting must take place before September 1st. [**§59-2-919(9)(a)**]

Within 7 days after Final Budget is adopted

- ☐ The entity must compile specific evidence that meets all property tax increase requirements, as listed above, and submit the evidence to the county auditor **and** the USTC for review.
 - All submissions must provide definitive proof of compliance with the specified criteria. Valid evidence may include—but is not limited to—emails, screenshots, digital imagery, and other electronic records.
 - The commission may not certify a tax rate that exceeds a taxing entity's certified tax rate if, within 30 days from the date on which the taxing entity provides to the commission evidence of compliance under Subsection (12)(a), the commission determines that the taxing entity has failed to meet the requirements.
 - The commission may receive evidence of compliance beyond the seven days from the taxing entity if the taxing entity is responding to the commission's request for additional information.
- ☐ The entity must sign and complete a resolution and/or Form PT-800 explicitly stating the dollar amount of additional property tax revenue approved by the board during the property tax increase hearing or during the public meeting announced during the property tax increase hearing.

Resolution Adopting Final Tax Rates and Budgets Report 800 - Fiscal Year Entities		Form PT-800 pt-800.xls Rev. 5/2018
County: _____ Year: _____		
It is hereby resolved that the governing body of (entity name): _____		
approves the following property tax rate(s) and revenue(s) for the year: _____		
1 Fund/Budget Type	2 Revenue	3 Tax Rate
Totals		
This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 59-2-920.		
Signature of Governing Chair		
Signature: _____ Date: _____		
Title: _____		

****An entity may not adopt a final budget that includes an amount of additional ad valorem tax revenue larger than the stated amount of additional ad valorem tax revenue in the advertisement.**

****Special districts and Other Entities (Public Infrastructure Districts) may have additional requirements that are not listed in this document. Please review the sections of Utah State Code (Title 17B, and Title 17D) relevant to the structure and type of your special district for information on the additional public notice requirements necessary.**

Entity Name: _____

Entity County/Counties: _____

Date/Time of Entity's Property Tax Increase Hearing: _____

Preparer's Name/Email/Phone: _____

Notification Requirement*Utah State Code Reference 59-2-919(2)*

- **Before June 1st**, did the entity notify the USTC **and** county auditor of the **date, time, and place** of their property tax increase hearing? **When?** _____
- Did you coordinate with the county auditor to ensure the property tax increase hearing did not conflict with any other overlapping taxing entity's property tax increase hearings? **Yes / No**

Budget & Public Meeting*Utah State Code Reference 59-2-919(4)**School Districts 53G-7-302 & 53G-7-303 Cities 10-6-111 & 10-6-114 Towns 10-5-107 & 10-5-108*

- On what **date** did the executive/budget officer present, for the first time, the entity's tentative budget in its public meeting to the governing board/council? _____
- Did the tentative budget include the **proposed property tax increase** in budget proposal? **Yes / No**
- Did the agenda of the public meeting contain a **separate line item** that notified the public that the entity's executive/budget officer intended to state in its meeting that the tentative budget has a proposed tax rate increase? **Yes / No**
- Did the entity's executive/budget officer **state at the public meeting** that the tentative budget includes a proposed tax rate increase? **Yes / No**

Please provide verifiable evidence of the budget/executive officer making this statement.

- Did the entity's executive/budget officer present a **property tax impact schedule** to the board? **Yes / No**
- Did the entity's executive/budget officer make the property tax impact schedule **available to the public**? **Yes / No**

Please provide verifiable evidence of how the property tax impact schedule was made available to the public.

- Was the property tax impact schedule presented as a **separate document** made available to the public? **Yes / No**
- Did someone from the entity make **each** of the following required statements:(Circle one for each statement)
 - [Entity name] is considering levying a tax rate that exceeds the certified tax rate. **Yes / No**
 - The approximate dollar amount of additional ad valorem tax revenue generated by the tax increase. **Yes / No**
 - The approximate percentage increase of ad valorem tax revenue generated by the tax increase. **Yes / No**
 - The purpose of what the additional tax revenue generated by the tax increase will be used for. **Yes / No**
 - A statement that [the entity] will provide notice of and conduct a public hearing at which members of the public will have an opportunity to provide comments on the proposed tax rate increase? **Yes / No**

Please provide verifiable evidence of an entity official making these required statements.

- Did the entity provide a separate item **on the meeting agenda** notifying the public of all the previous information that is required to be stated? **Yes / No**

Please provide verifiable evidence with the separate agenda item

Property Tax Increase Hearing Advertising*Utah State Code Reference 59-2-919(6)&(8)*

Please answer the following questions using the stated time frame for each section

NO LATER than June 22:

- Did the entity complete and approve the 693 Report on taxrates.utah.gov? **Yes / No**
- Did the entity complete and fill out the advertisement as required on taxrates.utah.gov? **Yes / No**

AT LEAST 14 days before the day of the entity's Property Tax Increase Hearing:

- Did the entity publish an Entity advertisement on the Utah Legals Website? **Yes / No**
- Did the entity publish an Entity advertisement on the Utah Public Notice Website? **Yes / No**
- Did the entity publish an Entity advertisement on the main page of its public website? **Yes / No**
 - Is this entity considered a town as defined in **10-2-301**? **Yes / No**
- Did the entity post an entity advertisement physically in a public location near the affected service area that is reasonably likely to be seen by residents of the area? **Yes / No**

Please provide photographic evidence of these required physical advertisements.

- Did the county auditor provide the entity with the County Combined Advertisement that is required under Utah State Code **59-2-919(8)(b)(ii)(C)**? **Yes / No**
 - If yes, has the entity posted the County Combined Advertisement on the main page of their website? **Yes / No**

AT LEAST 24 hours before the day of the entity's Property Tax Increase Public Hearing:

- Did the entity ensure that individuals who wish to participate virtually could:
(Circle one for each statement)
 - Access the public hearing through video **and** audio connection? **Yes / No**
 - Provide oral testimony through video, audio, or both? **Yes / No**
 - Submit written comments electronically to include in the public record for **both before** the public hearing and **during** the public hearing? **Yes / No**
- Did the entity provide instructions on the main page of the entity's public website on how individuals could participate virtually in the property tax increase public hearing? **Yes / No**

Please provide evidence showing the date/time portion of this requirement has been met.

Property Tax Increase Hearing Agenda*Utah State Code Reference 59-2-919(8)*

- Were there any other general meetings by this entity on the same date as the property tax increase hearing? **Yes / No**
- Did this entity hold any other hearings on the same date as the property tax increase hearing? **Yes / No**
 - If yes, please circle which hearing(s) you held on the same date:

Budget Hearing**Fee Hearing****Enterprise Fund
Hearing****Other (not listed)**

- Did the property tax increase hearing start at 6 pm or later? **Yes / No**
- Did the property tax increase hearing agenda contain an item for discussion and action on the entity's intent to levy a tax rate that exceeds the certified tax rate? **Yes / No**
 - Did the property tax increase hearing agenda contain any other items? **Yes / No**
 - If yes, please circle which other items were included on the property tax increase hearing agenda:

Entity's Budget**Other (please list here):****Fee implementation/increase****Property Tax Increase Hearing***Utah State Code Reference 59-2-919(8)*

- Was this property tax increase hearing open to the public for attendance in person? **Yes / No**
 - Was this property tax increase hearing open to the public for virtual attendance and participation? **Yes / No**
 - Did the entity allow interested parties desiring to be heard an opportunity to present oral testimony? **Yes / No**
 - Did the entity place any restriction on the number of individuals who could speak or restrict the amount of time everyone was allowed to speak? **Yes / No**
 - If yes, please list the restrictions(s) and/or number of comments below and why the implementation was reasonable:
-
- Did the county auditor provide the entity with the County Combined Advertisement that is required under Utah State Code **59-2-919.2**? **Yes / No**
 - If yes, did the entity make the County Combined Advertisement available at the public hearing or to anyone who requested? **Yes / No**
 - At the public hearing, were the following items stated: *(circle one for each statement)*: **Yes / No**
 - The dollar amount of additional ad valorem tax revenue that would be generated by the proposed tax increase **Yes / No**
 - The purpose/reason for the additional ad valorem tax revenue **Yes / No**
 - Did the entity vote on the increased property tax at the property tax increase hearing? **Yes / No**
 - If no, did the entity make an announcement at the public hearing for when the next public meeting would be when the entity would consider the property tax increase again? **Yes / No**
Please provide verifiable evidence of a board member making this announcement.
 - If yes, was the meeting to decide on the increase held before September 1st? **Yes / No**

Suggested Documentation

To process an entity's proposed property tax increase in a timely manner, the Utah State Tax Commission needs verifiable evidence of an entity's compliance with the requirements of Utah State Code as it pertains to a property tax increase. Submission of the Checklist and Worksheet is voluntary. These documents may be included with the evidence to substantiate the completion of requirements. Evidence may take many forms, but the Commission suggests providing the following to ensure that all evidence can be verified within each section of this checklist:

Please time-stamp any undated documents, statements, or postings to provide definitive proof of completion whenever specific timing is required for compliance.

Recordings of the following public meetings/hearings:

- Entity Budget Public Meeting/Hearing.
- Property Tax Increase Hearing.

Agendas & Minutes

- Entity Budget Public Meeting Agenda & Documents (i.e., the budget impact statement).
- Entity Property Tax Increase Hearing Agenda & Documents.

Screenshots of online public advertisements

- Utah Legals advertisement.
- Utah Public Website advertisement.
- Entity's Public Website advertisements.

Evidence of virtual and in-person participation

- Written comments from the online participants from before and during the hearing.
- Oral testimony from in-person or virtual participants.
- If no one wished to speak or comment, the entity should provide evidence and should make a statement that the opportunity was given during the hearing, but that no one did.

If the County Auditor provided a county combined list of other entities going through a property tax increase:

- Proof that the county combined list was available at the hearing and for anyone who requested it.

If the auditor did not provide a combined list of other entities going through a property tax increase:

- Obtain a written statement from the county auditor indicating that they did not provide a list (unless it is known that there were no other entities within the county going through a property tax increase).

If a decision about the property tax increase was not reached at the property tax increase hearing:

- Please provide proof that the information for the next meeting was announced during the hearing. (This could be part of the minutes or as a timestamp in the hearing recording).

Property Tax Increase Documents

- Copy of the property tax rate resolution with the stated increase in ad valorem tax revenue; and/or
- Completed copy of the PT-800 from the Utah State Tax Commission's tax rates website.

Boulder Town - General Fund Fiscal Year 2027 Budget (July 2026 - June 2027)			
Revenues	Actual FY 25	Budget FY 26	Tentative FY 27 Budget
Taxes			
Property Taxes			
General	\$ 6,761	\$ 9,830	\$ 6,860
Proposed Tax Increase (0.000502); Set Aside			\$ 13,000
Prior Years Delinquent	\$ 363	\$ -	\$ -
Fee In Lieu of Personal Property Taxes	\$ 856	\$ 900	\$ -
Assessing and Collecting	\$ -	\$ -	\$ -
Sales and Use tax			
General Sale and Use Tax	77,024	76,361	83,082
Transient Room and Short Term Lease Tax	16,093	14,045	21,491
Resort Communities Tax	74,556	72,543	85,548
Franchise Tax			
Telecommunications (Telephone Tax)	2,973	2,483	2,707
Energy Tax	\$ -	\$ -	\$ -
Total Taxes	\$ 178,626	\$ 176,162	\$ 212,688
License and Permits			
Business Licenses and Permits	\$ 1,140	\$ 650	\$ 1,250
Non-Business Licenses and Permits	-	1,000	1,000
Total License and Permits	\$ 1,140	\$ 1,650	\$ 2,250
Intergovernmental Revenue			
Federal	\$ -	\$ -	\$ -
State		150	150
Local	\$7,229	6,929	6,929
Total Intergovernmental	\$ 7,229	\$ 7,079	\$ 7,079
Charges For Service			
Fees			
Impact	\$ -	\$ -	\$ -
Inspection	\$ -	\$ -	\$ -
Zoning and Subdivision	\$ -	\$ -	3,000
Sales and Services			
Services (Landfill)	175	500	2,000
Cemetery Lots and Perpetual Care	300	300	300
Rents and Leases (Facilities)	\$ -	1,365	1,500
Cemetery			
Total Charges for Service	\$ 475	\$ 2,165	\$ 6,800
Fine and Forfeitures			
Penalties and Interest	\$ -	\$ -	\$ -
Total Fine and Forfeitures Revenues	\$ -	\$ -	\$ -

7/6/2026

			Expenditures	Actual FY 2025	Budget FY 2026	Tentative Budget FY 2027
100	100000		General Fund General Government			
	100100		Administration			
	100101		Governing Body			
		40020000	<u>General and Contracted Services</u>			
		40020100	Professional and Technical Services	\$ -	\$ -	\$ -
		40020400	Advertising and Public Notices	\$ -	\$ -	\$100
		40020600	Postage and Shipping	\$ -	\$ -	\$600
		40020800	Dues and Memberships	\$1,497	\$1,300	\$600
		40020900	Travel, Education, and Training	\$282	\$500	\$1,000
		40021000	Bank Charges	\$ -	\$ -	\$ -
		40050000	<u>Supplies and Materials</u>			
		40050100	Office Supplies	\$1,152	\$1,500	\$1,500
		40050200	Operating Supplies	\$ -	\$ -	\$500
			Miscellaneous	\$6,072	\$10,000	\$ -
		40080000	<u>Capital Outlays</u>	\$ -	\$13,000	
			American Rescue Plan Act (ARPA)	\$17,593	\$ -	\$ -
	100103		Committees and Special Bodies			
		40020000	<u>General and Contracted Services</u>			
		40020800	Dues and Memberships	\$ -	\$ -	\$ -
		40020900	Travel, Education, and Training	\$ -	\$1,800	\$1,000
		40050000	<u>Supplies and Materials</u>			
		40050200	Operating Supplies	\$ -	\$600	\$600
100	100300		Attorney			
		40020000	<u>General and Contracted Services</u>			
		40020100	Professional and Technical Services	\$15,818	\$15,000	\$17,000
100	100400		Auditor			
		40020000	<u>General and Contracted Services</u>			
		40020100	Professional and Technical Services	\$4,475	\$ -	\$ -
100	100500		Clerks/Recorders			
		40010000	<u>Personnel Services</u>			
		40010100	Salaries and Wages	\$63,673	\$82,720	\$70,457
		40010101	Regular Employees			
		40010102	Temporary Employees			
		40010200	Employee Benefits	\$8,068	\$12,629	\$10,568
		40020000	<u>General and Contracted Services</u>			
		40020800	Dues and Memberships	\$ -	\$ -	\$200
		40020900	Travel, Education, and Training	\$182	\$625	\$1,000
100	100800		Treasurer			
		40010000	<u>Personnel Services</u>	\$ -	\$ -	\$ -
		40010100	Salaries and Wages			

			Expenditures	Actual FY 2025	Budget FY 2026	Tentative Budget FY2027
		40010101	Regular Employees			
		40010102	Temporary Employees			
		40010200	Employee Benefits			
		40020000	<u>General and Contracted Services</u>	\$ -	\$ -	\$ -
		40020800	Dues and Memberships			
100		40020900	Travel, Education, and Training			
	100900		Elections	\$ -	\$ -	\$ -
100	101000		Financial			
		40020000	<u>General and Contracted Services</u>			
		40020100	Professional and Technical Services	\$ -	\$10,800	\$7,000
100	101200		Information Technology			
		40020000	<u>General and Contracted Services</u>			
		40020100	Professional and Technical Services			
		40020104	Informational Technology	\$9,056	9500	\$17,000
		40080000	<u>Capital Outlays</u>			
		40080500	Machinery and Equipment	\$ -	\$ -	\$ -
		40080600	Intangible Assests	\$ -	\$ -	\$ -
100	101300		Planning and Zoning			
		40010000	<u>Personnel Services</u>			
		40010100	Salaries and Wages	\$ -	\$5,000	\$5,000
		40010101	Regular Employees			
		40010102	Temporary Employees	\$ -	\$ -	\$ -
		40010200	Employee Benefits	\$ -	\$400	\$750
		40020000	<u>General and Contracted Services</u>			
		40020100	Professional and Technical Services	\$ -	\$600	\$ -
		40020800	Dues and Memberships	\$ -	\$ -	\$ -
		40020900	Travel, Education, and Training	\$ -	\$1,200	\$500
100	101700		Regulations and Inspections			
	101701		Building Inspections	\$700	\$750	\$750
100	101800		Rick Management			
		40020300	Insurance	\$ -	\$ -	\$3,000
			TOTAL GENERAL GOVERNMENT	\$128,568	\$167,924	\$139,125

				Actual FY 2025	Budget FY 2026	Tentative Budget FY2027
			Expenditures			
100	200000		General Fund Public Safety			
	200900		Fire			
	200901		Administration			
		40020000	<u>General and Contracted Services</u>			
		40020300	Insurance	\$1,326	\$5,000	\$3,000
		40030000	<u>Utilities and Utility Services</u>			
		40030200	Propane	\$3,000	\$3,000	\$2,500
		40030300	Electricity	\$2,218	\$2,300	\$1,000
		40030400	Telecommunication	\$1,566	\$2,000	\$1,200
		40080000	<u>Capital Outlays</u>			
	200903		Fire Suppression			
		40050000	<u>Supplies and Materials</u>	\$1,326	\$5,000	\$3,000
		40050200	Operating Supplies			
		40050201	Motor Fuels			
		40050204	Uniforms			
		40050600	Repair and Maintenance			
		40050603	Machinery and Equipment			
		40050604	Other Assets			
	200905		Training			
		40020000	<u>General and Contracted Services</u>			
		40020900	Travel, Education, and Training	\$5,867	\$8,100	\$7,000
	201000		Emergency Medical Services	\$ -	\$ -	\$ -
	201001		Administration			
		40050000	<u>Supplies and Materials</u>			
	201002		Training			
		40020000	<u>General and Contracted Services</u>			
		40020900	Travel, Education, and Training			
			TOTAL PUBLIC SAFETY	\$15,303	\$25,400	\$17,700

			Expenditures	Actual FY 2024	Budget FY 2025	Tentative Budget FY2026
100	300000		General Fund Public Works			
	300300		Engineering and Design	\$ -	\$ -	\$ -
	300500		Transportation			
		40050000	<u>Supplies and Materials</u>	\$ -	\$1,000	\$500
		40020000	<u>General and Contracted Services</u>			
		40020100	Professional and Technical Services	\$75	\$6,000	\$2,000
		40080000	<u>Capital Outlays</u>	\$ -	\$ -	\$ -
	301000		Solid Waste and Recycling			
	301001		Administration			
		40010000	<u>Personnel Services</u>			
		40010100	Salaries and Wages			
		40010101	Regular Employees	\$2,280	\$3,100	\$5,103
		40010102	Temporary Employees	\$ -	\$ -	\$500
		40010200	Employee Benefits	\$174	\$230	\$750
		40020000	<u>General and Contracted Services</u>			
		40020900	Travel, Education, and Training	\$ -	\$ -	\$ -
	301001		Landfill			
		40020000	<u>General and Contracted Services</u>			
		40020100	Professional and Technical Services	\$ -	\$ -	\$ -
		40020200	Property Services	\$2,430	\$2,600	\$2,600
		40080000	<u>Capital Outlays</u>			
	301004		Solid Waste Collection and Disposal	\$500	\$500	\$500
		40020000	<u>General and Contracted Services</u>	\$ -	\$ -	\$ -
		40080000	<u>Capital Outlays</u>	\$ -	\$ -	\$ -
	301005		Other Collection Services			
		40020000	<u>General and Contracted Services</u>	\$ -	\$ -	\$ -
		40080000	<u>Capital Outlays</u>	\$ -	\$ -	\$ -
	301700		Cemetery			
	301701		Administration			
		40030000	<u>Utilities and Utility Services</u>			
		40030100	Water	\$611	\$900	\$900
	301702		Operations			
		40050000	<u>Supplies and Materials</u>	\$ -	\$660	\$700
		40020000	<u>General and Contracted Services</u>	\$ -	\$ -	\$300
			TOTAL PUBLIC WORKS	\$6,070	\$14,990	\$13,853

			Expenditures	Actual FY 2024	Budget FY 2025		Tentative Budget FY2026
100	400000		General Fund Health				
			TOTAL HEALTH	\$ -	\$ -		\$ -

			Expenditures	Actual FY 2025	Budget FY 2026	Tentative Budget FY2027
100	500000		General Fund Community			
	500100		Administration			
		40010000	<u>Personnel Services</u>			
		40010100	Salaries and Wages	\$ -	\$ -	\$35,834
		40010101	Regular Employees			
		40010102	Temporary Employees			
		40010200	Employee Benefits	\$ -	\$ -	\$5,375
		40020000	<u>General and Contracted Services</u>			
		40020100	Professional and Technical Services			
		40020200	Property Services	\$1,600	\$2,000	\$2,000
		40020300	Insurance	\$7,608	\$8,400	\$3,000
		40050000	<u>Supplies and Materials</u>			
		40050200	Operating Supplies	\$748	\$200	\$ -
		40050201	Motor Fuels	\$280	\$450	\$900
		40050202	Janitorial and Custodial	\$888	\$1,000	\$2,000
		40050500	Material	\$ -	\$ -	\$ -
		40050600	Repair and Maintenance			
		40050601	Property		\$5,000	\$4,000
		40050602	Buildings	\$12,254	\$5,000	\$8,000
		40050603	Machinery and Equipment	\$ -	\$ -	\$ -
		40050604	Other Assets	\$ -	\$ -	\$ -
		40050800	Small Tools and Minor Equipment	\$ -	\$ -	\$ -
		40050900	Signage	\$ -	\$ -	\$0
		40051000	Decorations	\$ -	\$ -	\$ -
		40080000	<u>Capital Outlays</u>			
	500200		Human Services			
	500202		Community Center and Post Office			
		40030000	<u>Utilities and Utility Services</u>			
		40030100	Water	\$ -	\$ -	\$1,800
		40030300	Electricity	\$5,337	\$5,900	\$5,500
		40030400	Telecommunication	\$2,760	\$2,500	\$2,000
		40080000	<u>Capital Outlays</u>			
	500300		Parks and Recreation			
	500301		Administration			
	500302		Art Galleries	\$125	\$125	\$125
	500304		Facilities			
		40030000	<u>Utilities and Utility Services</u>			
		40030100	Water	\$4,058	\$4,000	\$3,800
		40030300	Electricity	\$ -	\$ -	\$1,000
		40080000	<u>Capital Outlays</u>			
		40080600	Intangible Assests			
		40080602	Water Rights	\$ -	\$ -	\$60

	500305		Special Events	\$746	\$3,500		\$3,600
	500308		Playgrounds	\$ -	\$ -		\$500
	500313		Trails	\$ -	\$ -	\$	-
	500315		Park Areas	\$ -	\$ -	\$	-
	500400		Library				
	500401		Administration				
		40030000	<u>Utilities and Utility Services</u>				
		40030400	Telecommunication	\$1,954	\$2,650		\$1,560
	500500		Education	\$ -	\$ -	\$	-
	500600		Natural Resources	\$ -	\$ -	\$	-
	500700		Housing and Economic Development	\$ -	\$ -	\$	-
	500708		Tourism				
			TOTAL COMMUNITY	\$38,358	\$40,725		\$81,054

Boulder Town - Special Revenue Funds - Class C Roads				
Fiscal Year 2027 Budget (July 2026 - June 2027)				
Revenues	Actual FY 2025	Budget FY 2026	Tentative FY 2027	
Class "B&C" Road allotment	\$ 45,708	\$ 46,000	\$ 46,000	
Mass Transit	7,064	-	7,200	
Interest	11,904	-	12,000	
RTIF	16,661	-	-	
Appropriation of fund balance	-	125,000	-	
Total Revenues	\$ 81,337	\$ 171,000	\$ 65,200	
Expenditures	Actual FY 2025	Budget FY 2026	Tentative FY 2027	
Miscellaneous	\$ -	\$ -	\$ -	
Class "B&C" road projects	-	171,000	-	
Reserves	-	-	-	
Total Capital Expenditures	\$ -	\$ 171,000	\$ -	
Surplus/(Deficit)	\$ 81,337	\$ -	\$ 65,200	

Boulder Town - Debit Services Fund - Building Authority			
Fiscal Year 2027 Budget (July 2026 - June 2027)			
Revenues	Actual FY 25	Budget FY 26	Tentative FY 27 Budget
Interest earnings	\$ 4	\$ -	\$ -
Transfer from GF	8,000	8,000	8,000
Appropriation of fund balance	-	-	-
Total Revenues	\$ 8,004	\$ 8,000	\$ 8,000
Expenditures	Actual FY 25	Budget FY 26	Tentative FY 27 Budget
Debt service principal	\$ 8,000	8,000	\$ 8,000
Miscellaneous	-	-	-
Total Capital Expenditures	\$ 8,000	\$ 8,000	\$ 8,000
Surplus/(Deficit)	\$ 4	\$ -	\$ -

7/6/2026 [Click here to return to the top of the agenda on Page 1](#)

Boulder Town - Capital Improvements Funds				
Fiscal Year 2027 Budget (July 2026 - June 2027)				
Revenues	Actual FY 25	Budget FY 26	Tentative FY 27 Budget	
Interest revenue	\$ -	\$ -	\$ -	
Transfer from General Fund	-	-	-	
Contributions from builders	-	-	-	
Miscellaneous	-	-	-	
Fund Balance appropriation	13,000	13,000	-	
Total Revenues	\$ 13,000	\$ 13,000	\$ -	
Expenditures	Actual FY 25	Budget FY 26	Tentative FY 27 Budget	
Capital outlay other	\$ -	-	\$ 20,000	
Capital outlay buildings	-	-	-	
Transfer to GF	13,000	13,000	-	
Total Capital Expenditures	\$ 13,000	\$ 13,000	\$ 20,000	
Surplus/(Deficit)	\$ -	\$ -	\$ (20,000)	

GOALS AND ACTIONS WITH PUBLIC COMMENTS – 06/19/26

(#) = checks recorded showing support for each goal/action

*Two actions inadvertently left of the list to review

4.2 Environment Goals and Actions

- *Less rules. No.*
- *Let us cherish our environment. Protect it! It's why we are here!*

Goal EN1: Protect Boulder's dark skies (12)

- *I like the dark skies. I am concerned about needless control though.*
- *No restrictions on personal lighting*

ACTION EN1-1: EXPLORE OPTIONS TO CREATE A DARK SKY ORDINANCE (14)

- *Needs further defining and clarity. I personally don't think this needs to be here. If a business or industry is a potential issue, it can be addressed at the permit stage.*
- *Fine, but sometimes lights are needed. I think this should be ok, but not 100%. Timing – days of week, etc. Don't punish someone for doing their team roping, ETC. Basically reduce permanent night lights, but all temporary variances.*

ACTION EN1-2: ENCOURAGE DARK SKY FRIENDLY LIGHTING IN BUILDING CODES (11)

- *Hills & Hollows – Dim that Light! Or at least comply with turnoff time.*
- *No Data Centers*
- *Encourage Blake to take down her string of silly lights on the fence*
- *Turn off the town hall building lights in the evening to have dark skies*
- *Lights can be installed in ways that reduce light pollution. A dispersed light source vs a focused light source. Dispersed light goes everywhere.*

Goal EN2: Maintain Boulder's clean air (6)

??ACTION EN2-1: ADOPT GUIDELINES TO MANAGE ACTIVITIES THAT HAVE THE POTENTIAL TO CONTRIBUTE POLLUTION OR DEGRADE THE QUALITY OF AIR IN BOULDER (5)

- *Why the question mark?*
- *Resolution against Data Centers*
- *Solution to a problem that does not exist – poor use of Town's time*
- *We already have agencies who address this*
- *The big air pollution source in Town is wood smoke. But I do not support banning wood burning.*
- *Absolutely not! This is more restrictions – we don't want to have to do emissions tests, etc. We don't have an Air quality Problem*
- *Need specifics*

Goal EN3: Preserve Boulder's natural beauty and open space (5)

- *Drive 5 min in any direction and you have endless open space.*
- *Private property rights – over stepping on our lands or telling neighbors what to do*
- *Should be written as: “Town will cooperate with property owner initiatives that advance Plan goals.”*
- *This has come up over the years. The issue I think is the “incentive” to a parcel owner is minimal or not a incentive at all. To regulate or take away the rights of a parcel owner should not happen. Hillside development – there already is a height restriction – I don’t think I would regulate this.*

ACTION EN3-1: MANAGE DEVELOPMENT ON STEEP SLOPES AND MESAS SUCH THAT SCENIC VISTAS AND VIEWSHEDS ARE MAINTAINED. (11)

- *Zone to support visual protection*

ACTION EN3-2: EXPLORE OPPORTUNITIES TO PROTECT LARGE PARCELS THAT HELP MAINTAIN OPEN SPACE IN BOULDER AND INCLUDE ZONING PRACTICES SUCH AS “LOT-SIZE-AVERAGING.” (10)

- *Help ranchers to focus development on PJ forest while keep ag lands productive. Provide advisors on lot-sized averaging.*

Goal EN4: Protect Boulder Town and residents from wildfire (3)

- *Wildfire management should not be an excuse to kill all vegetation. I support a careful ecological approach customized to individual properties. More focus on burn bans.*
- *I think there is excessive fear about wildfires. Most of Boulder isn’t that highly at risk, protect property rights.*

ACTION EN4-1: INTEGRATE WISE FIRE MITIGATION PRACTICES INTO THE TOWN’S DECISION-MAKING PROCESSES AROUND ZONING AND DEVELOPMENT (9)

- *What does this mean? How does zoning regulate good fire mitigation?*
- *Explain what this might look like.*

ACTION EN4-2: CONTINUE TO USE THE WILDLANDS URBAN INTERFACE (WUI) CODE TO HELP MITIGATE FIRE RISK. [HTTPS://WILDFIRERISK.UTAH.GOV/](https://wildfirerisk.utah.gov/) (9)

- *Explain what this might look like.*
- *WUI is mandatory.*

***ACTION EN4-3: DEVELOP AND FORMALLY ADOPT A WILDFIRE MANAGEMENT PLAN FOR THE TOWN (THIS IS IMPORTANT BUT WASN’T SHOWN AS AN OPTION)**

- *Specificly the NHMP (FCAOG) Natural Hazards Mitigation Plan*
- *Wildfire risks from fallow fields growing tumbleweeds and other flammable fuels must be addressed.*

Goal EN5: Identify, protect, maintain, and enhance the quality and quantity of Boulder's water resources (8)

- *Absolutely not! The state is responsible for water rights not the Town.*

ACTION EN5-1: TRACK RELEVANT AND CURRENT DATA ON WATER LEVELS AND CONDITIONS OF WATER RESOURCES THAT SUSTAIN THE BOULDER COMMUNITY THROUGH PERIODIC ENGINEERING STUDIES OF THE LOCAL AQUIFER (8)

- *Who pays for this? The state does tests. We want additional tests?*
- *Funded how? Very expensive.*
- *Really critical to understand water resource in order to know limits to development and agricultural irrigation.*
- *I thought the state is doing this already.*

ACTION EN5-2: EXPLORE WAYS TO MINIMIZE THE IMPACT OF DEVELOPMENT SUCH THAT IT DOES NOT CAUSE POLLUTION OF GROUND OR SURFACE WATER OR CAUSE REDUCTIONS IN SUPPLY AFFECTING OTHER RESIDENTS (9)

- *Define cause of pollution? A state approved septic design? This seems more like a blanket restriction that any disturbance can cause pollution of some sort. A farmer quits farming – this causes affect to residents. Do you force him to water? This is not a good regulation.*

??ACTION EN5-3: CONSIDER, AS PART OF THE PROJECT PERMITTING PROCESS, A RECOMMENDATION THAT NEW DEVELOPMENT WITHIN 300 FEET OF A BOULDER FARMSTEAD WATER MAIN CONNECT TO THAT WATER SYSTEM FOR CULINARY WATER TO MINIMIZE THE DRILLING OF ADDITIONAL WELLS WITH POTENTIAL IMPACTS ON WATER QUANTITY AND QUALITY. (9)

- *Absolutely not to ____ (illegible) _____ to the private water company. I do not want a Boulder Farmstead hook-up! I want _____ water. I don't want a monthly bill. I want my own well.*
- *Forcing the use of Farmstead, a private company, is non-sensical and probably illegal.*
- *Bad. Topography may be such that this 300 ft blanket requirement is egregious. Secondly, the state regulates the underground water rights and use. Forcing someone to go into a water system when the state allows other options is unconstitutional.*
- *An ordinance that says we have to use water from a private company. Is that even constitutional or legal. Sounds like a major lawsuit.*
- *Encourage but don't mandate.*
- *Because Boulder Farmstead is a private company I do not believe you can recommend water connection with their company. I believe this could be interpreted as interfering with free enterprise or showing favoritism.*
- *Over-reach of private land owners.*

ACTION EN5-4: SUPPORT EFFORTS TO RECLAIM AND PROTECT RIPARIAN BUFFER AREAS (8)

- *This is concerning because of property rights*

- *Reclaim? This is a trigger word. By what force? Is this beyond what the Army Core of Engineers requires in flood zones or water ways? It seems like at one point all places could be called a riparian zone to some old creek. To large of a blanket statement.*
- *What definition is used. Corps? State? These are already protected.*
- *Reclaim and protect from what?*
- *Reclaim??!!*
- *Reclaim? Absolutely NOT.*
- *Over-reach of private land owners. Support the Town doing this to Town-owned property.*

??ACTION EN5-5: SUPPORT STATE REQUIREMENTS FOR THE METERING OF WELLS DRILLED IN BOULDER.(9)

- *No!!!*
- *Let the state define this and the county. There job to regulate city to regulate and then pay for this regulation is unnecessary.*
- *How? Why does the town need to regulate when the state and county already does?*
- *It is important to support the state and county effort to require metering of all wells – those currently in operation and those in process.*
- *Encourage shared wells for subdivision.*
- *Who is going to regulate this and be in charge of monitoring the meters?*

Goal EN6: Promote land management practices that enhance the quality of Boulder’s agricultural lands (3)

- *Don’t be regulating people’s use of their land. Education is great, but no taking any property right.*

ACTION EN6-1: CREATE AND DISTRIBUTE BEST PRACTICES WORKSHEETS FOR APPROACHES TO ENHANCE SOIL HEALTH, WATER MANAGEMENT, PRODUCTIVITY, ETC. (7)

- *Why? Spend efforts on items people want.*
- *There are plenty of resources available for “best practices” for so called land health. There are also as many differing opinions of just what those “best practices” are. These resources are available mostly free of charge to anyone who wants to pursue them.*

Goal EN7: Promote an understanding of the value of wildlife in Boulder and protect their presence to the extent feasible (5)

- *Should these issues even be part of the master plan fencing are we a HOA. Why pay for only one type of fence and not others? Fish and Game monitor and manage wildlife in Boulder. Do they need our protection. EN7 and it goals, I don’t support.*
- *No restrictions.*
- *“If feasible” is a bit of a cop-out and doesn’t really ensure anything. Take a stand for wildlife.*
- *I love wildlife but that doesn’t me we control people. We need to let people live and do their land!*
- *The big problem with this whole section is what exactly do you identify as wildlife. This is a very broad term. Are you referring to the skunk who thinks his home is on my porch, the birds who build their nest on my outside fire sprinklers, the rock chuck or gophers who tear up my yard or any of the other wildlife who feel they have free range on my property. Some of the wildlife we*

are referring to in this section are dangerous, cause extensive property damage, and are not even native to this area.

- *Don't waste town money on this, a biased overlay would be a waste.*
- *No on this whole concept. Wildlife are in town because of private fields. There should not be any regulation based on wildlife. A wild over-reach on private land.*

ACTION EN7-1: WORK WITH UTAH DIVISION OF WILDLIFE RESOURCES (UDWR) TO IDENTIFY CRITICAL WILDLIFE HABITAT, MIGRATION CORRIDORS, AND STOPOVER SITES WITHIN BOULDER (7)

- *Historically UDWR is slow to work with. And what is the purpose. The migration habits of 50 years ago – 10 and even 5 years are changing and different. If getting this info is for the purpose to restrict a property owners rights would be wrong. Kelly's cows would be considered "local wildlife." Do we open our property to them?*
- *In such a sparsely populated town, where wildlife move freely and often, what problem is being solved?*
- *The UDWR already has this information identified*

ACTION EN7-2: CONSIDER USE OF OVERLAY ZONES WHERE WILDLIFE USE IS INTENSIVE AND/OR WHERE PROTECTION OF HABITAT CONNECTIVITY IS CRITICAL. CONSIDER DEVELOPMENT RESTRICTIONS IN SUCH ZONES. (7)

- *Bad to force a property owner restrictions based on a moving wildlife target. Why are the migration patterns where they are? A previously property owner's development may be the cause of the current migration. Should the first person be at fault. Deer and elk and foxes adapt. Fish and Game are killing all the cougars so we don't need to worry about their migration pattern. Bottom line is the DWR may implement changes that change migration patterns. And there for putting regulations on property owners for this is not right.*
- *Encourage OK. Force the use of suggested fence is not ok.*
- *The only reason you want to overlay my property is to collect data so you can restrict how I use my property in the future. Admit it!*
- *No overlay zones!*
- *Who is going to determine where these areas are and does the Town have the right to interfere on personal property. The BLM and FOREST SERVICE already own plenty of land in the Boulder Town limits and surrounding area....maybe suggest to them that they use these areas for wildlife habitat or if an individual would like to use their personal property for a wildlife refuge that would be acceptable.*
- *Development restrictions based on wildlife presence or migration would be a gross over-reach there are literally millions of acres surrounding our town already protected.*

ACTION EN7-3: ENCOURAGE PRIVATE LANDOWNERS TO PROTECT HABITAT CONNECTIVITY BY DEVELOPING GUIDELINES FOR WILDLIFE FRIENDLY FENCES THAT REDUCE WILDLIFE MORTALITY AND ALLOW FOR WILDLIFE MOVEMENT. EXPLORE OPTIONS FOR FINANCIAL INCENTIVES TO ENCOURAGE PRIVATE LANDOWNERS TO IMPLEMENT WILDLIFE FRIENDLY FENCING. (10)

- *No wildlife fencing.*
- *Absolute nonsense. Fences should control livestock and deter wildlife.*

- *No fencing requirements.*
- *Again what species of wildlife are we wanting to do this for. We have “GREAT” ideas from everyone but who actually knows about the practicality and effectiveness of any of these ideas.*
- *The action is concerning to me. The town has no right to tell people what to do with their property. Owners should have the right to keep their existing fence. There can be legal action taken against the town if this is implemented.*

Goal EN8: Protect Boulder’s Quiet Environment (13)

- *Please make a no drone ordinance over private Boulder*
- *Make actions that enforce the Town’s noise ordinance*
- *No actions on noise? Explore ordinances on this especially as it applies to RSTRs and commercial use.*
- *Actions needed to address Boulder’s quiet environment. What’s included in a noise ordinance. Ways to prevent noise from crossing property lines.*

5.2 Economic Goals and Actions

- *Good ideas but the truth of the matter is that “tourism” in the Boulder area is not necessarily because everyone wants it. It is because we have a “marketable” product and it provides a way for economic growth in the area. A large part of the Town budget comes from this industry so perhaps we should appreciate the things that it does bring to the community even though we are not always happy about the changes it also brings.*
- *No to Elkhorn in Lower Boulder neighborhood on private property or at least charge a massive impact fee per person that benefits the Town*
- *Charge person impact fee for for-profit large gatherings on private land*

Goal EC1: Support the development of small-scale, nonpolluting, home-based businesses that provide services to locals.(4)

- *“Home based business” and “cottage” industry do not support most people and will not. JOBS do.*
- *Jobs and work that support Boulder are: construction, tourism, ranching. The rest of EC1 is misdirection.*
- *Consider the need for good-paying year round jobs (with benefits) Most agricultural operators in Utah have a cash-paying job.*
- *Why just home based why not small businesses.*

ACTION EC1-1 DEVELOP CLEAR CRITERIA (E.G., NOISE, TRAFFIC, SIGNAGE) WITHIN THE ZONING CODE TO ENSURE THAT HOME BUSINESSES WILL HAVE MINIMAL IMPACT ON THE CHARACTER OF RESIDENTIAL AND OTHER ZONES (15)

- *Difficult balance to encourage home businesses and insure minimal impact*
- *Minimum impact noise, hours of operation based, commercial can be noisy*
- *Current home-based business regulations are too restrictive. Especially limit on number of employees and building size*
- *Agree with above statement*

ACTION EC1-2 PERMIT, SUBJECT TO REASONABLE REGULATION, THE LOCATION OF RESIDENTIAL CARE FACILITIES IN RESIDENTIAL NEIGHBORHOODS, AS REQUIRED BY STATE LAW. (11)

ACTION EC1-3 EXPLORE INCENTIVES THAT THE TOWN CAN OFFER TO ENCOURAGE COTTAGE INDUSTRIES, SKILLED LABOR, AND BUSINESSES THAT PROVIDE SERVICES TO LOCALS. (15)

ACTION EC1-4 DEVELOP AND SHARE WITH THE COMMUNITY A KNOWLEDGE BASE OF AVAILABLE FUNDS AND SUPPORT ORGANIZATIONS THAT CAN HELP INDIVIDUALS WITH SMALL BUSINESS DEVELOPMENT, SKILLED LABOR TRAINING, AND OTHER OPTIONS THAT COULD BENEFIT THE TOWN (12)

- *Possibly soften this due to lack of staff – don’t want to over promise*

ACTION EC1-5 REGULARLY REVIEW THE SALARIES/WAGES OF TOWN EMPLOYEES TO ENSURE THAT, WITHIN THE TOWN'S BUDGET CAPABILITIES, EMPLOYEES ARE REASONABLY COMPENSATED AND PUBLIC SERVICE JOBS REMAIN DESIRABLE TO LOCALS. **(13)**

Goal EC2: Preserve and support agriculture as a valued and important aspect of Boulder's economy. (11)

- *Modify the wording to say "agriculture as a valued and important aspect of Boulder's heritage" not economy.*

ACTION EC2-1: IDENTIFY AND MAP CURRENT AND HISTORICAL AGRICULTURAL PRODUCTION AREAS IN BOULDER THAT ARE OF IMPORTANCE TO THE ECONOMY, HERITAGE AND FUTURE OF THE COMMUNITY. (10)

- *Let land owner decide what ag land has the most value*
-

ACTION EC2-2: PROMOTE AND SUPPORT LOCAL FOOD PRODUCTION AND BUSINESSES, INCLUDING FARMERS' MARKETS. (16)

- *Farmers markets should be held on public property*
- *Not clear on the distinction between "agriculture" and "food production."*
-

ACTION EC2-3: PROMOTE AND SUPPORT THE DEVELOPMENT AND MAINTENANCE OF AN AGRICULTURAL INFRASTRUCTURE (12)

ACTION EC2-4: RECOGNIZE THAT RANCHING IN BOULDER DEPENDS ON GRAZING ON PUBLIC LANDS. (15)

- *Yes on public land grazing*
- *Agree on supporting pasture-raised value added cattle and sheep*
- *There are examples of successful ranching that is not using public lands*
- *Fine, but to what end? Support? How?*
- *What is this purpose? Ag changes based on one's efforts. A historical use can be out-dated. Good to support but not good to regulate.*

ACTION EC2-5: EXPLORE OPPORTUNITIES AND INCENTIVES THE TOWN CAN OFFER TO PRESERVE AND SUPPORT SUSTAINABLE AGRICULTURAL JOBS. (20)

- *Ranching is good, but it does not employ many non-owners and won't.*
- *The open market will decide what can be supported.*
- *include incentives for ranchers and farmers to put land in trust or pass it onto new ranchers and farmers. The Quiverva Coalition has info on programs that support such transitions.*

Goal EC3: Minimize the impact of tourism and tourism-based businesses on local landscapes, services, neighborhoods, and Town character while increasing economic benefit to local residents and the Town from tourism-related industries. (2)

- *The State Tourism Board gets enormous funding to promote tourism. They should be funding all manner of support services like ambulances, kiosks, toilets, and maintenance.*

- *Diversity of revenue streams are needed for some*
- *Seems to minimize tourism but then also use it for an income purposes. A little contradictory. Is it this way? In general, I think good to manage tourism industries and not let them swamp a town.*

ACTION EC3-1: EXPLORE TAX OPTIONS THAT COULD EXPAND REVENUE AVAILABLE TO THE TOWN FROM TOURISM-RELATED BUSINESSES WITHOUT PLACING EXCESSIVE FINANCIAL BURDENS ON LOCAL BUSINESSES. (8)

- *Businesses already shoulder the burden of bathrooms and tourist support*
- *“impact on local businesses” makes no sense. Businesses provide amenities and services and charge \$.*
- *Don’t tax.*
- *Tax money should not be spent on private industry.*

ACTION EC3-2: EXPLORE OPTIONS FOR TOWN ZONING ORDINANCES TO MINIMIZE THE IMPACT OF TOURISM-RELATED INDUSTRIES ON BOULDER’S NEIGHBORHOODS, AGRICULTURAL AREAS, AND OPEN SPACE. (12)

ACTION EC3-3: COORDINATE WITH COUNTY AND STATE AUTHORITIES TO IDENTIFY POSSIBLE CREATIVE OPTIONS FOR FUNDS FROM TOURISM-BASED TAXES TO BE USED TO BENEFIT THE TOWN. (8)

- *Youth related facilities, i.e., basketball courts, gym/pool*
- *Use funds to help local businesses not pet projects*

ACTION EC3-4: SUPPORT AND PROMOTE TOURISM BUSINESSES WITH MINIMAL IMPACTS ON TOWN INFRASTRUCTURE AND CHARACTER. (9)

ACTION EC3-5: CONTINUE TO MONITOR RECENT CODE CHANGES RELATED TO LICENSING OF RESIDENTIAL SHORT-TERM RENTALS (CURRENTLY LIMITED TO 12) TO ADDRESS IMPACTS AND ADOPT CODE CHANGES AS NECESSARY. (10)

- *No more illegal air BNB’s. They should be paying an elevated biz license fee.*
- *Please make sure to require short term rentals to go through a review process each year to renew their CUP. Solicit input from neighbors. Limit short term rentals.*
- *There is a limit of 12 for all of Boulder, but there is a very real danger that certain neighborhoods (Lower Boulder, B King Estates) will have RSTRs heavily concentrated in those areas. This should be addressed. Spread out the impact. Maybe have a maximum for those areas or “zones,” and if more RSTRs are deemed wanted, they need to be in other areas. Otherwise some areas will become or have become, “motel” commercial zones. Agree that there needs to be a real review process each year that includes adjacent and nearby neighbors.*

6.2 Housing Goals and Actions

Goal H1: Develop an understanding of the need for housing to promote the availability for residents in Boulder over the next five years. (10)

- *Strike all of this section as it doesn't apply to people looking for land and homes here. Look at the demographic. Rewrite and refocus housing.*
- *More land use restrictions and development restrictions = higher land costs=higher housing costs.*
- *I agree with the above comment*
- *NO*
- *No HOA*
- *Encourage out-of-town owners of almost-always empty houses some sort of fee?*
- *I don't know that these really meet the needs of people - like me - trying to buy land and live in Boulder. If this is impinging on property rights I am not ok with that.*
- *Interesting question - just what is affordable housing. Is it a "roof over my head" or is it a 3-5 bedroom home with all the amenities. Perhaps we in America have expectations of what we think we are entitled to that are higher than what we can afford. We also keep implementing rules and conditions that make realizing these dreams restrictive.*

ACTION H1-1: ASSESS TRENDS IN POPULATION GROWTH AND HOUSING DEVELOPMENT IN BOULDER OVER THE LAST 5-10 YEARS. (7)

- *Look at longer, broader picture - span back to Anasazi and early 1900 growth population is the same since then*

ACTION H1-2: EXPLORE AND SUPPORT OPPORTUNITIES TO PROVIDE HOUSING THAT IS WITHIN THE REACH OF LOWER INCOME OR FIRST-TIME OWNER BOULDER RESIDENTS, INCLUDING OPTIONS SUCH AS LAND TRUSTS. (13)

- *Land trusts have no material affect on reducing costs. This is not well thought out.*
- *Let non-government entities do this*
- *I do not think the Town of Boulder needs to be getting into the business of "LAND TRUSTS." I think we have enough other problems we need to address first.*
- *How would the Town actually have a hand in this?*
- *Consider density bonus in exchange for affordable housing*

ACTION H1-3: MONITOR THE IMPACTS OF RESIDENTIAL SHORT-TERM RENTALS ON THE AVAILABILITY OF LONG-TERM RENTALS FOR LOCAL RESIDENTS AND WORKERS. (14)

- *Let locals living on a parcel do any short term rentals they want*
- *How exactly? If you can't define the policy or procedure for a goal, it's poor.*
- *Again, this has been brought up many times, but other regulations wildlife migration, forced H2O, no commercial use (5plex-8plex) large lots with talk of cluster, incentive subdivisions that don't benefit a land owner. Everyone says "local housing" but no zoning support. A 4 plex? A duplex? Hell no! Allow developments that make sense.*
- *Don't agree. Don't support.*

ACTION H1-4: CONTINUE TO EXPLORE OPTIONS FOR CREATING MORE AFFORDABLE LOTS FOR LOCAL RESIDENTS SUCH AS THOSE IMPLEMENTED IN RECENT SUBDIVISION CODE CHANGES, INCLUDING LOT-SIZE AVERAGING AND SINGLE LOT CREATION. MONITOR THE EFFECTIVENESS OF THESE REGULATIONS. (14)

- *Let small lots happen in central town*
- *Go back to 5 acre minimums*
- *Average lot size? 5 ac average? 1 ac average? Makes a huge difference on affordability. More restrictions and requirements will cause prices to stay high.*
- *Allow re-zoning for higher density only if tied to deed-restrictions to guarantee affordability.*
- *50% of the entire draft general plan will increase the price of land and housing. This is schizophrenic.*
- *Make it easier*

ACTION H1-5: WORK WITH UTAH HOUSING ORGANIZATIONS SUCH AS THE HOUSING AUTHORITY OF SOUTHERN UTAH (HASU) TO IDENTIFY PROGRAMS POTENTIALLY AVAILABLE IN BOULDER THAT WOULD SUPPORT MORE ATTAINABLE HOUSING FOR RESIDENTS. (5)

- *Developer choice/landowner choice.*
- *Blah blah*
-

Goal H2: Encourage maintenance of and improvements to the condition of existing Boulder housing. (3)

- *This is the owner's responsibility – no regulations on what owners do.*
- *This applies to this goal and H3 and H4: It is easy to look over the fence and see what the neighbor needs to do to improve his property. H1 is talking about affordable housing and here we are working to make it more difficult and unaffordable.*

ACTION H2-1: UTILIZE AVAILABLE PROGRAMS AND INCENTIVES TO PROMOTE AWARENESS AND ENCOURAGE THE UPKEEP, MAINTENANCE, AND REHABILITATION OF EXISTING HOUSING IN TOWN. (11)

ACTION H2-2: ENCOURAGE AND PROMOTE HOME-HARDENING PROCEDURES AND MATERIALS TO ADDRESS WILDFIRE RISK IN BOULDER. (10)

- *Promoting and incentivizing home-hardening procedures and materials will continue to have the support of the Boulder Wildfire Council*

Goal H3: Encourage the creation of housing that is sensitive to the natural environment and resources and Town character. (3)

(5)ACTION H3-1: EXPLORE AND ADOPT DEVELOPMENT STANDARDS THAT WILL MAINTAIN THE CHARACTER AND IDENTITY OF THE TOWN AND PROTECT THE ENVIRONMENT (13)

- *Are we becoming an HOA. Private property is just that. Why should make increase more regulations and increasing cost of housing. Do we want to look like Sante Fe. It should be the landowner who makes the decisions for the type of house he wants and not the town. Bad idea.*
- *Of course emotionally desirable. But incredibly broad and subjective. Useless as policy.*
- *Who we are attracts those that are harmonious with us.*
- *Bad Bad Bad – this is the town becoming an HOA – regulating building requirements that are “environmental” friendly – Here it goes again, let’s cause the cost of housing to sky rocket! Who’s definition of environmental friendly? Also “development standards” too broad.*
- *Possibly design standards. But it’s tricky.*
- *I don’t know what this means – “character and identity” as it relates to housing. Materials use? Size? Style? There doesn’t seem to be a document style as of now. Eclectic. All over the place.*
- *Absolutely no! This is an impingement on property rights!*
- *Development standards – illegal overreach private property rights.*
- *Under state law a town has limited ability to regulate architectural features of single family homes.*
- *Retain Boulder’s style and history.*

Goal H4: Ensure that residential development follows on the availability of infrastructure such as roads, water, and utilities. (3)

ACTION H4-1: ENFORCE CODE TO CONTINUE TO REQUIRE INFRASTRUCTURE BE AVAILABLE PRIOR TO ISSUANCE OF PROJECT PERMITS OR BUILDING PERMITS OR APPROVAL OF SUBDIVISION APPLICATIONS. (9)

- *The state and county do this strictly and well. Why the town?*
- *Typically – in most other towns, infrastructure needs to be planned, but not installed. Sometimes a bond is posted to ensure completion, so if this is the case, ok. But requiring infrastructure prior to permit or subdivision approval is not good.*

Goal H5: Encourage the development of accessory dwelling units (ADU).(2)

- *It's my property – I build what I need.*
- *Please don't essentially double the population of Boulder considering more residences.*
- *Yes on ADUs and simplify and clarify rules and process.*
- *Let people build what they want on their own property. Build 25 houses on one lot if they want.*
- *Good with this.*
- *ADUs for housing only.*
- *An argument could be made here that we just need to change the building lot size and that would make housing more affordable.*

ACTION H5-1: CONSIDER CODE CHANGES THAT CAN FACILITATE AND PROMOTE THE DEVELOPMENT OF ADUS AS A SOURCE OF LONG-TERM HOUSING FOR LOCAL RESIDENTS. (9)

- *This is already encoded in zoning. What else?*
- *Farmstead Water recently announced that an ADU requires its own water share. Directly contradicts this.*
- *Generally agree, also could run the risk of most living spaces being only rentals – turning Boulder into a landlord town. Can ADUs built for renting allow some kind of opt in for long term renters on property equity?*

ACTION H5-2: DEVELOP EDUCATIONAL MATERIALS TO EXPLAIN RULES AND PROCEDURES TO DEVELOP ADUS, INCLUDING APPROACHES TO MAKING ADUS COST-EFFECTIVE (7)

7.2 Services and Capital Improvement Goals and Actions

GOAL SCI1: Improve the availability of EMT and Fire Services to support ongoing needs in Boulder. (13)

ACTION SCI1-1: PROVIDE ONGOING FINANCIAL AID TO SUPPORT FUNDAMENTAL NEEDS OF EMTS (E.G. PURCHASE JUMP KITS AND STETHOSCOPES FOR ALL BOULDER EMTS AND REPLENISH SUPPLIES ON A REGULAR BASIS). (16)

- *Perhaps we need to find out exactly how much the EMTs are currently compensated and how supplies are replenished. I am sure anyone who has received a bill from transportation in the ambulance would feel like someone is getting compensated. I can only hope that the Fire Dept feels a sense of worth for their community service because unfortunately that is just one of the volunteer jobs in Boulder that your pay is "feeling good for a job well done."*
- *Divert tax \$ from ART, PARK, PATHS, etc for EMTs.*
- *Get the county to help out. The state too. They are pushing tourists into the area without providing enough \$ to monitor/serve them when they get in trouble, and other impacts.*
- *Work with the county.*
- *Be willing to propose dedicated tax to support EMT and Fire.*

ACTION SCI1-2: COORDINATE WITH EMTS AND THE FIRE DEPARTMENT ON LARGE-SCALE CAPITAL IMPROVEMENT NEEDS (LARGE EQUIPMENT/VEHICLES/ETC) (12)

- *Let's maintain what we have instead of buying large ticket items*
- *We don't need a highly trained and big equipment fire department. They are currently pretty good at keeping fires from spreading. If a building catches on fire then get everyone out and let it burn. This is ok for Boulder right now.*

ACTION SCI1-3: SOURCE GRANTS/OTHER FUNDING TO SUPPLEMENT BOULDER TOWN CONTRIBUTIONS FROM ORGANIZATIONS SUCH AS THE RED CROSS, BOULDER WELLNESS NETWORK, COMMUNITY DEVELOPMENT BLOCK GRANTS, ETC. (14)

- *Let's generally take care of ourselves*

ACTION SCI1-4: INCENTIVIZE RECRUITMENT AND RETENTION OF ADDITIONAL EMTS AND FIREFIGHTERS (FINANCIAL COMPENSATION: WAGES, FUEL REIMBURSEMENTS, TRAVEL COSTS, STIPENDS, AND/OR...?) (14)

- *We need fire and ambulance services*
- *Put all Town Park \$ to EMT and Fire*
- *Where does the funding come from? With current situation, is it working? Is there a problem? More equipment, more maintenance, more funding required.*
- *I'm not opposed to saying thanks in various ways to the fire personnel but it's currently working good*

GOAL SCI2: Develop a better understanding of the water available to and used by the Town to effectively contribute to protection, preservation, and management of both culinary and irrigation water in Boulder. (2)

- *Boulder Irrigation Water Company and Boulder Farmstead Water Company are both privately owned water companies and Boulder Town does not even need to be involved in the management of their water.*
- *Make a no data center resolution to protect our aquifer*
- *Make the water company public or at least greater oversight*
- *Consider alternatives to using chlorine in culinary water...there are other options that don't pollute the aquifer and land.*
- *Stay out of water management. It is currently a privately owned company. Strike whole section – overreach.*
- *Agree with above.*
- *Water is a private company*
- *The city has no control over water – that is the state responsibility. Let's be ____ stewards of our water – but we must not be interfering with people's water rights. Absolutely no taking away of well rights. I don't want to drink chlorine. I don't want to be forced to pay a private company for my life and water. Water is life. Keep it in people's hands.*
- *This is not the responsibility of Boulder Town. The state is managing the water. We don't need to spend town resources to monitor water.*

ACTION SCI2-1: APPLY CAPITAL IMPROVEMENT FUNDS TO SUPPORT PERIODIC CONSULTANT ANALYSES OF TRENDS AND CHANGES IN THE AQUIFER UNDERLYING BOULDER TOWN. (5)

- *Talk with USGS to see what they are doing. (overlaps with EN5-1)*
- *Isn't the State doing this?*
- *Hire someone to interpret what state does already. NO*

ACTION SCI2-2: WORK COOPERATIVELY WITH BOULDER FARMSTEAD WATER COMPANY AND THE BOULDER IRRIGATION DISTRICT TO UNDERSTAND AND OPTIMALLY MANAGE WATER IN THE TOWN, ESPECIALLY DURING TIMES OF EXTREME DROUGHT. (6)

- *Not the city job. not the city to do. Private company- can't regulate. Bad idea.*

GOAL SCI3: Develop a “Town warning system” for wildfires/ earthquakes/ other emergencies.(5)

- *Siren for emergencies please*
- *Not need for most of Boulder. Upper Boulder, they may want to have something.*
- *Not possible for warning system in this big area*
- *If we see smoke during fire ban how should we report?*
- *Let non-government organizations develop this and bring it to the town.*

ACTION SCI3-1: EXPLORE THE AVAILABILITY OF SUCH A WARNING SYSTEM WITH GARFIELD COUNTY AND THE STATE. PIGGYBACK ON WHATEVER WORKING SYSTEM MAY ALREADY BE AVAILABLE. (6)

- *Integrate with county emergency services*

ACTION SCI3-2: IN THE ABSENCE OF ANY EXISTING SYSTEM, IDENTIFY OPTIONS AND COSTS FOR A WARNING SERVICE THAT WOULD WORK IN BOULDER. (7)

ACTION SCUI3-3: IF NO COST-EFFECTIVE SYSTEM IS AVAILABLE, IDENTIFY OPTIONS AND APPROACHES FOR A NETWORK OF VOLUNTEERS TO IMPLEMENT A BOULDER WARNING SYSTEM (5)

- *Why not start with this and then look for funding to support our unique and community oriented solutions?*

GOAL SCI4: Invest in the Town's Community Center and Park to ensure ADA compliance and to meet community needs. (3)

- *The park is fine the way it is*
- *Provide youth centered facilities gym/basketball court. Remember there are kids here.*
- *Make post office ADA compliant. Everyone uses the PO.*
- *Don't raise taxes over improvements. I do my best to ____ the town's appearance – but not interested in more taxes for infrastructure.*
- *The park is fine the way it is. We don't need to spend tax \$ to implement this.*
- *Better focus on taking care of what we already have before we start any new projects. We have a hard time maintaining our current facilities without adding more.*

ACTION SCI4-1: UTILIZE GRANTS OR OTHER FUNDING FOR NECESSARY IMPROVEMENTS TO COME INTO COMPLIANCE WITH ADA REQUIREMENTS. (7)

- *No – not needed.*

ACTION SCI4-2: APPLY CAPITAL FUNDS TOWARD ADA COMPLIANCE (1)

- *No – put up a sign to say play at own risk.*
- *We don't pay for it*

ACTION SCI4-3: CONTINUE TO EXPLORE APPROACHES, INCLUDING GRANT OPPORTUNITIES FOR COMMUNITY CENTER UPGRADES AND EXPANSION TO SUPPORT CULTURAL AND HEALTH NEEDS OF BOULDER RESIDENTS. (9)

- *Why? Bigger = more maintenance more town funding.*
- *Have the "cultural and health" needs of the community been outlined or defined?*

ACTION SCI4-4: ENCOURAGE INVOLVEMENT IN AND PRIDE IN THE TOWN'S APPEARANCE AND MAINTENANCE OF COMMUNITY RESOURCES. (10)

- *Thanks Steve Cox – the Town grounds look great.*
- *Strike completely doesn't need to be there - generalized*

GOAL SCI5: Ensure that public/private services, utility systems, and facilities are designed and maintained to meet County, State, and Federal mandated levels of safety and security. (1)

- *Help with household trash. Biz trash in general.*
- *Public – not private as in residential*
- *Let non-government groups do this. This is not a necessary function of town government. Keep government limited.*
- *Is this infringing on personal property rights? Let people choose their own safety. But sure have public ____ be safe.*
- *The county and state regulate this thoroughly why does the Town need to expend resources here?*

ACTION SCI5-1: DEVELOP AND DISTRIBUTE EDUCATIONAL MATERIALS ON EARTHQUAKE SAFETY AND WILDFIRE RISK (5)

- *Who pays for this? State had info. Just post it.*

ACTION SCI5-2: PROVIDE OPPORTUNITIES FOR SAFE DISPOSAL OR RECYCLING OF HERBICIDES, PESTICIDES, TOXIC WASTES, PAINT, OIL AND GREASE ONCE OR TWICE A YEAR. (9)

- *Fine, but a volunteer thing – town should not pay.*

GOAL SCI6: Minimize visible telecommunication towers and utility lines to protect Boulder's scenic setting. (4)

- *The idea to regulate all visual appearances is bad. It's good to encourage a vision but to force your "vision" is not good. Multiple points in this Draft are based on appearance and then the regulation to force appearance.*
- *We need service*
- *Let's ban South Central and make them take down their infrastructure 😊 I think that looking bad is a poor reason to force change through laws. If we want to preserve Boulder the way it used to be we need to get rid of wireless communication.*
- *The current cell tower poses risks to pollinators, vegetation, human health. Please look into ways to restrict towers to minimize harm to human and ecological health*

ACTION SCI6-1: CO-LOCATE WIRELESS COMMUNICATION CARRIERS ON ONE TOWER (13)

- *Federally controlled towers – no need they do what they want.*
- *Ban CELL PHONE TOWERS*

ACTION SCI6-2: ENCOURAGE BURIAL OF UTILITY LINES FOR NEW CONSTRUCTION (16)

- *Strike – unreasonable expense.*
- *One of those good ideas but in Boulder it is not always practical or cost efficient.*

8.2 Transportation Goals and Actions

- *One of the areas we should be focusing on and is the Town's responsibility to handle*
- *As someone who regularly walks on the roads - specifically Lower Boulder Rd with children and also drive the road myself regularly – I don't find the traffic speed a huge problem – I really appreciate people slowing down when getting near me and my children and I do the same when I see others on the road.*

Goal T1: Maintain and improve the operating efficiency and safety of the existing roadway system. (1)

ACTION T1-1: WHERE NEEDED, WORK WITH UTAH DEPARTMENT OF TRANSPORTATION TO ADD WARNING SIGNS AND TURN LANES TO ADDRESS SAFETY CONCERNS ON HIGHWAY 12 (E.G., IN FRONT OF HILLS AND HOLLOWS AND THE BOULDER MOUNTAIN LODGE). (4)

- *This is not that hard to do*
- *NO!*
- *Yes!*
- *I like things the way they are. We don't have a traffic problem yet.*
- *Consider funding a study of whole road system to establish carrying capacity*
- *Generally in support but also support minimal signage to preserve scenic driving*
- *We tried that. The Lower Boulder Bellyachers threw a tantrum.*
- *Yes to above!*
-

ACTION T1-2: POST ADDITIONAL SPEED LIMIT SIGNS WHERE TRAFFIC CONSISTENTLY EXCEEDS CURRENTLY POSTED SPEED LIMIT SIGNS (E.G., LOWER BOULDER ROAD). (6)

- *More 25 MPH signs on LBR*
- *This is not that hard to do*
- *NO!*
- *Speed bumps*
- *The signs that flash what your speed is are better than posted limits. Maybe not great looking, but immediate feedback to drivers. Very effective near H&H and museum.*
- *Let's increase the speed limit to 35 mph*
- *Speed is an issue on Lower Boulder. 25 mph is standard residential limit. 35 mph limit means they drive 45 or more.*

ACTION T1-3: IDENTIFY AND PRESERVE PLATTED ROADWAYS AND DEDICATIONS WHERE NEEDED. (3)

- *This is a project that needs to be completed*

ACTION T1-4: PURSUE RIGHTS-OF-WAY WHERE THEY MAY BE IN THE TOWN'S INTEREST ALONG PUBLIC ROADS. (1)

- *This is a difficult one and controversial but it is a problem that needs to be solved because we keep putting it off and it just keeps getting more complicated. Perhaps we need to do some serious brainstorming about how we can do this so everyone is compensated and treated fairly. I see this as one of the goals that the town needs to begin working on even if a solution is not readily available – we need to start somewhere.*

- *Let's be careful to avoid making Boulder look "developed." That will attract people who are used to a "developed" setting.*
- *Establishing ROW for public roads is essential for long term maintenance*
- *Boulder Town or community interest?*

ACTION T1-5: INVEST IN ROAD REPAIRS THAT ARE THE RESPONSIBILITY OF BOULDER TOWN TO ENSURE THE SAFETY OF BOULDER DRIVERS, WHILE PRESERVING THE RURAL CHARACTER OF THE BOULDER LANDSCAPE. (5)

- *This is a responsibility of Boulder Town and should be a priority to be working on*
- *Compromise may be needed*
- *I like things the way they are. We don't have a traffic problem yet.*

GOAL T2: Promote safety for equestrian, bicycle, and pedestrian traffic as viable alternatives to automobile traffic. (6)

- *Don't make roads larger, but do fill potholes. Mow roadsides.*

ACTION T2-1: DESIGNATE SAFE ROUTES AND CROSSING LOCATIONS FOR ELEMENTARY CHILDREN TRAVELING TO AND FROM SCHOOL. (8)

- *There is very little traffic on that road. There are ample opportunities to cross the road safely. Teach children how to cross a road and do it with them until they are competent.*

ACTION T2-2: PROMOTE NON-MOTORIZED TRAILS ALONG MAJOR ROADWAYS. (8)

- *Increase pedestrian pathways through town – H&H to BOSS.*
- *Great idea (as is T2-3), but until the roads are either widened or there is additional area for the bicycle lanes designating them on the highway in our area is rather dangerous.*
- *More walking paths along highway 12.*
- *There are walking paths on the sides of all roads already.*
- *Unnecessarily creating more paths.*
- *There are lots of non-motorized trails. Just ask Dave Holloday. He hasn't been slowed down by a lack of "developed" paths. He has walked all around Boulder for decades.*
- *Need long-term "trails" vision to provide walking and bike paths near homes where kids can play and people can walk with neighbors.*
- *No!*

ACTION T2-3: WORK WITH UTAH DEPARTMENT OF TRANSPORTATION TO DESIGNATE AND SIGN BICYCLE LANES ALONG HIGHWAY 12 AS APPROPRIATE. (8)

- *Let's be careful to avoid making Boulder look "developed." That will attract people who are used to a "developed" setting.*
- *No!*
- *Strike. No bicycle lane.*

Goal T3: Ensure an adequate supply of off-street private and public parking to meet the needs of local residents and visitors, while making roadways safe for traffic. (2)

- *Parking seems fine to me*

ACTION T3-1: ESTABLISH CODES TO MAKE AVAILABLE A MINIMUM/ADEQUATE NUMBER OF PARKING SPACES FOR RESIDENCES AND BUSINESSES TO ENSURE PUBLIC SAFETY. (2)

- *Hell No!*
- *Lodge parking on road – NO*
- *No!*
- *No. Businesses here have parking if codes are put in place for future businesses then this is a forced regulation that can shut down all commercial ventures, on Hwy 12 and Home Based – this shall be up to the establishment.*

ACTION T3-2: CONSIDER THE USE OF SHARED PARKING SPACES BETWEEN ADJACENT LAND USES. (3)

- *Where? This is a private business decision.*
- *Not the town's lane*

GOAL T4: Preserve the historical cattle drive access ways along Highway 12, Burr Trail, and other Town roads. (18)

- *There is no problem here. The ranchers drive their cows every year. It seems to work fine. It gives the tourists something to gawk at.*
- *Generally support this and: what about rancher responsibility to the community? 1) Can ranchers pre-post dates and times and windows so drivers can plan around these events? 2) Cleaning up the cowpies!*
- *Support – keeping the same. Ranchers should not need to post signs, the manure just helps keep extra cars from using the roads for a few days. Town does not need to regulate this.*
- *Fully support cattle drivers. This is a natural traffic slowing mechanism. If we're worried about speed – why not do more cattle drives 😊.*

ACTION T4-1: MAINTAIN THE USE OF TRADITIONAL CATTLE DRIVE ROUTES BY POSTING TEMPORARY SIGNS AS NECESSARY TO ALERT DRIVERS. (7)

- *Very wide support for running cattle, but low support for requiring temp signs. Instructive. Please stop trying to regulate so much. You learn a lot if you talk to a rancher.*
- *Yes cattle drive.*

Goal T5: Ensure that efforts of the Utah Department of Transportation to develop the Utah Trail Network Proposed Vision Corridor Trail Project from Cannonville to Torrey align with Town interests and needs.

- *Strike completely – do not support tourism*
- *Not interested in more traffic via a bike path taxes – not interested in.*

ACTION T5-1: WORK WITH UDOT TO DEVELOP THE TRAIL THROUGH TOWN AS MAINTENANCE AND IMPROVEMENTS ARE MADE. (7)

- *Strike. Why spend our tax dollars on that?*
- *Alternative – Town should oppose UDOT initiatives to promote ATV travel through town*
- *NO!*
- *Boulder is very walking and driving friendly. I'm not interested in a bunch of bike trails.*
- *Ditto to the above.*
- *Make sure that what county/state propose is what Boulder wants.*

9.2 Land Use Goals and Actions

- *Recommendation: Land use goals need to work within the reality of the limits of this place in these times*

Goal LU1: Develop an accurate Boulder Town zoning map that reflects the extent and boundaries of federal and state lands within the Town boundaries.

(14)

- *What right do we have on public lands? I am not interested in outside influences coming in and doing something with public lands – i.e., no data centers. If there were an opportunity for individuals to buy public land, I would be interested in buying land.*
- *Just clarify existing state lands.*
- *Looks good on paper. The reality more government.*
- *One of the most important proposed work and actions. Needed as a base to work from.*

ACTION LU1-1: REDRAFT THE BOULDER TOWN ZONING MAP TO DELINEATE LANDS CURRENTLY MANAGED BY THE US FOREST SERVICE, BUREAU OF LAND MANAGEMENT, AND THE STATE OF UTAH AS “PUBLIC LANDS” WITH A SPECIAL ZONING CATEGORY “OPEN SPACE – NOT FOR DEVELOPMENT.” (12)

- *Add the language: special zoning category for public lands within The Town Limits.*
- *Great idea!*

ACTION LU1-2: WORK WITH PUBLIC AGENCIES (THE US FOREST SERVICE, BUREAU OF LAND MANAGEMENT, AND THE TRUST LANDS ADMINISTRATION IN RICHFIELD) THAT THE TOWN INTENDS TO CLARIFY ZONING ON THESE LANDS AND LOOKS TO PARTNER TO ENSURE THAT THE AGENCIES SUPPORT THE GOALS OF THIS PLAN (8)

- *This ain't gonna happen. waste of town resources.*
- *Don't know. Confusing.*
- *Can we do this while keeping signage to a minimum?*

ACTION LU1-3: ESTABLISH WITHIN THE BOULDER ZONING CODE A CATEGORY THAT DEFINES THESE PUBLIC LANDS AS PRESENTLY “OPEN SPACE- NOT FOR DEVELOPMENT” AND CONSIDER A FUTURE CODE SUCH AS “20 ACRE MINIMUM PARCEL SIZE” WITH LIMITED DEVELOPMENT POTENTIAL. (14)

- *Yes! I think we want to be prepared for public land to be sold to private owners.*
- *Great idea!*

Goal LU2: Preserve Boulder's rural agricultural heritage. (2)

- *Key to define agricultural land to include legacy and alternative businesses and practices*
- *I am all for rural agriculture but to me a #1 priority is that we not be infringing on private property. Overlays are coercive. The more control, the less freedom. We need to support freedom so that people can survive and thrive.*
- *Can we create a community value and incentive for ag use land to benefit the residents of Boulder more directly? Boulder water is being exported through cattle and feed. What is the general viability of the rancher/ag culture? How much is it being subsidized? How much resource (water, etc) is economically being exported from Boulder?*
- *Support within legal boundaries of private land ownership*
-

ACTION LU2-1: PROMOTE THE LONG-TERM SECURITY, RETENTION, AND EXPANSION OF AGRICULTURAL BUSINESSES THROUGH DELINEATION OF LANDS DEDICATED TO AGRICULTURE. (10)

- *Not clear what delineation entails*

ACTION LU2-2: ENSURE THAT THE TOWN'S ZONING AND OTHER ORDINANCES SUPPORT AND ENCOURAGE AGRICULTURAL LAND USES. (11)

•

ACTION LU2-3: CONSIDER THE USE OF "OVERLAY" ZONES TO PROTECT PRODUCTIVE AGRICULTURAL LANDS (5)

- *Respect landowner rights*
- *What is overlay?*
- *This will get litigated fast, heavily and the town will lose.*
- *My land! I pay property taxes. I decide what to protect with my property. Protect from what?*
- *This is a nuclear bomb potentially. Will need much clearer detail.*
- *Remove overlays.*

ACTION LU2-4: SUPPORT EFFORTS OF THE BOULDER IRRIGATION DISTRICT AND WATER USERS TO CONSERVE, MANAGE, AND DISTRIBUTE IRRIGATION WATER IN WAYS THAT SUPPORT AGRICULTURE, INCLUDING KEEPING FIELDS GREEN AND PRODUCTIVE. (11)

- *Strike.*
- *No regulating my shares*
- *The town has no jurisdiction over irrigation. The state gives water rights and manages them. The county records easements for ditches.*
- *Boulder Town has no business getting involved with the water company – none.*
- *Agree with above statement.*
- *Water for septic fields or hay fields?*

ACTION LU2-5: EXPLORE OPTIONS FOR OPEN SPACE PRESERVATION THROUGH DEED RESTRICTIONS OR CONSERVATION EASEMENTS WITH A LOCAL OR TOWN APPROVED LAND TRUST. (11)

- *Strike completely – overreach for land use private property*
- *Surrounded by open space. Let landowners protect their open space.*
- *No restrictions.*
- *Land trust is a property owner decision – none of town's business*

Goal LU3: Maintain Boulder's rural heritage and character by ensuring that development is consistent with overall community values and needs. (4)

ACTION LU3-1: RECOGNIZE AND ENCOURAGE PRESERVATION OF HISTORICAL SITES AND BUILDINGS THROUGH INCENTIVES, GRANTS, OR OTHER ASSISTANCE. (12)

- *Government should be limited. Let some non-government organization preserve historic sits. Keep town government functions very limited.*
- *Who gets to decide what is historically significant?*
- *I like historic buildings and support people caring for and preserving them but I don't want that to be being pushed on a land owner – once again, personal property rights. Constitutionally that is so important that we keep our freedom.*

ACTION LU3-2: CONSIDER THE ADOPTION OF ADDITIONAL TYPES OF ZONING THAT INCLUDE PERFORMANCE AND DESIGN STANDARDS TO ALLOW FOR LIGHT INDUSTRIAL/RETAIL ACTIVITY THAT IS EXPLICITLY GEARED TOWARDS SMALL-SCALE BUSINESSES MEETING LOCAL COMMUNITY NEEDS. (9)

- *More control is not desired. It makes it hard for those trying to make a living. Private property rights.*
- *Strike for inviability per cottage industry.*

ACTION LU3-3: CONSIDER REZONING AND CONFORMANCE WITH SPECIFIC PERFORMANCE STANDARDS FOR BUSINESSES PROPOSED IN RESIDENTIAL, OPEN SPACE, OR AGRICULTURAL ZONES. (4)

***ACTION LU3-4: ESTABLISH A ZONING DESIGNATION THAT RECOGNIZES THE MUNICIPAL, EDUCATIONAL, AND OTHER INSTITUTIONAL LAND USES IN THE COMMUNITY**

- *How to protect Boulder from corpoptate entities such as Motel 6 or Subway*

Goal LU4: Protect the natural beauty, natural resources, open space landscapes, and wildlife while protecting the safety of Boulder residents. (5)

- *Let landowners decide how to use and develop their own lands. Who we are as citizens will attract and repel those that are harmonious or dissonant with us.*
- *No restrictions.*
- *I love the natural beauty and want to create beauty all around us. Private property is a constitutional right we need to protect it. Being respectful of our neighbor is desirable but it is important not to be enforcing (sic) things that infringe on property rights.*
- *Do everything possible to protect agricultural land. Especially if ranchers have non-agricultural lands that can be developed.*

ACTION LU4-1: REEXAMINE THE DELINEATED SENSITIVE AND CRITICAL LANDS AND GENERATE OVERLAYS. THESE LANDS INCLUDE THOSE OCCURRING ON SLOPES GREATER THAN 30%, WETLANDS, FLOODPLAINS, MESA TOPS, OTHER VULNERABLE VIEW PROPERTIES, AND PRODUCTIVE AGRICULTURAL LANDS. (9)

- *Downsizing by another name? Needs much more detail and will likely not survive the courts.*
- *Strike based on overreach with the development restrictions. Boulder is _____ (unintelligible word).*
- *Who decides? No _____ (unintelligible word)*
- *Don't weaken this ordinance/overlay*

ACTION LU4-2: CONSIDER DEVELOPMENT RESTRICTIONS ON SENSITIVE AND CRITICAL LANDS, WHILE EXAMINING DENSITY CREDITS OR OTHER BENEFITS WHERE IMPACTS FROM DEVELOPMENT CAN BE MITIGATED AND PUBLIC SAFETY ADDRESSED. (9)

- *Good with this – but would it somehow tie in a way where a private property can be actively conserved/preserved/restored for property owner?*
- *Who and how is “sensitive and critical” decided? What does sensitive and critical mean? All land? Some?*
- *Private property infringement promoting suburban development and loss of ag land*
- *Make an ordinance that if development results in fields going fallow, weeds must be controlled. Restore native vegetation.*
- *This is the critical step to the agricultural preservation and open fields.*

ACTION LU4-3: ENCOURAGE DEVELOPMENT, GRADING, AND LANDSCAPING TO BE IN HARMONY WITH THE NATURAL TOPOGRAPHY AND MAJOR LANDFORMS. (10)

- *Strike based on subjective wording.*
- *Who decides what is in “harmony?”*
- *Grading? Don't scalp the land.*

ACTION LU4-4: PROMOTE APPROPRIATE DESIGN AND LANDSCAPING OF THE TOWN PARK, TOWN GROUNDS, COMMUNITY CENTER, AND OTHER MUNICIPAL OPEN SPACES TO MEET THE NEEDS OF THE COMMUNITY. (10)

- *Appropriate and designed to compliment the greater beauty of the surrounding landscapes*

- *The Town parks are very nice the way they are. Please don't spend a bunch of money renovating them.*
- *Budget drives design.*
- *This is what the general plan should emphasize: how the town manages town property is the role of planning.*
- *No landscaping or etc. Pay our EMS/Fire instead.*
- *Be conscientious of your budget – don't raise taxes, but I am happy for the town land to be cared for.*

Goal LU5: Establish zoning and other ordinances that support the diverse housing needs of Boulder residents. (1)

- *Strike based on loss of agricultural and creating suburban zones*
- *More control = less freedom. As a young person trying to find land and build a home – I don't want to be restricted in finding, living solutions that work for me and my family. To me the housing issue has more to do with people trying to control what their neighbors are doing.*

ACTION LU5-1: ANALYZE OPTIONS/AREAS FOR DENSER HOUSING, INCLUDING CLUSTERING, IN AREAS OF TOWN ACCESSIBLE TO INFRASTRUCTURE AND SERVICES, THAT WILL MINIMALLY IMPACT OTHER VALUES HELD BY TOWN RESIDENTS. (11)

- *No*
- *I don't think the current 5 acre plan is meeting community needs*

ACTION LU5-2 CONSIDER AVAILABLE CAPACITY AND POTENTIAL EFFECTS ON BOULDER SCHOOLS, PARKS, COMMUNITY CENTER, EMERGENCY SERVICES, AND OTHER PUBLIC FACILITIES AND SERVICES WHEN EVALUATING DEVELOPMENT PROPOSALS. (4)

ACTION LU5-3: EXPLORE OPPORTUNITIES TO INCREASE DEVELOPMENT OF ACCESSORY DWELLING UNITS (ADUS) IN ALL ZONES IN BOULDER. (3)

- *Maybe not all zones. Lower boulder for instance seems to be getting dense*

Goal LU6: Enforce, review and update land use, zoning, and subdivision ordinances as often as needed to support the goals in this Plan. (5)

- *Most of the time let's not enforce. If the laws are on the books of the town then there is a problem we can consider enforcement. Generally if people let their neighbors live how they want to, there will be minimal problems. There are many peaceful ways to work through problems before resorting to enforcement.*
- *Annex areas east of town.*
- *Charge a massive impact fee (\$10,000) for developers who are profiting off of Boulder.*

MISSING AND OTHER GENERAL COMMENTS

- Job one: Annexation policy
- This is a good way to query the Town. Thank you.
- Where is the Economic Development Section – we need to support local businesses
- There is no checkmark column for oppose
- Too many restrictions
- More restrictions does not equate to a better Boulder experience. Those who need more government in life can go back to California.
- Only choice is “support” No way to indicate opposition on the posters.
- Comment post-its were not left up to facilitate dialog
- Alternatives were not provided on the posters
- Important background information is needed to provide context
- Overall the process is “push-polling” where the question directs thinking to a predetermined answer
- Need public education regarding land trusts and conservation easements deed restrictions. There is a lot of misunderstanding – these are private voluntary initiatives. The Town role is to make the project legal. These are tools that can create affordable lots and preserve open space.
- Make a “How to Boulder” welcome package for new residents
- Find a way to pay our Planning and Town Council
- Let’s preserve private land owner’s rights to do with their land as they see fit. Most people want a beautiful yard. Lets give people the opportunity to succeed and FAIL. You can’t have success without failure. This applies to the Town plan in general.
- Some of the goals and objectives are already governed by state and federal agencies so there is no need for the Town to also be governing them. There are also many places I can see we are creating unnecessary governing roles and my question is who is this “governing” person going to be and how is the town going to compensate and make sure this person is quality for these positions.
- I am concerned that many of these goals and objectives could be used in restricting private property rights.

Report Title: Council Member John Veranth's Report regarding PC

Governing Body: Town Council

Meeting Date: July 7, 2026

Agenda Item: Planning Commission Progress on General Plan

Item Type: Work Session

Prepared by: John Veranth

Date Submitted: July 1, 2026

PROBLEM STATEMENT

The current Planning Commission effort to totally rewrite the General Plan has led to major controversy. The process to date is being perceived by the community as a top-down development of a single recommended action and then asking "Do you think this will work for Boulder." when the appropriate question is "What is the best alternative?"

The existing General Plan is vague in many places, but the wording reflects community consensus. The attempt to insert specific actions has met with citizen pushback. Boulder is a town where people value individual freedom and resist top-down restrictions, even when framed as suggestions. Also, the feasibility of any proposed town action needs to consider property rights and whether Boulder has the legal authority, technical expertise, and financial resources to carry out the action.

I appreciate the considerable effort by planning commission members, but am concerned that the direction is not what the community wants or needs.

ALTERNATIVES

What should the town council do at this point?

- 1) Alternative 1 - Do nothing at this time. Defer to the PC and let the current general plan process continue. Wait for a GP revision before considering zoning problems.

- 2) Alternative 2 - Follow "Step 3" of the PC workflow chart. "PC (Chair?) presents at the TC meeting, asking clarifying questions and outlining preliminary alternatives. TC provides answers and expresses interest in specific alternatives."
- 3) Alternative 3 - Recommend tonight to PC that they take a pause on the general plan rewrite and focus on the specific problems identified with the zoning ordinance using the pre-2021 version of the General Plan (version 4.0) as the starting guidance. Limit General Plan work to revising the 2021 changes as needed based on the identified solutions to zoning and commercial regulation problems.

DISCUSSION

The General Plan vision, goals, and policies were reviewed in 2008, 2013, and 2019 with minimal changes between the original 1998 plan. This stability indicates general satisfaction with the plan. The 2021 changes were very limited and had the well-intentioned goal of allowing siting of new commercial activities while preserving local character. This prior work should be respected.

The flaw with the 2021 changes is because subsequent appeals in other jurisdictions have indicted the limitations of the conditional use approval process. State law and court precedents make it very difficult to deny a conditional use application. Quoting from a 2022 document funded by the Utah Property Rights Ombudsman office: *"The legislative body already determined the appropriateness and compatibility of said use when it crafted the ordinance and included the conditional use as approved for the zone."* By state law any conditions must be limited to addressing impacts named in the ordinance and complete mitigation of impacts is not required.

Leaving the 2021 zoning changes in place would have left the town vulnerable to having to approve almost any proposed commercial activity in a large portion of the GMU zone. Ordinance 2025-7 provided a partial remedy. This ordinance eliminated the "Commercial" line which had shown "Potentially Compatible" in the GMU zone, but also indicated the "Commercial existing before 2021" is a permitted use in the Commercial Zone. This change is not a long-term solution because it is no longer legal to establish a new business anywhere in town unless it is a home business. Another problem is that the current Chapter 153 has not been updated for recent state law changes and, as a result of codification of existing ordinances, contains

redundant and inconsistent language. Chapter 153 contains business regulation and administrative provisions that do not belong in the land use chapter. Specific problems, but not all, were listed in the JMV memo provided at the February 10 special meeting.

The minutes of the February 10 special meeting state: The group eventually reached consensus on priorities:

- * Update procedural parts of zoning with consultant assistance
- * Work on the commercial sections of both the general plan and zoning in tandem
- * Acknowledge future work needed on the general plan, but not as an immediate priority."

This consensus was superseded by an informal, show of hands vote at the March meeting to accept the revised charge presented by the planning commission chair via Memo.

I have considered preparing a "red line" mark-up of the current PC draft general plan. I do not think that marking specific objections is worthwhile at this time because the fundamental flaw is with the process. There was no clear statement of the problems in the current General Plan, no community call for changes other than in regard to commercial zoning, and no stakeholder workgroups to examine and refine alternatives. Even the best ideas will meet opposition unless there has been sufficient opportunity for community discussion and buy-in.

RECOMMENDED ACTION – subject to revision based on TC discussion

Proposal to rescind the PC charge approved at the March 2026 meeting and provide a new charge to focus narrowly on the specific problems of regulating commercial use while supporting our local economy using the pre-2021 version of the general plan as the starting guidance. The secondary issue should be addressing inconsistent and inappropriate language in the current Chapter 153 using the pre-2021 version of the General Plan (version 4.0) as the starting guidance. Goal should be to complete a new, completely rewritten zoning code and associated changes to other Boulder code sections by December 2026.

ATTACHMENTS

- A. PC Memo  BT-2026-PC_MEMO_2026-03-03_PCRequestForDirectionFr...

RESOLUTION NO. 2026-M

BOULDER TOWN, STATE OF UTAH

A RESOLUTION EXPRESSING THE TOWN OF BOULDER’S POSITION ON COUGAR REMOVAL ACTIONS IN THE BOULDER MANAGEMENT UNIT AND REQUESTING CONSIDERATION OF ECONOMIC IMPACTS, TRANSPARENCY, AND PUBLIC SAFETY MEASURES IN REGARDS TO: PREDATOR MANAGEMENT STUDY (WRI PROJECT #7707)

WHEREAS, the Town of Boulder, Utah (the “Town”) is a rural community located adjacent to and reliant upon public lands, wildlife habitat, outdoor recreation, and quiet use; and

WHEREAS, residents, local businesses, and visitors regularly use the surrounding lands for lawful recreation and livelihood, including hiking, hunting, ranching, tourism, and travel; and

WHEREAS, cougar management decisions and methods have the potential to affect public safety, domestic animals, recreation use, wildlife populations, and the Town’s economic stability and reputation; and

WHEREAS, the Town of Boulder recognizes the State of Utah’s authority and responsibility to manage wildlife and to support sustainable mule deer populations; and

WHEREAS, intensified cougar removal efforts—including methods such as trapping and/or snare use—will create an unacceptable, significant, and foreseeable risk of non-target injury and/or death to wildlife, domestic animals, and working dogs, and may increase safety concerns, conflict, and concern among residents and visitors; and

WHEREAS, the Town of Boulder believes that effective governance requires transparency, defined limits, accountability, and community safety safeguards, specifically when management actions may affect residents and high-use recreation landscapes;

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF BOULDER TOWN, UTAH, THAT:

1. **Formal Objection.** The Town of Boulder expresses formal objection regarding intensified cougar removal actions through the Predator Management Study (WRI Project #7707) within or affecting the Boulder Management Unit, specifically because the proposed expansion of baiting, trapping, and/or snare use is indiscriminate and poses a grave and unacceptable public safety hazard to residents, visitors, and domestic animals.
2. **Unreasonable Deer Herd Targets.** The Town of Boulder expresses concern with the deer herd population targets. The state has never sustained the target numbers. This will put a larger deer population in local fields impacting the ability of ranchers and farmers to protect crops utilized to earn a living. It will also increase deer populations in the roadways causing more accidents with vehicles and the safety and costs to local residents and visitors to the area.
3. **Transparency and Oversight.** The Town of Boulder requests comprehensive and transparent public reporting to be shared with the Town Council throughout the project.
4. **Prioritize Mule Deer Recovery Strategies.** The Town of Boulder encourages mule deer recovery strategies that reduce community conflict and improve long-term outcomes, including preserving ecological integrity; significant and sustained habitat and winter range investment; monitoring chronic wasting disease; migration protections; and targeted localized management where warranted.
5. **Transmission of Resolution.** The Town of Boulder directs the Town Clerk to transmit this Resolution to the Garfield County Commissioners, the Director of the Utah Division of Wildlife Resources, the appropriate Regional Advisory Council, the Governor's Office, and the Utah State legislative representatives.
6. **Effective Date.** This resolution shall take effect immediately upon passage and adoption.
7. **Severability Clause.** If any part of this Resolution is found invalid, it does not affect the remaining portions.

ADOPTED by the Boulder Town Council this [date]

Motion: Councilmember [Full Name] moved to [exact language of motion].
Councilmember Tina Karlsson [Full Name].

Vote: Roll Call – Councilmembers [Full Name] - [Aye/Nay/Abstain/Absent], [Full Name] - [Aye/Nay/Abstain/Absent], [Full Name] - [Aye/Nay/Abstain/Absent], [Full Name] - [Aye/Nay/Abstain/Absent], Mayor [Full Name] - [Aye/Nay/Abstain/Absent].

Motion Passed [Total Vote Count (e.g., 5-0)]

CERTIFICATION:

BOULDER TOWN, STATE OF UTAH

PRESIDING OFFICER:

Cheryl Cox, Mayor

ATTESTATION:

Elizabeth Julian, Town Clerk

Effective Date of Resolution: **[date]**

#	Fee Type	Suggested Change	Fee	Relevant Ordinance	TC Approval	Fee in Ordinance?	Notes
Subdivision Applications (Chapter 152)							
1	Boundary Line Agreement Review		\$50	§ 152.202 BOUNDARY LINE AGREEMENTS.	Resolution 2025-3	Yes	"This review is subject to a fee set by resolution by the Town."
2	Conceptual Plan Review, Initial Review		\$0	§ 152.302 CONCEPTUAL PLAN REVIEW	Resolution 2025-3	Yes	"There is no fee for the initial review of a Conceptual Plan."
3	Conceptual Plan, Re-review (first one is free; up to four allowed)		\$70/hr	§ 152.302 CONCEPTUAL PLAN REVIEW	Resolution 2025-3	Yes	"A maximum of four Conceptual Plan reviews are allowed. Each review after the first shall be subject to a fee established by the Boulder Town Council."
4	Preliminary Application		\$400 + \$70/hr + Actual costs of consultants	§ 152.303 PRELIMINARY SUBDIVISION APPLICATION	Resolution 2025-3	Yes	"Fee payment required for Preliminary Subdivision Application as established in Boulder Town Code."
5	Final Application		\$400 + \$70/hr + Actual costs of consultants	§ 152.304 FINAL SUBDIVISION APPLICATION	Resolution 2025-3	Yes	
6	Appeal & Committee		\$1,000	§ 152.304 FINAL SUBDIVISION APPLICATION	Resolution 2025-3	Yes	"If a dispute arises on a Subdivision Improvement Plan, on after the 4th or final Review Cycle, and the ALUA fails to respond within 40 business days (or 60 business days if the applicant has not responded within 40 days), the applicant may request that the ALUA assemble an appeal panel in accordance with UCA 10-9a-508(5)(d) to review and approve or deny the Final Subdivision Application. The ALUA must do this within 10 business days of receiving both the written request and payment of the appeal fee."
7	Additional Costs		Actual costs of consultants	152.008 FEES	Resolution 2025-3	Yes	"The applicant shall pay all additional costs incurred by the Town for the provision of services provided by the ALUA and/or a Professional Engineer, Surveyor, other consultant hired by the ALUA necessary to review the subdivision application materials for conformity to the requirements of this chapter and accepted engineering standards and practice. The applicant shall be notified of additional work required by the ALUA and/or the intent to hire consultants and shall have the option to amend or withdraw the application prior to any additional work."
Use Applications							
8	Conditional Use Application	\$100	\$75	§ 153.150 ISSUANCE.	07-2023	No	No specific dollar amount indicated
9	Permitted Use Application	\$50	\$25	§ 153.136 APPLICATION REQUIREMENTS.	07-2023	No	No specific dollar amount indicated
10	Special Events Application	\$50	\$25	§ 153.172 ALLOWED TEMPORARY USES.	07-2023	No	No specific dollar amount indicated
11	Temporary Use Application	\$50	\$25	§ 153.172 ALLOWED TEMPORARY USES.	07-2023	No	No specific dollar amount indicated
12	Temporary RV Use Permit Application	\$50	\$25	§ 153.156 USE OF RV OR MOBILE HOME FOR LIVING PURPOSES DURING PERIOD OF CONSTRUCTION OF PERMANENT DWELLING.	07-2023	No	No specific dollar amount indicated
Other Land Use Applications							
13	Appeal Application		\$500 + \$70/hr (Will be refunded if Town found in error)	§ 153.273 APPEAL.	Resolution 2025-3	No	Hourly rate for billed time by ZA, planning consultant, attorney, surveyor, or professional engineer.
14	General Plan Amendment		\$500 + \$70/hr	§ 153.070 AMENDMENTS TO TOWN'S GENERAL PLAN.	08-2024	No	Hourly rate for billed time by ZA, planning consultant, attorney, surveyor, or professional engineer
15	Map-Amendment Application	\$50	\$25	§ 153.074 AMENDMENTS TO THIS CHAPTER, INCLUDING THE ZONING DISTRICTS MAP.	Resolution 2025-3	No	No specific dollar amount indicated
16	Interpretation Application	\$50	\$25	§ 153.026 ADMINISTRATIVE INTERPRETATIONS.	Resolution 2025-3	No	No specific dollar amount indicated
17	Nonconforming Application	\$50	\$25	§ 153.259 APPLICATION REQUIREMENTS; DETERMINATION OF APPLICATION COMPLETENESS REQUIRED.	Resolution 2025-3	No	No specific dollar amount indicated
18	Sign Application		\$35	§ 153.202 SIGNS.	Resolution 2025-3	Yes	No specific dollar amount indicated
19	Variance Application	\$100	\$75	§ 153.311 APPLICATION REQUIRED.	Resolution 2025-3	No	No specific dollar amount indicated
20	Zoning Ordinance Text or Map Amendment Application		\$500 + \$70/hr	§ 153.075 PROCEDURES FOR AMENDING THIS CHAPTER AND ZONING DISTRICTS MAP AMENDMENTS (REZONES).	Resolution 2025-3	No	Hourly rate for billed time by ZA, planning consultant, attorney, surveyor, or professional engineer
Other Applications							
21	Project Application ("Project Approval") (The Garfield County Building Inspector will calculate and assess their fee.)	\$50	\$25	§ 151.03 APPLICATION FEES	Resolution 2025-3	Yes	"Boulder Town fees for a Project Application are established by resolution by the Town Council and shall be paid at the time a Project Application is submitted."
22	Business License Application	\$35	\$25/\$5	§ 110.04 LICENSE FEES.	07-2023	Yes	
23	Liquor License Application		\$50	§ 111.03 BEER AND LIQUOR LICENSE FEES.	07-2023	Yes	
24	Business License Application-Temporary	\$35	\$15		07-2023	No	
25	Excavation Permit	\$50	\$25	§ 91.12 APPLICATION FOR STREET EXCAVATION PERMIT.	07-2023	Yes	No specific dollar amount indicated
26	Owner/Builder Certification for Projects	\$50	\$25		07-2023	No	This seems like the same thing as a Project Permit Application.

#	Fee Type	Suggested Change	Fee	TC Approval	Notes
Daily Building Rates: Renting the Entire building for the day (Library excluded) and building would be closed to the public					
1	Local Business/Personal - Closed to the Public		\$400	03-2025	Sign checklist commitment
2	Outside Business/Personal - Closed to the Public		\$600	03-2025	Refundable cleaning deposit applies
3	Event Open to the Public	\$100			Sign checklist commitment
Daily Rates: 84716 users -if the activity is a community-oriented event open to the public. It is free.					
3	Meeting Room	\$30	\$30	03-2025	Sign checklist commitment
4	Community Room	\$30	\$75	03-2025	Sign checklist commitment
5	Kitchen	\$50	\$0	03-2025	Sign checklist commitment
6	Pavilion	\$30	\$0	03-2025	Sign checklist commitment
7	Table	\$5 per table			for use outside the building - Sign checklist commitment
8	Chairs	\$1 per chair			for use outside the building - Sign checklist commitment
Daily Rates: Outside Business/Organizations					
9	Meeting Room	\$200	\$200	03-2025	Refundable cleaning deposit applies
10	Community Room	\$200	\$400	03-2025	Refundable cleaning deposit applies
11	Kitchen	\$300		03-2025	Refundable cleaning deposit applies
12	Pavilion	\$200	\$150		Refundable cleaning deposit applies
13	Table	\$5 per table			for use outside the building
14	Chairs	\$1 per chair	\$0	03-2025	for use outside the building
15	Stage				
Outside Business/Organization will pay a \$150 Cleaning Deposit. If renter cleans so the custodian does not have to, all or part of fee will be returned.					
84716 Users will complete a cleanup checklist. Failure to complete duties may result in future use denial.					
	Town Council, Planning Commission Members, and Board of Adjustments members get a courtesy rental of 1 venue for a day each year for free.				
	To				

#	Fee Type	Suggested Change	Fee	Relevant Ordinance	TC Approval	Fee in Ordinance?	Notes			
Landfill Charges										
1	Off Hours Opening		\$50							
2	Landfill Use Fee		\$15		March		To be implemented after determination of collection process.			

#	Fee Type	Suggested Change	Fee	TC Approval	Notes
1	GRAMA Request				Fees are assessed in accordance with Utah Code § 63G-2-203.
2					
3					

FIRE PROTECTION AND WATER ACCESS AGREEMENT

Between

BOULDER FARMSTEAD WATER COMPANY

And

BOULDER TOWN

This Fire Protection and Water Access Agreement {"Agreement"} is entered into this ____ day of _____, 2026, between the Boulder Farmstead Water Company, a Utah non-profit corporation, of Boulder, Garfield County, State of Utah (***"Water Company"***), and Boulder Town, a municipal corporation, of Garfield County, State of Utah (***"Town"***). This Agreement supersedes all prior Agreements between the Water Company and Town.

RECITALS

- A. The Water Company is a non-profit company organized for the purpose of collecting and distributing culinary water to its patrons who are primarily residents of Boulder, Garfield County, State of Utah.
- B. The Town is a Municipal corporation organized for the purpose of providing various services to the persons and property within its boundaries, including fire protection.
- C. Town is authorized to enter into such agreements pursuant to Chapter 13, Title 11 of the Utah Code Annotated 1953, as amended, governmental entities can enter into agreements, Utah Code Section 10-1-202; and
- D. The culinary water supply within the area, including the water lines and hydrants, is owned by the Water Company.
- E. Parties desire to make reasonable efforts to provide fire protection for residents and their property for the area in which both parties operate.
- F. The Water Company shall provide maintenance and repair for the fire hydrants within the water system as part of its maintenance of its water distribution facilities. The Water Company's knowledge and expertise in performance of such responsibilities will prove mutually beneficial. Additionally, the Water Company shall benefit from direct control of hydrant flow testing, main flushing, and valve maintenance.

AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants contained in this Agreement, the parties agree as follows:

1. Duration of Agreement

This Agreement shall become effective upon execution by the parties. Subject to early termination as provided below, this Agreement shall be for a term of two (2) years from the date of this Agreement and thereafter shall automatically renew for additional 2-year periods upon agreement.

2. Termination of Agreement

Either Party to this Agreement may terminate without cause at the end of the current two (2) year term by providing written notice three (3) months in advance of its intended termination date.

However, either Party shall maintain the absolute right to terminate this Agreement for acts constituting material breach of this Agreement within thirty **(30)** days after receipt of notice from the non-breaching party.

Parties expressly agree that the Town's failure to make any payment due to the Water Company under this Agreement shall constitute a material breach.

3. Use of Fire Hydrants

3.1 The Water *Company* agrees to make available its water resources, pipelines, and hydrants to the Town for use in fire suppression training and in responding to fire emergencies at no additional charge by the Water Company to the Town.

3.2 Except in times of emergency, the Town agrees to provide notice to the Water Company operator(s) of any planned activity that involves the use of hydrants at least seventy-two (72) hours in advance to such activity and agrees to reschedule such activity upon the Water Company's reasonable request.

3.3 Except in times of emergency, the Town agrees that the Water Company will be given the opportunity to manage the use of hydrants for nonemergency activities such as training exercises to prevent harm to the water system.

3.4 The Town agrees to notify the Water Company operator(s) of any emergency requiring the use of hydrants as soon as practicable during the emergency or immediately thereafter.

4. Maintenance of Fire Hydrants

4.1 The Water Company agrees to assume, maintain, repair, and test all fire hydrants in the water system according to standard.

4.2 The Town agrees to pay the cost for repair or replacement of any hydrant, equipment, or pipeline damaged through the use of the water system by the Town.

4.3 The Water Company is not financially responsible for the installation of additional fire hydrants, enlarging lines, or making other alterations. All such modification or alteration will be constructed under the direction and control of the Water Company. The location of fire hydrants shall be consistent with the requirements of the Town's adopted fire code and as determined by the local fire code official and shall not be unreasonably denied.

4.4 The Water Company shall provide snow removal around each hydrant in a timely manner.

4.5 The Water Company shall immediately notify the Town Fire Chief if a hydrant becomes non-serviceable for any reason and shall make reasonable efforts to return the hydrant to service as quickly as possible.

5. Fees

5.1 The Town shall pay the Water Company an annual fee for Fire Protection and Water Access. Such fee shall be fixed for the duration of each two-year agreement period. The fee charged to the Town by the Water Company will begin upon execution of this agreement at \$_____ per year.

5.2 The Water Company agrees to provide the Town an invoice at the beginning of each year of this Agreement. Payments are due within thirty (30) calendar days of receipt of such invoice. Payments made after the due date are subject to a penalty of five percent (5%) of the amount due, plus interest at the rate of one percent {1%} per month from the time due until paid.

5.3 Prior to the end of a two-year term, the Water Company may, with six (6) months written notice, increase the fee to be charged to the Town for the next two-year term. However, the Water Company shall not be allowed to increase the fee by more than fifteen percent {15%} over the then-existing fee.

6. Indemnification

The Town agrees to indemnify or hold harmless the Water Company from any and all damages, claims, or liability resulting from the Town's use of the fire hydrants and other water facilities.

Additionally, the Water Company agrees to indemnify or hold harmless the Town resulting from its providing this service. Should a fire hydrant fail, parties agree the Town is not liable for resulting damage.

7. Insurance requirements

Water Company agrees to obtain and maintain liability coverage in minimum liability limits of One Million Dollars (\$1,000,000) per occurrence and Two Million Dollars (\$2,000,000) in the aggregate for its conduct creating liability exposures regarding this agreement. The insurance policy or policies shall provide coverage for those events that occur during the term of the policy, despite when the claim is made.

Water Company will furnish to Town certificates of insurance setting forth the amount of coverage, policy number and date(s) of expiration and shall provide at least sixty (60) days' prior written notice to the Town of cancellation or material alteration of insurance.

8. Notices

Unless otherwise specified in this Agreement, any notice or other communication required in writing shall be sent to the address given below for the party to be notified, or to such other address as may be provided:

If to Town:

PO Box 1329
Boulder, UT 84716

If to WaterCompany:

PO Box 1356
Boulder, UT 84716

Copies to:

J. Craig Smith
Smith Hartvigsen
257 East 200 South, Suite 500
Salt Lake City, UT 84111

Jayme Blakesley
Hayes, Godfrey Bell Law Firm
2118 E. 3900 S., Suite 300
Salt Lake City, UT 84124

9. Miscellaneous Provisions

9.1 Authorization to Contract. Each party represents and warrants that it has authorization to enter into this Agreement and therefore bind its agency in performance of its respective obligations.

9.2 Further Assurances. The parties shall execute and deliver such documents, agreements, instruments, and notices and shall take other such actions as may be necessary or appropriate to effectuate the intent and purpose of this Agreement.

9.3 Assignment: Binding Effect. This Agreement shall not be assigned without the written prior approval of the governing boards of the Parties.

9.4 Waiver. The failure of any party at any time or times to require performance of any provision hereof shall in no manner affect the right at a later time to enforce the same. No waiver by any party of any condition, or of any breach of any term, covenant, representation, or warranty contained herein, in any one or more instances, shall be deemed to be or construed as a further or continuing waiver of any such condition or breach or waiver of any other condition or of any breach of any other term, covenant, representation or warranty.

9.5 Entire Agreement: Modification. This Agreement contains the entire agreement of the parties with respect to the matters addressed herein. This Agreement may not be amended without written consent of both parties.

9.6 Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Utah.

9.7 Headings. The headings which appear at the commencement of each section are descriptive only and for convenience in reference to this Agreement. Should there be any conflict between any heading and the section itself, the section itself and not the heading shall control as to construction.

9.8 Time of the Essence. Time is of the essence in this Agreement.

9.9 No Third-Party Rights. Except for the parties indemnified pursuant to this Agreement, the parties expressly disclaim the creation of any right in any third party whatsoever under this Agreement. There are no third-party beneficiaries. The only parties who may enforce this Agreement and any of the rights under this Agreement are the parties here to.

9.10 Legal Relations. No liability shall attach to the parties by reason of entering into this Agreement except as expressly provided herein.

9.11 Severability. If any section, paragraph, sentence or clause of this Agreement or any work order executed pursuant hereto is declared by a court of competent jurisdiction to be unenforceable or void by reason of public policy or otherwise, then the remaining

provisions of such agreement shall nonetheless remain in force to the fullest extent permitted by law.

- 9.12 Litigation and Attorney Fees. In the event any action at law or in equity is instituted between the parties in connection with this Agreement, the prevailing party in the action will be entitled to its costs, including reasonable attorney fees and court costs, from the non-prevailing party.

IN WITNESS WHEREFORE, the parties have caused this Agreement to be executed as of the day and year written above.

BOULDER FARMSTEAD WATER COMPANY:

By: _____

Camille Hall, President

Date: _____

BOULDER TOWN:

Accepted by Town Council

Date: _____

By: _____

Cheryl Cox, Mayor

Date: _____

Attested

By: _____

Elizabeth Julian, Town Clerk

Date: _____



Elizabeth Julian <elizabeth.julian@boulder.utah.gov>

Emergency response plan

Roger Carter <rcarter@fivecounty.utah.gov>

Mon, Jun 22, 2026 at 1:32 PM

To: Cheryl Cox <cheryl.cox@boulder.utah.gov>, Elizabeth Julian <elizabeth.julian@boulder.utah.gov>

Dear Mayor and Elizabeth,

I hope your week has started off well.

As you have indicated that you are interested in developing an Emergency Response Plan (ERP) for Boulder. I have created a folder on our shared drive containing two ERPs recently completed for communities similar to yours.

Look these over and see if they fit what you think you're looking for. These can also be tailored, with sections removed if you think they are not relevant or desired. These are provided simply to show you what can be done and to serve as a starting point for discussing your community's ERP.

Let me know when you might be ready to move forward. If so, we could schedule a virtual meeting to discuss the planning process, review expectations, and outline next steps for developing your community's Emergency Response Plan.

Thank you for all that you do to serve your community. I appreciate your commitment to making sure your community is prepared and resilient. I look forward to hearing from you.

Roger Carter
Local Administrative Advisor
Five County AOG
(435) 680-3114



Ethical Behavior Policy

Employee Code of Ethics

Prohibited Conduct

No current employee or officer, as specified, shall:

1. Disqualification from Acting on [entity name] Business.
 - a. Engage in any transaction or activity, which is, or would to a reasonable person appear to be, in conflict with or incompatible with the proper discharge of official duties, or which impairs, or would to a reasonable person appear to impair, the employee's independence of judgment or action in the performance of official duties and fail to disqualify him or herself from official action in those instances where conflict occurs;
 - b. Have a financial or other private interest, direct or indirect, personally or through a member of his or her immediate family, in any matter upon which the employee is required to act in the discharge of his or her official duties, and fail to disqualify him or herself from acting or participating;
 - c. Fail to disqualify him or herself from acting on any transaction which involves [entity name] and any person who is, or at any time within the preceding twelve (12) month period has been a private client of his or hers, or of his or her firm or partnership;
 - d. Have a financial or other private interest, direct or indirect, personally or through a member of his or her immediate family, in any contract or transaction to which [entity name] or any [entity type] agency may be a party, and fails to disclose such interest to the appropriate authority prior to the formation of the contract or the time [entity name] or [entity type] agency enters into the transaction; provided, that this paragraph shall not apply to any contract awarded through the public bid process in accordance with applicable law.
2. Improper Use of Official Position.
 - a. Use his or her official position for a purpose that is, or would to a reasonable person appear to be primarily for the private benefit of the employee, rather than primarily for the benefit of [entity name]; or to achieve a private gain or an exemption from duty or responsibility for the employee or any other person;
 - b. Use or permit the use of any person, funds, or property under his or her official control, direction, or custody, or of any [entity type] funds or property, for a purpose which is, or to a reasonable person would appear to be, for something other than a legitimate purpose.
 - c. Except in the course of official duties, assist any person in any transaction where the employee's assistance is, or to a reasonable person would appear to be, enhanced by that employee's position with the [entity type];

provided that this subsection shall not apply to: any employee appearing on his or her own behalf or representing himself or herself as to any matter in which he or she has a proprietary interest, if not otherwise prohibited by ordinance;

- d. Regardless of prior disclosure thereof, have a financial interest, direct or indirect, personally or through a member of his or her immediate family, in a business entity doing or seeking to do business with [entity name], and influence or attempt to influence the selection of, or the conduct of business with that business or entity.
3. Accept Gifts or Loans.
 - a. Ask for or receive, directly or indirectly, any compensation, gift, gratuity, or thing of value, or promise thereof, for performing or for omitting or deferring the performance of any official duty; except that the following shall be allowed:
 - i. Unsolicited flowers, plants, and floral arrangements;
 - ii. Unsolicited advertising or promotional items of nominal value, such as pens and notepads;
 - iii. Unsolicited token or awards of appreciation in the form of a plaque, trophy, desk item, wall memento, or similar item;
 - iv. Unsolicited food items given to a department when the contents are shared among employees and the public;
 - v. Unsolicited items received for the purpose of evaluation or review provided the officer or employee has no personal beneficial interest in the eventual use or acquisition of the item by the [entity];
 - vi. Information material, publications, or subscriptions related to the recipient's performance of official duties;
 - vii. Food and beverages consumed at hosted receptions where attendance is related to official duties;
 - viii. Meals, beverages, and lodging associated with retreats or other meetings where the official serves as a representative, designee or is otherwise assigned to another organization or entity from the [entity];
 - ix. Travel costs, lodging, and tuition costs associated with [entity] sanctioned training or education when not provided by a private entity under contract with the [entity];
 - x. Admission to, and the cost of food and beverages consumed at, events sponsored by or in conjunction with a civic, charitable, governmental, or community organization and other officials or employees of similar agencies are in attendance;
 - xi. Unsolicited gifts from dignitaries from another entity or other jurisdiction that are intended to be personal in nature;
 - xii. Campaign contributions; and
 - xiii. Unsolicited gifts with an aggregate economic value of \$50.00 or less from a single source in a calendar year received either directly or indirectly by the official or employee.
 4. Disclose Privileged Information.

Disclose or use any privileged or proprietary information gained by reason of his or her official position for the immediate or anticipated personal gain or benefit of the employee or any other person or entity; provided, that nothing shall prohibit the disclosure or use of information which is a matter of public knowledge, or which is available to the public on request.

5. Financial or Beneficial Interest in Transactions.

Regardless of prior disclosure an employee or officer may not participate in or benefit from (personally or through his or her family) a contract or agreement where that employee or officer acted as an agent of [entity name]. This includes receiving compensation, gratuity or other benefit from an interested party of an agreement or contract with [entity name].

6. Nepotism.

- a. Violate *Utah Code* § 52-3, which prohibits employment of relatives, with few exceptions.

7. Misuse of Public Resources or Property.

- a. Violate *Utah Code* § 76-8-4, which delineates the unlawful use of public funds and destruction of property, including records.

8. Outside Employment.

- a. Retain secondary employment outside of [entity name] employment, which, as determined by [Governing Body], and according to Utah Administrative Code R477-9-2:
 - i. Interferes with an employee's performance.
 - ii. Conflicts with the interests of [entity name] or the State of Utah.
 - iii. Gives reason for criticism or suspicion of conflicting interests or duties.

9. Political Activity.

- a. Except as otherwise provided by law:
 - i. The partisan political activity, political opinion, or political affiliation of an applicant for a position with [entity name] may not provide a basis for denying employment to the applicant.
 - ii. A [entity name] officer's or employee's partisan political activity, political opinion, or political affiliation may not provide the basis for the officer or employee's employment, promotion, disciplinary action, demotion, or dismissal.
 - iii. A [entity name] employee may not engage in political campaigning or solicit political contributions during hours of employment.
 - iv. A [entity name] officer or employee may not use [entity type] equipment while engaged in campaigning or other political activity.
 - v. A [entity name] officer or employee may not directly or indirectly coerce, command, or advise another [entity type] officer or employee to pay, lend, or contribute part of the officer's or employee's salary or compensation, or anything else of value to a political party, committee, organization, agency, or person for political purposes.
 - vi. A [entity name] officer or employee may not attempt to make another officer or employee's employment status dependent on the

officers or employee's support or lack of support of a political party, affiliation, opinion, committee, organization, agency, or person engaged in political activity.

- b. A [entity name] employee who has filed a declaration of candidacy may:
 - i. be given a leave of absence for the period between the primary election and the general election; and
 - ii. Use any vacation or other leave available to engage in campaign activities.
 - c. Neither the filing of a declaration of candidacy nor a leave of absence under this section may be used as the basis for an adverse employment action, including discipline and termination, against the employee.
 - d. Nothing in this chapter shall be construed to:
 - i. prohibit a [entity name] officer or employee's voluntary contribution to a party or candidate of the officer or employee's choice; or
 - ii. Permit a [entity name] officer or employee partisan political activity that is prohibited under federal law.
 - e. No [entity name] officer or employee shall solicit or participate in soliciting any assessment, subscription, or contribution to any political party during working hours on the premises of any [entity name] property.
 - f. No [entity name] officer or employee shall promise any appointment to any position with [entity name] as a reward for any political activity.
 - g. A [entity name] employee who is elected to an office with [entity name] shall terminate [entity type] employment prior to being sworn into the elected office.
10. Fair and Equal Treatment.
- a. No person shall be appointed to, removed from, or in any way favored or discriminated against with respect to any appointive public office because of such person's race, color, age, religion, sex, national origin, or functional limitation as defined by applicable state or federal laws, if otherwise qualified for the position or office.
 - b. No [entity name] officer or employee shall grant any special consideration, treatment or advantage to any citizen beyond that which is available to every other citizen.
11. Prohibited Conduct After Leaving [Entity name]:
- a. No former employee shall, during the period of one (1) year after leaving [entity name] office or employment:
 - i. Disclose or use any privileged or proprietary information gained by reason of his/her [entity type] employment for his/her gain or anticipated gain, or for the gain or anticipated gain of any person, unless the information is a matter of public knowledge or is available to the public on request;
 - ii. Assist any person in proceedings involving an agency of [entity name] with which he/she was previously employed, involving a matter in which he or she was officially involved, participated or acted in the course of duty;
 - iii. Represent any person as an advocate in any matter in which the former employee was officially involved while a [entity name] employee;

- iv. Participate as a competitor in any competitive selection process for a [entity type] contract in which he or she assisted the [entity type] in determining the project or work to be done or the process to be used.

**WELCOME
TO
BOULDER**

