TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, July 15, 2026 at 6:00 PM

AGENDA

Notice is given that a meeting of the Town Council of the Town of Apple Valley will be held on **Wednesday, July 15, 2026**, commencing at **6:00 PM** or shortly thereafter at **1777 N Meadowlark Dr, Apple Valley**.

Mayor| Michael Farrar
Council Members | Kevin Sair | Annie Spendlove | Scott Taylor | Richard Palmer

Please be advised that the meeting will be held electronically and broadcast via Zoom. Persons allowed to comment during the meeting may do so via Zoom. Login to the meeting by visiting:
https://us02web.zoom.us/j/82661513795
if the meeting requests a password use 1234
To call into meeting, dial (253) 215 8782 and use Meeting ID 826 6151 3795

CALL TO ORDER
PLEDGE OF ALLEGIANCE
PRAYER
ROLL CALL

DECLARATION OF CONFLICTS OF INTEREST

MAYOR'S TOWN UPDATE & REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

PUBLIC HEARING

1. Discuss a grant application to the Community Impact Board (CIB) for a comprehensive Culinary Water System planning project.

DISCUSSION AND ACTION

2. Discuss a grant application to the Community Impact Board (CIB) for a comprehensive Culinary Water System planning project.
3. Ordinance O-2026-17, Adopt Title 11.02.055 Boundary Adjustments.

   *Planning Commission recommended approval on July 8, 2026.
4. Resolution R-2026-25, Civil Rights Resolution.
5. Consideration for and adoption of a Parameters Resolution authorizing the issuance Parity Water Revenue Bonds of the Town of Apple Valley and calling of a public hearing to receive input with respect to the issuance of such Bonds and any potential impact to the private sector from the engineering and well rehabilitation work to address an emergency drought situation and the acquisition of the assets of Big Plains Water & Sewer Special Service District.

CONSENT AGENDA
The Consent Portion of the Agenda is approved by one (1) non-debatable motion. If any Council Member wishes to remove an item from the Consent Portion of the agenda, that item becomes the first order of business on the Regular Agenda.

6. June 2026 Disbursement Listing.
7. Budget Report for Fiscal Year 2026 through June 2026.

8. June 2026 Water Usage Comparison.
9. Minutes: June 17, 2026 - Town Council Hearing and Meeting.
10. Minutes: June 30, 2026 - Special Town Council Hearing and Meeting.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

ADJOURNMENT

CERTIFICATE OF POSTING: I, Jenna Vizcardo, as duly appointed Recorder for the Town of Apple Valley, hereby certify that this Agenda was posted at the Apple Valley Town Hall, the Utah Public Meeting Notice website http://pmn.utah.gov, and the Town Website www.applevalleyut.gov.

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL COMMUNITY EVENTS AND MEETINGS
In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify the Town at 435-877-1190 at least three business days in advance.

NOTICE OF PUBLIC HEARING

The Town of Apple Valley will hold a public hearing on July 15, 2026, at 6:00 PM at the Town of Apple Valley Offices, 1777 North Meadowlark Drive, Apple Valley, UT.

The purpose of this hearing is to discuss a grant application to the Community Impact Board (CIB) for a comprehensive Culinary Water System planning project. This project includes updates to the Culinary Water Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis to strategically address the expansion, replacement, and upgrade needs to the town's culinary water system.

Items for discussion include:

- **Funding Options:** Potential sources and financial structures.
- **Project Scope:** Details of the master plan and impact fee plan updates.
- **Implementation Schedule:** Timeline for the proposed work.
- **Impact on Residents:** How the project will affect local users.

All interested citizens are encouraged to attend and provide input.

In addition to appearing at the public hearing, interested persons may submit written comments to Jenna Vizcardo, Town Recorder 1777 North Meadowlark Drive, Apple Valley, UT 84737 or clerk@applevalleyut.gov

Dated this 16th day of June 2026

/s/ Jenna Vizcardo
Apple Valley Recorder/Clerk

APPLE VALLEY
ORDINANCE O-2026-17

NOW THEREFORE, be it ordained by the Council of the Apple Valley, in the State of Utah, as follows:

SECTION 1: **ADOPTION** "11.02.055 Boundary Adjustments" of the Apple Valley Subdivisions is hereby *added* as follows:

A D O P T I O N

11.02.055 Boundary Adjustments*(Added)*

SECTION 2: **ADOPTION** "Purpose" of the Apple Valley Subdivisions is hereby *added* as follows:

A D O P T I O N

Purpose*(Added)*

The purpose of this section is to establish procedures and standards for boundary adjustments within the Town of Apple Valley in accordance with Utah Code Title 10, Chapter 20, and to ensure resulting parcels comply with applicable zoning, access, utility, and subdivision requirements.

SECTION 3: **ADOPTION** "Applicability" of the Apple Valley Subdivisions is hereby *added* as follows:

A D O P T I O N

Applicability*(Added)*

This section applies only to boundary adjustments subject to municipal review under Utah Code §§10-20-906 and 10-20-811.

Boundary establishments authorized under Utah Code §10-20-907 are not subject to Town review or approval.

SECTION 4: **ADOPTION** "Simple Boundary Adjustment" of the Apple Valley Subdivisions is hereby *added* as follows:

A D O P T I O N

Simple Boundary Adjustment*(Added)*

A simple boundary adjustment shall be processed in accordance with Utah Code §10-20-906. The Town shall administratively consent to a proposed simple boundary adjustment when the Town verifies the proposal: 1. Includes required conveyance documents;

2. Does not affect:

a. public rights-of-way;

b. municipal utility easements;

c. public property;

d. existing easements;

e. onsite wastewater systems; or

f. internal lot restrictions;

3. Does not result in a parcel that violates Town land use regulations.

SECTION 5: **ADOPTION** "Full Boundary Adjustment" of the Apple Valley Subdivisions is hereby *added* as follows:

A D O P T I O N

Full Boundary Adjustment*(Added)*

A full boundary adjustment shall be required when a proposed boundary adjustment does not qualify as a simple boundary adjustment under Utah Code §10-20-906. Applications shall

include: 1. Conveyance documents;

2. Survey prepared by a licensed Utah surveyor;

3. Plat amendment if required by Town ordinance;

4. Applicable fees;

5. Additional information reasonably necessary to verify compliance with Town ordinances and state law.

SECTION 6: **ADOPTION** "Approval Standards" of the Apple Valley Subdivisions is hereby *added* as follows:

A D O P T I O N

Approval Standards*(Added)*

The Town shall administratively consent to a full boundary adjustment when the Town verifies: 1. Required application materials have been submitted;

2. The survey demonstrates compliance with Town land use regulations;

3. Any required plat amendment has been approved pursuant to Utah Code §10-20-811;

4. The adjustment does not create additional lots, dwelling rights, or development rights;

5. Resulting parcels maintain safe and legal access;

6. No parcel becomes landlocked.

SECTION 7: **ADOPTION** "Recording" of the Apple Valley Subdivisions is hereby *added* as follows:

A D O P T I O N

Recording*(Added)*

A boundary adjustment shall not become effective until all required documents are recorded with the Washington County Recorder.

SECTION 8: **ADOPTION** "Fees" of the Apple Valley Subdivisions is hereby *added* as follows:

A D O P T I O N

Fees*(Added)*

1. Boundary adjustment applications shall be subject to the same application fee established for Simple Lot Subdivisions, unless otherwise established by resolution or adopted fee schedule of the Town Council.

2. Applicants shall pay all applicable recording fees.

3. The Town may require reimbursement for reasonable professional review costs actually incurred by the Town, including engineering, legal, surveying, planning, or consultant review expenses reasonably necessary to evaluate the application.

4. All fees and reimbursements required under this section shall be paid prior to final administrative consent or recording approval by the Town.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Mike Farrar	_____	_____	_____	_____
Council Member | Kevin Sair	_____	_____	_____	_____
Council Member | Annie Spendlove	_____	_____	_____	_____
Council Member | Scott Taylor	_____	_____	_____	_____
Council Member | Richard Palmer	_____	_____	_____	_____

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Michael Farrar, Mayor, Apple Valley

TOWN OF APPLE VALLEY, UTAH

RESOLUTION NO. R-2026-25

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, ADOPTING A FEDERAL CIVIL RIGHTS, ACCESSIBILITY, AND NONDISCRIMINATION POLICY; PROVIDING FOR COMPLIANCE WITH APPLICABLE FEDERAL CIVIL RIGHTS LAWS AND REGULATIONS; INCORPORATING THE POLICY INTO THE TOWN'S ADMINISTRATIVE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS,

The Town of Apple Valley ("Town") is committed to providing equal access to its programs, services, activities, facilities, and benefits without unlawful discrimination; and

WHEREAS,

The Town periodically applies for and receives financial assistance from federal and state agencies for public infrastructure, transportation, water, wastewater, emergency management, parks, recreation, public safety, community development, and other governmental purposes; and

WHEREAS,

Recipients of federal financial assistance are required to comply with applicable federal civil rights laws and regulations, including but not limited to Title VI of the Civil Rights Act of 1964, the Americans with Disabilities Act of 1990, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, Executive Order 13166 regarding Limited English Proficiency, and other nondiscrimination requirements applicable to federally funded programs; and

WHEREAS,

The Town Council finds that adopting a comprehensive Civil Rights, Accessibility, and Nondiscrimination Policy promotes transparency, accountability, equal opportunity, and compliance with applicable federal and state requirements while establishing consistent administrative procedures applicable to all Town departments and federally funded projects.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF APPLE VALLEY, UTAH, AS FOLLOWS:

Section 1. Adoption.

The Town Council hereby adopts the **Federal Civil Rights, Accessibility, and Nondiscrimination Policy**, attached hereto as **Exhibit A** and incorporated herein by this reference.

Section 2. Administrative Code.

The policy shall be incorporated into the Town of Apple Valley Administrative Code as **Chapter 2.01 – Federal Civil Rights, Accessibility, and Nondiscrimination Policy**, or such other chapter designation as may be assigned by the Town.

Section 3. Applicability.

The policy shall apply to all Town departments, elected officials, appointed officials, employees, volunteers, contractors, consultants, boards, commissions, committees, and any person administering Town programs, services, activities, or federally funded projects on behalf of the Town.

Section 4. Administration.

The Administrative Manager, or the Mayor's designee, is authorized to administer the policy, receive requests for reasonable accommodations and language assistance, receive and process civil rights complaints, maintain records necessary to demonstrate compliance with applicable federal requirements, and coordinate the Town's compliance efforts.

Nothing in this Resolution creates a separate employment position or requires the appointment of a Civil Rights Coordinator unless such designation becomes required by applicable law or as a condition of receiving federal financial assistance.

Section 5. Implementation.

Town staff are authorized and directed to implement the policy and to develop forms, notices, procedures, and administrative practices necessary to carry out its provisions, including but not limited to:

- Public Nondiscrimination Notice;
- Civil Rights Complaint Procedure;
- Civil Rights Complaint Form;
- Limited English Proficiency (LEP) Language Assistance Plan;
- Reasonable Accommodation Procedures;
- Any additional administrative forms or procedures necessary to comply with applicable federal or state requirements.

Section 6. Federal Compliance.

The Town shall administer its programs, services, activities, and federally assisted projects in accordance with applicable federal civil rights laws, regulations, grant assurances, and funding requirements.

The Town intends that this policy be interpreted broadly to maintain compliance with current and future federal nondiscrimination requirements applicable to recipients of federal financial assistance.

Section 7. Administrative Revisions.

The Administrative Manager may make non-substantive administrative revisions to forms, contact information, references, or procedures necessary to maintain compliance with changes in federal guidance or grant administration requirements, provided such revisions do not alter the substantive rights or obligations established by the adopted policy.

Any substantive amendment to the policy shall require approval of the Town Council by resolution.

Section 8. Severability.

If any section, subsection, sentence, clause, or phrase of this Resolution or the attached policy is held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions.

Section 9. Effective Date.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED by the Town Council of the Town of Apple Valley, Utah, this _____ day of _____, 2026.

TOWN OF APPLE VALLEY

Michael Farrar, Mayor

ATTEST:

Jenna Vizcardo, Town Recorder

CERTIFICATE OF ADOPTION

The foregoing Resolution was duly adopted by the Town Council of the Town of Apple Valley, Utah, at a duly noticed public meeting held on the _____ day of _____, 2026.

APPLE VALLEY
RESOLUTION R-2026-25

SECTION 1: **ADOPTION** "2.01 Federal Civil Rights, Accessibility, Nondiscrimination, And Language Access Policy" of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

2.01 Federal Civil Rights, Accessibility, Nondiscrimination, And Language Access Policy*(Added)*

SECTION 2: **ADOPTION** "2.01.010 Purpose" of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

2.01.010 Purpose*(Added)*

The purpose of this policy is to ensure that the Town of Apple Valley administers its programs, services, activities, facilities, meetings, communications, and federally assisted projects in a manner consistent with applicable federal civil rights laws and regulations.

The Town is committed to providing equal access to all persons and to preventing discrimination in the administration of municipal services.

SECTION 3: **ADOPTION** "2.01.020 Applicability" of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

2.01.020 Applicability*(Added)*

This policy applies to:

A. All Town departments, boards, commissions, committees, employees, officials, volunteers, contractors, consultants, and agents acting on behalf of the Town.

B. Every Town program, service, activity, facility, meeting, hearing, communication, and project, including those receiving federal or state financial assistance.

C. All applicants, participants, customers, utility users, contractors, vendors, consultants, and members of the public.

SECTION 4: **ADOPTION** "2.01.030 Governing Authorities" of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

2.01.030 Governing Authorities*(Added)*

This policy is intended to comply with applicable federal civil rights requirements, including but not limited to:

A. Title VI of the Civil Rights Act of 1964;

B. Title II of the Americans with Disabilities Act of 1990;

C. Section 504 of the Rehabilitation Act of 1973;

D. The Age Discrimination Act of 1975;

E. Executive Order 13166, Improving Access for Persons with Limited English Proficiency;

F. EPA regulations at 40 C.F.R. Part 7; and

G. Any additional nondiscrimination requirements imposed by federal or state grant agreements.

Nothing in this policy limits the Town's obligation to comply with future amendments or additional federal requirements applicable to specific grant programs.

SECTION 5: **ADOPTION** "2.01.040 Nondiscrimination" of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

2.01.040 Nondiscrimination*(Added)*

The Town shall not exclude any person from participation in, deny the benefits of, or otherwise discriminate in the administration of any Town program, service, activity, facility, meeting, communication, or federally assisted project on the basis of race, color, national origin, disability, age, sex, or any other classification protected by applicable federal or state law.

This policy applies to all Town operations, regardless of whether federal financial assistance is involved.

SECTION 6: **ADOPTION** "2.01.050 Accessibility And Reasonable Accommodations" of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

2.01.050 Accessibility And Reasonable Accommodations*(Added)*

Town programs, services, activities, meetings, facilities, and communications shall be administered in a manner that provides individuals with disabilities with an equal opportunity to participate.

Where required by law, the Town shall provide reasonable accommodation, auxiliary aids,

services, or other reasonable modifications necessary to provide meaningful access.

Individuals requesting reasonable accommodation to participate in Town meetings, hearings, programs, or activities are encouraged to notify the Town at least seventy-two (72) hours before the scheduled event whenever practical. Requests received with less notice will be considered and accommodated whenever reasonably possible.

SECTION 7: **ADOPTION** "2.01.060 Limited English Proficiency (LEP)" of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

2.01.060 Limited English Proficiency (LEP)*(Added)*

The Town recognizes that individuals with Limited English Proficiency are entitled to meaningful access to Town programs, services, and activities.

When appropriate, the Town shall make reasonable efforts to provide language assistance considering:

A. The number or proportion of LEP persons served;

B. The frequency of contact with LEP persons;

C. The importance of the program, service, activity, or information involved; and

D. The Town's available resources.

Language assistance may include qualified interpreters, telephone interpretation, translated notices, translated vital documents, or other appropriate communication methods.

SECTION 8: **ADOPTION** "2.01.070 Administration" of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

2.01.070 Administration*(Added)*

The Administrator Manager, or the Mayor's designee, shall administer this policy and shall:

A. Receive requests for reasonable accommodations;

B. Coordinate language assistance requests;

C. Receive and process civil rights complaints;

D. Maintain records necessary to demonstrate compliance with applicable federal and state civil rights requirements;

E. Coordinate responses to federal and state agency reviews, audits, and compliance inquiries;

F. Provide guidance and assistance to Town departments regarding implementation of this policy; and

G. Ensure required public notices, complaint procedures, and accessibility information are made available in accordance with applicable law.

Because the Town employs fewer than fifteen (15) full-time equivalent employees, it is not required under applicable federal regulations to designate a formal Civil Rights Coordinator. Accordingly, the Town Administrator, or the Mayor's designee, shall serve as the Town's point of contact for matters arising under this policy, including requests for reasonable accommodation, language assistance, and civil rights complaints.

If future staffing levels, applicable law, or the terms and conditions of a federal or state financial assistance award require designation of a formal Civil Rights Coordinator, the Town shall make such designation by administrative action or resolution, as appropriate.

SECTION 9: **ADOPTION** "2.01.080 Civil Rights Complaints" of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

2.01.080 Civil Rights Complaints*(Added)*

Any person who believes they have been excluded from participation in, denied benefits of, or otherwise subjected to unlawful discrimination by the Town may submit a written complaint to the Town.

Complaints should include:

A. The complainant's name and contact information;

B. A description of the alleged discrimination;

C. The date of the alleged action or occurrence;

D. The Town program, service, activity, facility, meeting, communication, or project involved;

E. The persons involved, if known; and

F. The requested resolution, if any.

The Town shall review the complaint, gather relevant information, and provide a written response when appropriate. Nothing in this policy limits an individual's right to file a complaint directly with the appropriate federal or state agency.

SECTION 10: **ADOPTION** "2.01.090 Public Notice" of the Apple Valley Municipal Code is hereby *added* as follows:

ADOPTION

2.01.090 Public Notice*(Added)*

The Town shall make available a public notice advising individuals of their nondiscrimination rights, the availability of reasonable accommodation and language assistance, complaint procedures, and Town contact information.

The notice may be posted on the Town website, included in meeting notices, displayed at Town facilities, and provided with federally funded projects as appropriate.

The Town may use the following notice:

"The Town of Apple Valley does not discriminate on the basis of race, color, national origin, disability, age, sex, or other protected status in its programs, services, or activities. Individuals needing language assistance, auxiliary aids, services, or other reasonable accommodations may contact the Town at (435) 877-1190 at least seventy-two (72) hours prior to the meeting or event, if possible."

SECTION 11: **ADOPTION** "2.01.100 Training" of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

2.01.100 Training*(Added)*

Town employees whose duties involve public interaction, administration of federal grants, procurement, permitting, utility services, or public meetings shall receive periodic training regarding this policy as determined appropriate by the Administrator Manager or Mayor's designee.

SECTION 12: **ADOPTION** "2.01.110 Record Retention" of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

2.01.110 Record Retention*(Added)*

The Town shall maintain records reasonably necessary to demonstrate compliance with applicable federal civil rights requirements, including complaint records, accommodation requests, language assistance requests, public notices, and related documentation, in accordance with applicable records retention schedules and grant requirements.

SECTION 13: **ADOPTION** "2.01.120 Construction And Future Requirements" of the Apple Valley Municipal Code is hereby *added* as follows:

A D O P T I O N

2.01.120 Construction And Future Requirements*(Added)*

This policy shall be interpreted to provide broad compliance with applicable federal civil rights laws governing recipients of federal financial assistance.

Should federal statutes, regulations, executive orders, or grant conditions be amended or expanded, this policy shall be interpreted to require compliance with those applicable requirements without requiring immediate amendment, provided such interpretation does not

conflict with Utah law.

PASSED AND ADOPTED BY THE APPLE VALLEY COUNCIL _____.

	AYE	NAY	ABSENT	ABSTAIN
Mayor | Mike Farrar	_____	_____	_____	_____
Council Member | Kevin Sair	_____	_____	_____	_____
Council Member | Annie Spendlove	_____	_____	_____	_____
Council Member | Scott Taylor	_____	_____	_____	_____
Council Member | Richard Palmer	_____	_____	_____	_____

Attest

_____
Jenna Vizcardo, Town Clerk, Apple Valley

Presiding Officer

_____
Michael Farrar, Mayor, Apple Valley

Apple Valley, Utah

July 15, 2026

The Mayor and Town Council (the "Governing Body") of the Town of Apple Valley (the "Issuer") met in regular session at the Town Office, Apple Valley, Utah, at 6:00 o'clock P.M. on Wednesday, the 15th day of July, 2026, with the following members of the Governing Body present:

Mike Farrar	Mayor
Kevin Sair	Councilmember
Annie Spendlove	Councilmember
Scott Taylor	Councilmember
Richard Palmer	Councilmember

Also present:

Jenna Vizcardo	Town Clerk

Absent:

_____ _____

After the meeting had been duly called to order and after other matters not pertinent to this Parameters Resolution had been discussed, the Town Clerk presented to the Mayor and Town Council a Certificate of Compliance With Open Meeting Law with respect to this July 15, 2026, meeting.

STATE OF UTAH)
: SS.
COUNTY OF WASHINGTON)

I, JENNA VIZCARDO, the undersigned Town Clerk of the Town of Apple Valley, Washington County, Utah (the "Issuer"), do hereby certify, that I gave written notice of the agenda, date, time and place of the July 15, 2026, Regular Meeting held by the Mayor and Town Council (the "Governing Body") of the Town on July 14, 2026, not less than 24 hours in advance of the meeting. The public notice was given in compliance with the requirements of the Utah Open and Public Meetings Act, Section 52-4-202, Utah Code Annotated 1953, as amended, by:

(a) causing a Notice, in the form attached hereto as Schedule 1, to be posted at the Town's principal offices at least twenty-four (24) hours prior to the convening of the meeting;

(b) causing a copy of such Notice, in the form attached hereto as Schedule 1, to be posted on the Town's official website at least twenty-four (24) hours prior to the convening of the meeting; and

(c) causing a copy of such Notice to be posted on the Utah Public Notice Website (http://pmn.utah.gov) at least twenty-four (24) hours prior to the convening of the meeting.

In addition, the Notice of 2026 Annual Meeting Schedule for the Town (attached hereto as Schedule 2) was given specifying the date, time and place of the regular meetings of the Mayor and Town Council to be held during the year, by causing said Notice to be (i) posted in January __, 2026, at the principal office of said Governing Body, (ii) posted on the Utah Public Notice Website (http://pmn.utah.gov) and (iii) posted on the Town's official website.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed or imprinted hereon the official seal of the Issuer, this 15th day of July, 2026.

TOWN OF APPLE VALLEY

By_____
Town Clerk

(SEAL)

NOTICE OF AGENDA OF MEETING

* * * * * *

PLEASE TAKE NOTICE that the Mayor and Town Council of the Town of Apple Valley, Washington County, Utah, will hold a Regular Meeting on Wednesday, the 15th day of July, 2026, at its regular meeting place, the Town Office, Apple Valley, Utah, at the hour of 6:00 o'clock P.M.

The Agenda for the meeting consists, in part, of the following:

(1) Consideration for and adoption of a Parameters Resolution authorizing the issuance Parity Water Revenue Bonds of the Town of Apple Valley and calling of a public hearing to receive input with respect to the issuance of such Bonds and any potential impact to the private sector from the engineering and well rehabilitation work to address an emergency drought situation and the acquisition of the assets of Big Plains Water & Sewer Special Service District; and

(2) Any other business that may come before said meeting.

DATED this 14th day of July, 2026.

_____
Town Clerk

Thereupon, after the conduct of other business not pertinent to the following, the following resolution was introduced in written form by the Mayor and, pursuant to motion duly made by _____ and seconded by _____, was adopted and approved by the following vote:

Yea: Mike Farrar
Kevin Sair
Annie Spendlove
Scott Taylor
Richard Palmer

Nay: None

The Resolution was thereupon signed by the Mayor, was attested and countersigned by the Town Clerk and was ordered recorded in the official records of the Issuer.

The Resolution is as follows:

TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH
RESOLUTION NO. R-2026-26

A RESOLUTION AUTHORIZING THE ISSUANCE OF PARITY WATER REVENUE BONDS (THE "BONDS") OF THE TOWN OF APPLE VALLEY, WASHINGTON COUNTY, UTAH (THE "ISSUER"), CALLING A PUBLIC HEARING AND ESTABLISHING A TIME, PLACE AND LOCATION FOR SAID PUBLIC HEARING TO RECEIVE INPUT FROM THE PUBLIC WITH RESPECT TO THE ISSUANCE OF BONDS AND ANY POTENTIAL ECONOMIC IMPACT TO THE PRIVATE SECTOR FROM THE ENGINEERING, WELL REHABILITATION AND ACQUISITION OF THE BIG PLAINS WATER AND SEWER SPECIAL SERVICE DISTRICT TO BE FUNDED BY THE BONDS; PROVIDING FOR A PLEDGE OF WATER REVENUES FOR THE PAYMENT OF THE BONDS; FIXING THE MAXIMUM PRINCIPAL AMOUNT OF THE BONDS; THE MAXIMUM NUMBER OF YEARS OVER WHICH THE BONDS MAY MATURE; THE MAXIMUM INTEREST RATE WHICH THE BONDS MAY BEAR; PROVIDING FOR THE RUNNING OF A CONTEST PERIOD; AND RELATED MATTERS.

WHEREAS subject to the limitations set forth herein, the Town of Apple Valley, Washington County, State of Utah, desires to issue its Parity Water Revenue Bonds (the "Bonds") for paying all or part of the cost of the engineering and well rehabilitation work to address an emergency drought situation and the acquisition of the assets of Big Plains Water & Sewer Special Service District, including real property and water rights (the "Project"), and pay costs of issuance

of the Bonds, pursuant to this Resolution, the DWB Master Resolution and the RD Master Resolution (collectively, the "Master Resolutions"), in substantially the form presented at the meeting at which this Resolution was adopted and which is attached hereto as Exhibit "B-1" and "B-2"; and

WHEREAS in order to allow for flexibility in setting the financial terms of the Bonds once costs of the Project are finally determined and to optimize debt service costs to the Issuer, the Governing Body of the Issuer desires to grant to the Mayor, in accordance with state law, the authority to approve the interest rates, principal amounts, terms, maturities, redemption features and purchase price at which the Bonds shall be sold and any changes with respect thereto from those terms which were before the Governing Body at the time of adoption of this Resolution, provided that such terms do not exceed the parameters set forth for such terms in Section 1 of this Resolution (the "Parameters"); and

WHEREAS the Issuer, Town of Apple Valley, considers it desirable and necessary and for the benefit of the Issuer to engineering, well rehabilitation and acquisition of the Project to be owned and operated by the Issuer, but does not have on hand money sufficient to pay for the Project; and

WHEREAS the revenues to be derived by the Issuer from the operation of the System (as hereinafter defined) have not been pledged or hypothecated in any manner or for any purpose and the Issuer desires to issue its Parity Water Revenue Bonds payable from such revenues in the manner for which provision is hereinafter made in order to pay all or part of the cost of the Project; and

WHEREAS the Utah Local Government Bonding Act, Sections 11-14-1 et seq., Utah Code Annotated, 1953, as amended, provides that, prior to issuing bonds an issuing entity must (i) give notice of its intent to issue such bonds and (ii) hold a public hearing to receive input from the public with respect to the issuance of such bonds and any potential economic impact to the private sector from the engineering, well rehabilitation and acquisition of the Project to be funded by the Bonds; and

WHEREAS the Issuer desires to call a public hearing for this purpose and to publish a notice of such hearing, including a notice of bonds to be issued, in compliance with the Act with respect to the Bonds; and

WHEREAS the Utah Drinking Water Board has offered to purchase Parity Water Revenue Bonds and on the general terms and conditions as set forth herein; and

WHEREAS the United States of America acting through the Department of Agriculture, Rural Utilities Service has offered to purchase Parity Water Revenue Bonds and on the general terms and conditions as set forth herein;

NOW, THEREFORE, Be It and It Is Hereby Resolved by the Mayor and Town Council of the Town of Apple Valley, Washington County, Utah, as follows:

Section 1. The Mayor and Town Council (the "Governing Body") of the Town of Apple Valley, Washington County, Utah (the "Issuer"), hereby finds and determines that it is in the best interests of the residents within the Town for the Issuer to issue its Parity Water Revenue Bonds in the aggregate principal amounts of not to exceed $4,500,000 at interest rates not to exceed 4.0% per annum, to mature in not more than thirty-five (35) years from its date or dates, pursuant to a resolution to be adopted by the Governing Body authorizing and confirming the issuance and sale of the Bonds. Therefore, the Issuer hereby declares its intention to issue the Bonds according to the provisions of this Section. The Bonds are to be issued for the purpose of paying all or part of the cost of engineering and well rehabilitation work to address an emergency drought situation and the acquisition of the assets of Big Plains Water & Sewer Special Service District, including real property and water rights (the "Project") of the Issuer.

The Issuer hereby declares its intention to issue the Bonds according to the provisions of this section; provided, however, that the Bonds shall only be issued by the Issuer after adoption of Master Resolutions by the Governing Body of the Issuer (the "Master Resolutions") setting forth the specific terms of the Bonds within the maximum terms herein provided.

The forms of Master Resolutions attached hereto as Exhibit "B-1" and "B-2" are in all respects hereby authorized and approved, and the Mayor and Town Clerk of the Issuer are hereby authorized and directed to execute and deliver the same on behalf of the Issuer.

Section 2. The form, terms and provisions of the Bonds and the provisions for the signatures, authentication, payment, registration, transfer, exchange, redemption and number shall be as set forth in the Master Resolutions. The Mayor and Town Clerk of the Issuer are hereby authorized and directed to execute and seal the Bonds.

Section 3. The designated officials of the Issuer are authorized to make any alterations, changes or additions to the Master Resolutions and the Bonds or any other document herein authorized and approved which may be necessary to conform the same to the final terms of the Bonds (within the Parameters set by this Resolution), to correct errors or omissions therein, to complete the same, to remove ambiguities therefrom, or to conform the same to other provisions of said instruments, to the provisions of this Resolution or any resolution adopted by the Governing Body or the provisions of the laws of the State of Utah or the United States.

Section 4. The Issuer shall hold a public hearing on August 19, 2026, to receive input from the public with respect to the issuance of the Bonds and any potential impact to the private sector from engineering and well rehabilitation work to address an emergency drought situation and the acquisition of the assets of Big Plains Water & Sewer Special Service District (the "Project"), to be funded by the Bonds, which hearing date shall be not less than fourteen (14) days after notice of the public hearing is (A) first published once a week for two consecutive weeks in the Spectrum, a newspaper of general circulation in the Issuer and (B) published on the Utah Public Notice Website created under Section 63F-1-701, Utah Code Annotated 1953, as amended. The Issuer directs its officers and staff to publish a Notice of Public Hearing in substantially the following form:

NOTICE OF PUBLIC HEARING

PUBLIC NOTICE IS HEREBY GIVEN that on July 15, 2026, the Mayor and Town Council of the Town of Apple Valley (the "Issuer"), adopted a resolution (the "Resolution") declaring its intention to issue its Parity Water Revenue Bonds (the "Bonds") pursuant to the Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended and to call a public hearing to receive input from the public with respect to the issuance of the Bonds.

The Issuer shall hold a public hearing on August 19, 2026, at the hour of 6:00 p.m. The location of the public hearing is in the Apple Valley Town Office, 1777 North Meadowlark Drive, Apple Valley, Utah. The purpose of the meeting is to receive input from the public with respect to the issuance of the Bonds and any potential economic impact to the private sector from the engineering and well rehabilitation work to address an emergency drought situation and the acquisition of the assets of Big Plains Water & Sewer Special Service District, including real property and water rights (the "Project") to be funded by the Parity Water Revenue Bonds in the amount not to exceed $4,500,000. All members of the public are invited to attend and participate.

DATED this 15th day of July, 2026.

/s/ Jenna Vizcardo
Town Clerk

[Publish once each week for two consecutive weeks.]

Section 5. The Issuer shall also cause a copy of this Resolution (together with all exhibits hereto) to be kept on file in the Issuer's principal offices for public examination during the regular business hours of the Issuer until at least thirty (30) days from and after the date of publication thereof. The Issuer directs its officers and staff to publish a Notice of Bonds to be Issued in substantially the following form:

NOTICE OF BONDS TO BE ISSUED

PUBLIC NOTICE IS HEREBY GIVEN that on July 15, 2026, the Mayor and Town Council of the Town of Apple Valley (the "Issuer"), adopted a resolution (the "Resolution") declaring its intention to issue its Parity Water Revenue Bonds (the "Bonds") pursuant to the Utah Local Government Bonding Act, Title 11, Chapter 14, Utah Code Annotated 1953, as amended.

The Issuer intends to issue the Bonds in the principal amount of not to exceed $4,500,000, to bear interest at a rate not to exceed 4.0% per annum, to mature in not to more than 35 years from their date or dates, and to be sold at a price not less than 100% of the total principal amount thereof, plus accrued interest to the date of delivery. The Bonds will specify that any installment of principal and/or interest on the Bonds which shall not be paid when due shall bear interest at the rate of 18% per annum from the due date thereof until paid.

The Issuer intends to issue the Bonds for the purpose of (i) financing all or a portion of the cost of the engineering and well rehabilitation work to address an emergency drought situation; (ii) financing all or a portion of the cost of acquisition of the assets of Big Plains Water and Sewer Special Service District, including real property and water rights; and (iii) paying costs of issuing the Bonds.

OUTSTANDING BONDS SECURED BY THE SAME REVENUE

The Issuer currently has no outstanding bonds secured by the revenues from excise tax, which revenues are being pledged to secure the payment of the Bonds.

ESTIMATED TOTAL COST OF THE BONDS

Although the Issuer declared its intention to issue Bonds in a principal amount of up to $4,500,000 with interest at a rate not to exceed 4.0% per annum, the Issuer currently anticipates that the Bonds will be issued in the amounts of (1) $200,000 bearing no interest; (2) $1,488,000 bearing no interest; (3) $262,000 bearing interest at 1.0% per annum; (4) $1,990,227 bearing interest at 3.5% per annum; and (5) $256,319 bearing interest at 4.0% per annum.

NOTICE IS FURTHER GIVEN that a period of 30 days from and after the last date of publication of this Notice is provided by law during which any person in interest shall have the right to contest the legality of the Resolution or the Bonds, or any provision made for the security and payment of the Bonds, and that after such time, no one shall have any cause of action to contest the regularity, formality or legality thereof for any cause whatsoever.

A copy of the Resolution is on file in the office of the Town Clerk in Apple Valley, Utah, where it may be examined during regular business hours of the Town Clerk from 9:00 a.m. to 3:00 p.m., Monday through Thursday.

DATED this 15th day of July, 2026.

/s/ Jenna Vizcardo
Town Clerk

[Publish one time only.]

* * * * * * * *

Section 6. For a period of thirty (30) days from and after publication of the Notice of Bonds to be Issued, any person in interest shall have the right to contest the legality of this Resolution or the Bonds hereby authorized. After such time, no one shall have any cause of action to contest the regularity, formality or legality of this Resolution or the Bonds for any cause whatsoever.

Section 7. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall be in full force and effect immediately upon its approval and adoption.

PASSED AND APPROVED this 15th day of July, 2026.

TOWN OF APPLE VALLEY

By_____
Mayor

ATTEST AND COUNTERSIGN:

By_____
Town Clerk

[SEAL]

After the conduct of other business not pertinent to the foregoing, it was moved and carried that the Governing Body adjourn.

TOWN OF APPLE VALLEY

By_____
Mayor

ATTEST:

By_____
Town Clerk

[SEAL]

STATE OF UTAH)
: ss.
COUNTY OF WASHINGTON)

I, JENNA VIZCARDO, the undersigned, do hereby certify that I am the duly qualified and acting Town Clerk of the Town of Apple Valley, Washington County, Utah (the "Issuer"). I further certify that the above and foregoing constitutes a true and correct copy of the minutes of a regular public meeting of the Mayor and Town Council of the Issuer, held on July 15, 2026, including a Resolution adopted at such meeting, together with exhibits and appendices attached thereto, as said minutes, resolution and appendices are recorded in the regular official book of minutes of the proceedings of the Governing Body kept in the office of the Town Clerk that said proceedings were duly had and taken as therein shown, that the meeting thereon shown was in all respects called, held and conducted in accordance with law, and that the persons therein named were present at said meeting, as therein shown.

I further certify and I caused a true and correct copy of the above-referenced resolution (including all exhibits and appendices attached thereto) to be filed in the office of the Town Clerk for examination by any interested person during the regular business hours of the office of the Town Clerk.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature and impressed hereon the official seal of the Issuer, this 15th day of July, 2026.

_____
Town Clerk

[SEAL]

EXHIBIT "B-1"

DWB MASTER RESOLUTION

[See Transcript Document No. ____]

EXHIBIT "B-2"

RD MASTER RESOLUTION

[See Transcript Document No. ____]

SCHEDULE 1

NOTICE OF MEETING

SCHEDULE 2

Notice of Annual Meetings

Town of Apple Valley
Disbursement Listing
SBSU Operating - 06/01/2026 to 06/30/2026

Payee Name	Reference Number	Payment Date	Payment Amount	Void Date	Void Amount	Source
Superior Technical Solutions LLC	EFT06012026	06/01/2026	$825.50			Purchasing
Google LLC	EFT612026	06/01/2026	$377.18			Purchasing
KC Contracting	6647	06/02/2026	$2,600.00			Purchasing
XPress Bill Pay	XBP572026	06/02/2026		06/02/2026	$446.09	Purchasing
Chase Paymentech	EFT0609026	06/03/2026	$355.30			Purchasing
Chase Paymentech	EFT692026	06/03/2026	$27.89			Purchasing
Carbonite	EFT06042026	06/04/2026	$95.99			Purchasing
XPress Bill Pay	EFT692026	06/05/2026	$428.92			Purchasing
Pride Investments	6649	06/08/2026	$207.58			Purchasing
Amazon.com	EFT06082026	06/08/2026	$25.97			Purchasing
Spencer, Tanaka	6650	06/09/2026	$142.16			Paycheck
State of Utah	6651	06/09/2026	$25.00			Purchasing
James R Weeks	6652	06/09/2026	$537.50			Purchasing
Revco Leasing	6653	06/09/2026	$302.51			Purchasing
Amazon Capital Services	6654	06/09/2026	$812.97			Purchasing
South Central Communications	6655	06/09/2026	$556.23			Purchasing
AT&T Mobility	6656	06/09/2026	$47.00			Purchasing
Buck's Ace Hardware	6657	06/09/2026	$207.66			Purchasing
Pelorus Methods, Inc.	6658	06/09/2026	$2,000.00			Purchasing
Scholzen Products	6659	06/09/2026	$2,580.36			Purchasing
Shums Coda	6660	06/09/2026	$7,960.00			Purchasing
Southwest Utah Public Health Dept.	6661	06/09/2026	$90.00			Purchasing
Amazon.com	EFT692026	06/09/2026	$19.48			Purchasing
AT&T and Affilliates	EFT06102026	06/10/2026	$59.25			Purchasing
Bourgeois, Jeremy	6662	06/11/2026	$91.87			Purchasing
Buck's Ace Hardware	6663	06/11/2026	$48.16			Purchasing
Dexterous Drywall - Cody Lane Stubbs	6664	06/11/2026	$2,051.00			Purchasing
Paxton, Ryan and Brooke	6665	06/11/2026	$2,344.81			Purchasing
Republic Services #233	6666	06/11/2026	$646.20			Purchasing
State Bank of Southern Utah	EFT06112026	06/11/2026	$76.75			Purchasing
State Bank of Southern Utah	EFT06112026	06/11/2026	$315.27			Purchasing
State Bank of Southern Utah	EFT06112026	06/11/2026	$1,889.96			Purchasing
State Bank of Southern Utah	EFT06122026	06/11/2026	$763.41			Purchasing
State Bank of Southern Utah	EFT60112026	06/11/2026	$8.37			Purchasing
Payroll	0612261200	06/12/2026	$14,801.53			Paycheck
State Bank of Southern Utah	EFT06122026	06/12/2026	$960.66			Purchasing
USDA Rural Development	EFT06122026	06/12/2026	$1,269.00			Purchasing
USDA Rural Development	EFT06122026	06/12/2026	$9,271.00			Purchasing
Internal Revenue Service	EFTPS0612202	06/12/2026	$3,403.23			Payroll
Utah Retirement Systems	URS06122026	06/12/2026	$2,470.16			Payroll
Birch Systems Inc.	6667	06/16/2026	$1,745.00			Purchasing
Utah Valley University	6668	06/16/2026	$10.00			Purchasing
Washington County Solid Waste	6669	06/16/2026	$5,956.42			Purchasing
Adobe	EFT06162026	06/16/2026	($13.72)			Purchasing
Adobe	EFT06162026	06/16/2026	$22.74			Purchasing
Adobe	EFT06162026	06/16/2026	$22.81			Purchasing
State Bank of Southern Utah	EFT06162026	06/16/2026	$9.87			Purchasing
State Bank of Southern Utah	EFT06162026	06/16/2026	$384.43			Purchasing
Rocky Mountain Power	EFT06182026	06/18/2026	$2,597.20			Purchasing
Zoom Video Communications Inc.	EFT06182026	06/18/2026	$15.99			Purchasing
Cluff Drilling and Pump	6670	06/22/2026	$7,400.00			Purchasing
Zion Custom Containers	6671	06/22/2026	$4,300.00			Purchasing
Birch Systems Inc.	6672	06/22/2026	$1,300.00			Purchasing
Crushing Screening Service	6673	06/22/2026	$500.00			Purchasing
Jessop, Nathan	6674	06/22/2026	$200.00			Purchasing
Shums Coda	6675	06/22/2026	$4,337.50			Purchasing
Zoom Video Communications Inc.	EFT06222026	06/22/2026	$6.00			Purchasing
BIG ROCK HOMES LLC	6678	06/23/2026	$137.67			Purchasing
Scholzen Products	6679	06/23/2026	$711.78			Purchasing
Payroll	0626261200	06/26/2026	$1,109.13			Paycheck
Payroll	0626261200	06/26/2026	$16,723.35			Paycheck
Spencer, Tanaka	6676	06/26/2026	$364.60			Paycheck
Fralish, Lee W	6677	06/26/2026	$92.35			Paycheck
Internal Revenue Service	EFTPS0626202	06/26/2026	$4,477.85			Payroll
Utah Retirement Systems	URS06242026	06/26/2026	$2,706.83			Payroll
Payroll	0629261200	06/29/2026		06/29/2026	$453.51	Paycheck
Cluff Drilling and Pump	6680	06/29/2026	$27,550.00			Purchasing
Farrar, CPA	6681	06/29/2026	$412.50			Purchasing
Hursts Weed and Lawn	6682	06/29/2026	$1,610.00			Purchasing
Snow Caldwell Beckstrom& Wilbanks, P	6683	06/29/2026	$522.50			Purchasing
Sunrise Engineering Inc.	6684	06/29/2026	$4,950.00			Purchasing
Payroll	0630261200	06/30/2026	$453.51			Paycheck
Internal Revenue Service	EFTPS0629202	06/30/2026	$75.94			Payroll
			$151,388.08		**$899.60**	

Numbers will change slightly after year-end adjustments.

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

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Change In Net Position					
Revenue:					
Taxes					
3110 General Property Taxes-Current	172,665.31	2,283.12	176,833.42	195,000.00	90.68%
3120 Prior Year's Taxes-Delinquent	0.00	0.00	(667.15)	0.00	0.00%
3130 General Sales and Use Taxes	210,222.90	18,231.92	220,217.09	204,325.00	107.78%
3140 Energy and Communication Taxes	55,840.46	3,313.29	55,232.32	45,000.00	122.74%
3150 RAP Tax	18,837.28	2,024.18	20,885.67	18,000.00	116.03%
3160 Transient Taxes	23,604.40	2,130.34	22,086.72	18,000.00	122.70%
3180 Fuel Tax Refund	0.00	0.00	937.63	0.00	0.00%
3190 Highway/Transit Tax	19,842.99	1,700.06	20,018.98	17,100.00	117.07%
Total Taxes	**501,013.34**	**29,682.91**	**515,544.68**	**497,425.00**	**103.64%**
Licenses and permits					
3210 Business Licenses	19,915.76	0.00	17,320.00	10,500.00	164.95%
3221 Building Permits-Fee	42,643.87	2,467.26	63,295.38	45,000.00	140.66%
3222 Building Permits-Non Surcharge	13,886.29	2,240.61	29,906.02	7,750.00	385.88%
3224 Building Permits Surcharge	58.57	3.70	86.92	100.00	86.92%
3225 Animal Licenses	543.11	0.00	910.00	500.00	182.00%
Total Licenses and permits	**77,047.60**	**4,711.57**	**111,518.32**	**63,850.00**	**174.66%**
Intergovernmental revenue					
3343 EMS Medical Supply Reimbursements	0.00	2,283.63	2,283.63	0.00	0.00%
3356 Class "C" Road Allotment	136,113.08	0.00	139,934.71	112,000.00	124.94%
3358 Liquor Control Profits	1,484.69	0.00	1,905.98	1,100.00	173.27%
Total Intergovernmental revenue	**137,597.77**	**2,283.63**	**144,124.32**	**113,100.00**	**127.43%**
Charges for services					
3230 Special Event Permit	8,150.00	0.00	11,400.00	1,000.00	1,140.00%
3410 Clerical Services	344.20	0.00	1,038.91	400.00	259.73%
3416 Other Interdepartmental Charges	47,000.00	0.00	3,003.75	0.00	0.00%
3431 Zoning and Subdivision Fees	59,367.22	900.00	70,376.90	20,000.00	351.88%
3440 Solid Waste	65,322.52	6,215.84	70,191.22	51,000.00	137.63%
3440.5 Paperless Bill Credit	(3,398.42)	(442.50)	(5,314.50)	(3,000.00)	177.15%
3441 Storm Drainage	51,352.11	4,525.46	53,012.78	49,000.00	108.19%
3461 GRAMA Requests	22.62	0.00	0.00	100.00	0.00%
3470 Park and Recreation Fees	0.00	0.00	225.00	100.00	225.00%
3481 Sale of Cemetery Lots	0.00	600.00	600.00	0.00	0.00%
3482 Cemetery Perpetual Care	0.00	300.00	300.00	0.00	0.00%
3489 Other Cemetery Revenue	0.00	4,230.00	4,230.00	0.00	0.00%
3615 Late Charges/Other Fees	551.88	599.12	3,329.47	1,000.00	332.95%
Total Charges for services	**228,712.13**	**16,927.92**	**212,393.53**	**119,600.00**	**177.59%**
Fines and forfeitures					
3510 Fines	7,885.40	0.00	6,939.77	5,000.00	138.80%
Total Fines and forfeitures	**7,885.40**	**0.00**	**6,939.77**	**5,000.00**	**138.80%**
Interest					
3610 Interest Earnings	58,317.45	52.69	52,536.13	45,000.00	116.75%
Total Interest	**58,317.45**	**52.69**	**52,536.13**	**45,000.00**	**116.75%**
Miscellaneous revenue					
3375 Lease Revenue	5.00	0.00	0.00	0.00	0.00%
3640 Sale of Capital Assets	0.00	0.00	4,500.00	20,000.00	22.50%
3690 Sundry Revenue	6,182.26	210.60	(3,899.18)	5,000.00	-77.98%
3692 Fire Department Fundraisers/Donations	0.00	0.00	100.00	0.00	0.00%
3697 Park Department Fundraisers	270.00	0.00	0.00	0.00	0.00%
3801.1 Impact fees - Fire	27,292.00	844.00	9,284.00	6,800.00	136.53%
3801.3 Impact fees - Roadways	23,940.00	2,660.00	29,260.00	24,600.00	118.94%
3801.6 Impact fees - Storm Water	73,255.61	2,897.33	8,813.20	31,000.00	28.43%
3801.7 Impact fees - Parks, Trails, OS	6,525.00	725.00	7,975.00	6,600.00	120.83%
3801.91 Commercial Impact Fees - Storm Water	4,328.69	0.00	(4,328.69)	5,000.00	-86.57%
3801.92 Commercial Impact Fees - Transportation	18,101.72	0.00	13,622.12	15,000.00	90.81%
3801.93 Commercial Impact Fees - Fire/EMS	58,178.02	0.00	58,595.41	60,000.00	97.66%
Total Miscellaneous revenue	**218,078.30**	**7,336.93**	**123,921.86**	**174,000.00**	**71.22%**
Total Revenue:	**1,228,651.99**	**60,995.65**	**1,166,978.61**	**1,017,975.00**	**114.64%**
Expenditures:					
General government					
Council					

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

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4111.110 Council/PC Salaries and Wages	6,986.98	1,900.00	9,346.60	13,000.00	71.90%
4111.130 Council/PC Employee benefits	1,177.59	217.77	1,293.38	1,000.00	129.34%
4111.610 Council Donations and Discretionary Spending	0.00	0.00	19.93	5,000.00	0.40%
Total Council	**8,164.57**	**2,117.77**	**10,659.91**	**19,000.00**	**56.10%**
Administrative					
4141.110 Admin Salaries and Wages	117,173.07	9,410.38	87,731.06	80,800.00	108.58%
4141.130 Admin Employee Benefits	22,942.33	1,991.46	15,187.29	10,000.00	151.87%
4141.140 Admin Employee Retirement - GASB 68	12,209.64	531.17	7,171.75	5,500.00	130.40%
4141.210 Admin Dues, Subs & Memberships	12,517.68	149.81	13,467.86	11,000.00	122.44%
4141.220 Admin Public Notices	1,434.41	0.00	(52.75)	100.00	-52.75%
4141.230 Admin Training	639.89	0.00	100.00	1,000.00	10.00%
4141.240 Admin Office/Administrative Expense	21,045.59	3,539.52	36,060.82	15,000.00	240.41%
4141.241 Sales Tax Paid (In Error/ Refundable)	0.00	0.00	92.04	0.00	0.00%
4141.245 Sponsored/ Donated	0.00	0.00	927.52	0.00	0.00%
4141.250 Admin Equipment Expenses	20,281.16	522.34	14,944.52	13,000.00	114.96%
4141.260 Admin Building & Ground Maintenance	12,659.14	496.13	7,117.81	4,500.00	158.17%
4141.270 Admin Utilities	17,006.05	1,290.81	17,214.38	18,000.00	95.64%
4141.280 Admin Telephone and Internet	5,409.64	556.23	6,635.15	5,000.00	132.70%
4141.290 Admin Postage	3,450.36	0.00	2,937.22	3,700.00	79.38%
4141.320 Admin Engineering Fees	6,155.90	0.00	3,717.35	1,000.00	371.74%
4141.330 Admin Legal Fees	38,141.69	1,437.50	61,055.98	80,000.00	76.32%
4141.335 Prior Year Legal Fees	0.00	0.00	50,000.00	50,000.00	100.00%
4141.340 Admin Accounting & Auditing	36,425.00	1,212.50	40,571.37	30,000.00	135.24%
4141.350 Admin Building/Zoning/Planning Fees	32,223.05	4,337.50	50,104.50	27,000.00	185.57%
4141.390 Admin Bank Service Charges	135.00	42.00	134.00	200.00	67.00%
4141.410 Admin Insurance	14,723.09	0.00	12,869.15	16,000.00	80.43%
4141.490 Admin Travel Reimbursements	2,270.93	0.00	782.67	2,000.00	39.13%
4141.500 Admin Weed Abatement	2,415.00	1,610.00	1,785.00	0.00	0.00%
4141.610 Bad Debt Expense	(20.00)	0.00	0.00	0.00	0.00%
4141.740 Admin Capital Outlay	0.00	0.00	6,950.12	0.00	0.00%
4170 Elections	0.00	0.00	1,455.90	1,500.00	97.06%
Total Administrative	**379,238.62**	**27,127.35**	**438,960.71**	**375,300.00**	**116.96%**
Total General government	**387,403.19**	**29,245.12**	**449,620.62**	**394,300.00**	**114.03%**
Public safety					
Police					
4210.110 Police Salaries & Wages/Contract	11,763.16	0.00	15,000.00	30,000.00	50.00%
Total Police	**11,763.16**	**0.00**	**15,000.00**	**30,000.00**	**50.00%**
Fire					
4220.110 Fire Salaries & Wages	62,186.98	7,812.16	81,093.48	70,000.00	115.85%
4220.130 Fire Employee Benefits	7,463.92	414.02	11,910.53	12,000.00	99.25%
4220.135 Fire Employee Retirement - GASB 68	10,588.58	954.61	11,659.84	11,100.00	105.04%
4220.150 Fire Contract Expense	3,492.00	0.00	7,020.00	4,000.00	175.50%
4220.210 Fire Dues, Subscriptions & Memberships	2,124.74	0.00	235.00	1,800.00	13.06%
4220.230 Fire Travel, Mileage & Cell	1,775.44	0.00	350.00	600.00	58.33%
4220.240 Fire Office & Other Expenses	2,634.11	141.02	1,212.54	2,000.00	60.63%
4220.250 Fire Equipment Maintenance & Repairs	165,282.46	0.00	9,481.72	8,000.00	118.52%
4220.255 Fire Improvements	1,260.00	0.00	0.00	0.00	0.00%
4220.260 Fire Rent Expense	6,000.00	0.00	6,000.00	6,000.00	100.00%
4220.360 Fire Training	1,352.04	0.00	1,300.12	2,100.00	61.91%
4220.450 Fire Small Equip/Supplies	13,302.61	0.00	10,260.65	15,000.00	68.40%
4220.455 EMS Medical Supplies	2,214.68	0.00	1,513.27	3,000.00	50.44%
4220.460 Fire Supplies-Fundraisers	0.00	0.00	0.00	500.00	0.00%
4220.465 Fire Gear	8,910.08	0.00	9,271.51	10,000.00	92.72%
4220.480 Fire Mitigation MOU Expenditures	0.00	0.00	0.00	15,000.00	0.00%
4220.560 Fire Equipment Fuel	3,662.75	0.00	3,803.13	2,500.00	152.13%
4220.740 Fire Capital Outlay	22,231.25	0.00	6,578.72	0.00	0.00%
Total Fire	**314,481.64**	**9,321.81**	**161,690.51**	**163,600.00**	**98.83%**
Total Public safety	**326,244.80**	**9,321.81**	**176,690.51**	**193,600.00**	**91.27%**
Highways and public improvements					
Highways					
4410.110 Road Wages and Contract Labor	3,366.50	0.00	422.50	3,000.00	14.08%
4410.130 Road Employee Benefits	256.41	0.00	32.20	200.00	16.10%
4410.275 Road Improvements	850.00	0.00	0.00	0.00	0.00%
4410.450 Road Department Supplies	1,453.35	140.76	7,038.62	1,000.00	703.86%

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

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
4410.810 Road Principal	36,000.00	0.00	37,000.00	36,000.00	102.78%
4410.820 Road Interest	27,243.41	0.00	26,375.00	27,275.00	96.70%
4415.110 Public Works Wages and Contract Labor	67,917.50	3,607.50	55,467.76	52,500.00	105.65%
4415.130 Public Works Employee Benefits	8,627.44	1,275.60	12,276.46	7,500.00	163.69%
4415.140 Public Works Employee Retirement - GASB 68	7,340.82	448.93	7,759.32	4,750.00	163.35%
4415.450 Public Works Supplies	7,739.35	31.99	9,998.70	6,000.00	166.65%
4415.550 Public Works Equipment Maintenance	4,264.64	0.00	11,119.80	3,000.00	370.66%
4415.560 Public Works Equipment Fuel	5,383.44	0.00	5,735.13	2,000.00	286.76%
4415.570 Public Works Travel, Mileage, Cell	0.00	0.00	0.00	500.00	0.00%
4415.615 Storm Drainage Improvements	5,805.60	0.00	6,900.00	15,000.00	46.00%
4415.740 Public Works Capital Outlay	65,922.30	0.00	0.00	0.00	0.00%
Total Highways	**242,170.76**	**5,504.78**	**180,125.49**	**158,725.00**	**113.48%**
Sanitation					
4420.460 Solid Waste Service	66,131.10	6,630.26	71,105.94	51,000.00	139.42%
Total Sanitation	**66,131.10**	**6,630.26**	**71,105.94**	**51,000.00**	**139.42%**
Total Highways and public improvements	**308,301.86**	**12,135.04**	**251,231.43**	**209,725.00**	**119.79%**
Parks, recreation, and public property					
Parks					
4540.110 Park/Rec Wages and Contract Labor	3,355.50	0.00	179.50	2,000.00	8.98%
4540.130 Park/Rec Employee Benefits	255.75	0.00	13.62	200.00	6.81%
4540.250 Park/Rec Department Expenses	678.59	0.00	150.00	1,000.00	15.00%
4540.460 Park/Rec Community Events Supplies	1,304.74	38.95	586.28	4,000.00	14.66%
4540.745 Park Improvements	1,641.07	0.00	0.00	0.00	0.00%
Total Parks	**7,235.65**	**38.95**	**929.40**	**7,200.00**	**12.91%**
Cemetery					
4590.460 Cemetery Supplies and Equipment	0.00	0.00	3,888.22	0.00	0.00%
Total Cemetery	**0.00**	**0.00**	**3,888.22**	**0.00**	**0.00%**
Total Parks, recreation, and public property	**7,235.65**	**38.95**	**4,817.62**	**7,200.00**	**66.91%**
Transfers					
4804 Transfer to Fund Balance	0.00	0.00	0.00	79,150.00	0.00%
4807 Transfer to Assigned Balance - Fire Impact Fees	0.00	0.00	0.00	(69,700.00)	0.00%
4809 Transfer to Assigned Balance - Roadway Impact Fee	0.00	0.00	0.00	(60,400.00)	0.00%
4810 Transfer to Assigned Balance -Storm Water Imp Fee	0.00	0.00	0.00	(64,000.00)	0.00%
4811 Transfer to Assigned Balance - Parks & Rec Fees	0.00	0.00	0.00	(43,400.00)	0.00%
Total Transfers	**0.00**	**0.00**	**0.00**	**(158,350.00)**	**0.00%**
Total Expenditures:	**1,029,185.50**	**50,740.92**	**882,360.18**	**646,475.00**	**136.49%**
Total Change In Net Position	**199,466.49**	**10,254.73**	**284,618.43**	**371,500.00**	**76.61%**

Town of Apple Valley
Operational Budget Report
51 Water Operations Fund - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	Prior YTD	Current Period	Current YTD	Annual Budget	Percent Used
Income or Expense					
Income from Operations:					
Operating income					
5140 Water sales	590,311.58	58,987.30	609,918.80	670,000.00	91.03%
5150 Water standby fees	42,673.84	3,450.00	41,878.72	32,000.00	130.87%
5310 Connection fees	8,620.00	0.00	14,975.83	6,700.00	223.52%
5410 Late penalties and fees	4,638.65	0.00	691.04	3,000.00	23.03%
5490 Other operating income	(571.59)	252.00	1,511.55	2,250.00	67.18%
Total Operating income	**645,672.48**	**62,689.30**	**668,975.94**	**713,950.00**	**93.70%**
Operating expense					
6010 Clerical Contractor labor	258.28	0.00	0.00	300.00	0.00%
6011 Town Payroll Services	47,000.00	0.00	3,000.00	3,000.00	100.00%
6013 Water Salaries and Wages	61,154.00	15,607.61	190,111.78	228,300.00	83.27%
6014 Water Benefits	20,853.12	3,866.47	39,626.05	32,500.00	121.93%
6014.5 Water Employee Retirement - GASB 68	0.00	1,957.66	21,815.96	20,250.00	107.73%
6023 Travel	0.00	0.00	46.40	500.00	9.28%
6024 Training	1,332.76	0.00	4,612.18	1,200.00	384.35%
6025 Books/Subscriptions/Memberships	4,612.00	0.00	2,056.25	4,000.00	51.41%
6030 Office supplies and expenses	2,767.35	157.50	3,147.98	3,000.00	104.93%
6031 Sponsored/ Donated Water	0.00	168.48	423.72	0.00	0.00%
6032 Postage	0.00	0.00	159.93	200.00	79.97%
6035 Bank service charges	2.50	0.00	10.00	100.00	10.00%
6040 Professional service	1,842.30	0.00	9,713.75	15,000.00	64.76%
6043 Accounting & Audit fees	12,350.00	0.00	10,047.18	10,000.00	100.47%
6044 Water test	7,558.54	90.00	2,595.00	5,000.00	51.90%
6045 Legal fees	17,706.50	0.00	9,490.00	20,000.00	47.45%
6050 Water System maintenance and repairs	19,339.33	2,737.95	42,685.59	15,000.00	284.57%
6051 Water System equipment	5,302.10	0.00	2,817.30	12,000.00	23.48%
6052 Well maintenance and repairs	23,544.59	4,300.00	11,495.15	20,000.00	57.48%
6053 Tank maintenance and repairs	434.23	9.59	11,755.33	11,000.00	106.87%
6054 Hydrant Testing & Maintenance	29.18	0.00	1,746.25	0.00	0.00%
6060 Water Equipment Costs Other than Fuel	6,737.32	1,734.00	14,905.89	1,000.00	1,490.59%
6061 Water Equipment Fuel	4,915.22	0.00	3,756.21	6,000.00	62.60%
6067 Utilities	24,053.07	3,733.38	27,510.25	20,000.00	137.55%
6068 Telephone & Internet	106.26	59.25	716.94	0.00	0.00%
6070 Water Dept Insurance	9,154.86	0.00	11,416.98	12,000.00	95.14%
6095 Depreciation expense	157,448.50	13,446.02	160,832.22	165,000.00	97.47%
Total Operating expense	**428,502.01**	**47,867.91**	**586,494.29**	**605,350.00**	**96.89%**
Total Income from Operations:	**217,170.47**	**14,821.39**	**82,481.65**	**108,600.00**	**75.95%**
Non-Operating Items:					
Non-operating income					
5510 Grants	35,200.00	0.00	0.00	0.00	0.00%
5511 Federal grant revenue - pipeline	3,457,252.30	0.00	23,819.97	0.00	0.00%
5520 Impact fees	71,152.00	0.00	106,201.85	90,000.00	118.00%
5610 Interest income	53,128.97	5.89	30,331.81	12,000.00	252.77%
5680 Contributed capital revenue	13,470.00	0.00	0.00	0.00	0.00%
5690 Sundry Revenue	500.00	0.00	13,422.85	500.00	2,684.57%
Total Non-operating income	**3,630,703.27**	**5.89**	**173,776.48**	**102,500.00**	**169.54%**
Non-operating expense					
6080 Interest expense	85,467.37	6,682.11	83,769.65	83,110.00	100.79%
Total Non-operating expense	**85,467.37**	**6,682.11**	**83,769.65**	**83,110.00**	**100.79%**
Total Non-Operating Items:	**3,545,235.90**	**(6,676.22)**	**90,006.83**	**19,390.00**	**464.19%**
Total Income or Expense	**3,762,406.37**	**8,145.17**	**172,488.48**	**127,990.00**	**134.77%**

Town of Apple Valley

WATER USAGE ANALYSIS

	COMPARABLE ACCTS			TOTAL SYSTEM		
	2024/2025	2023/2024	Over/ (Under)	2024/2025	2023/2024	Over/ (Under)
JUL 2024	5,636,140	4,175,649	1,460,491	8,878,424	5,479,963	3,398,461
AUG	5,668,974	5,186,555	482,419	6,948,130	6,109,615	838,515
SEP	5,312,309	3,383,692	1,928,617	6,979,299	3,797,812	3,181,487
OCT	4,579,587	4,317,647	261,940	5,271,210	4,543,937	727,273
NOV	2,732,446	3,051,942	(319,496)	3,062,903	3,157,262	(94,359)
DEC	2,557,924	2,496,641	61,283	2,785,854	2,524,351	261,503
JAN 2025	2,021,606	1,929,335	92,271	2,958,671	2,217,125	741,546
FEB	2,135,835	1,628,010	507,825	2,668,605	1,648,950	1,019,655
MAR	2,259,604	2,204,640	54,964	3,479,383	2,530,120	949,263
APR	4,352,473	3,847,822	504,651	4,705,353	4,124,592	580,761
MAY	6,299,814	6,147,165	152,649	6,819,479	6,512,172	307,307
JUNE	7,325,980	6,882,997	442,983	7,670,940	7,313,637	357,303
FY2025 SUBTOTALS	50,882,692	45,252,095	5,630,597	62,228,251	49,959,536	12,268,715
	2025/2026	2024/2025	Over/ (Under)	2025/2026	2024/2025	Over/ (Under)
JUL 2025	9,396,900	8,198,934	1,197,966	10,378,670	8,652,204	1,726,466
AUG	6,847,030	6,257,214	589,816	7,169,566	6,800,544	369,022
SEP	5,034,777	5,888,649	(853,872)	5,699,327	6,734,429	(1,035,102)
OCT	4,124,813	4,516,150	(391,337)	4,712,513	5,077,500	(364,987)
NOV	2,516,390	2,504,533	11,857	2,878,660	2,938,073	(59,413)
DEC	2,604,090	2,477,014	127,076	2,921,830	2,700,644	221,186
JAN 2026	1,973,560	2,063,501	(89,941)	2,169,880	2,864,171	(694,291)
FEB	2,011,540	2,099,255	(87,715)	2,226,330	2,571,286	(344,956)
MAR	3,387,490	2,257,789	1,129,701	3,717,903	3,392,842	325,061
APR	4,719,197	4,311,773	407,424	5,530,854	4,493,753	1,037,101
May	6,988,773	6,120,934	867,839	8,047,833	6,608,349	1,439,484
JUNE	7,113,580	7,415,080	(301,500)	8,286,370	7,430,970	855,400
FY2026 SUBTOTALS	56,718,140	54,110,826	2,607,314	63,739,736	60,264,765	3,474,971

Comparable Accounts: Had usage in both years
Total System: All usage

TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Wednesday, June 17, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE, PRAYER

The Town Council meeting was called to order by Mayor Farrar at 6:00 PM. The Pledge of Allegiance and an invocation were offered.

ROLL CALL, PRESENT

Mayor Michael Farrar
Council Member Kevin Sair
Council Member Annie Spendlove
Council Member Scott Taylor
Council Member Richard Palmer

DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

MAYOR'S TOWN UPDATE & REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

The Mayor provided updates regarding Town projects, including the completion and readiness of the new cemetery, progress on the million-gallon water tank project, efforts to improve Gooseberry roads, ongoing impact fee studies, transportation planning, and work on the Merritt Well.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

1. Parks and Recreation Survey.

   The Mayor indicated that public comment on the Parks and Recreation Survey would be reopened following presentation of the survey results.

PUBLIC HEARING

2. Ordinance O-2026-14, Repeal and Replace Title 14.13 Cemeteries.

   The Mayor opened the public hearing for Ordinance O-2026-14, which proposed repealing and replacing Title 14.13 Cemeteries. The Mayor explained that the ordinance would simplify the Town's cemetery regulations and better align them with current cemetery operations. No public comments were received. The public hearing was closed.

3. Resolution R-2026-20, Water Rate Increase - Amend Title 01.20.010 Residential of Appendix A Schedule Of Water Rates, Fees, And Charges.

   The public hearing was opened regarding proposed amendments to residential water rates. The Mayor indicated that a detailed explanation would be provided during the discussion and action portion of the meeting. No public comments were received, and the hearing was closed.

4. Resolution R-2026-18, Amending the Town Fee Schedule relating to Water Rates, Solid Waste Fees, Boundary Adjustments, Master Development Agreements, Water Agreements, and Other Agreements requiring Legal, Engineering, or Administrative Review and Establishing After-The-Fact Fees.

The public hearing was opened concerning amendments to the Town fee schedule, including water rates, solid waste fees, boundary adjustments, development agreements, and after-the-fact fees. No public comments were received, and the hearing was closed.

DISCUSSION AND ACTION

5. Parks and Recreation Survey results.

   The Mayor presented the results of a Parks and Recreation survey that received approximately 45 verified responses. Survey participants identified walking and biking trails, restroom facilities, shade trees, landscaping, neighborhood parks, and community gathering spaces as top priorities. Cedar Point was frequently identified as an area lacking recreational amenities.

   Council Members, staff, and members of the public discussed potential recreational improvements, including:

   - Multi-use walking, biking, and equestrian trail systems.
   - Connections between Cedar Point and other areas of town through trails.
   - Safe crossings or underpasses beneath Highway 59.
   - Outdoor fitness stations along trails.
   - Community parks, playgrounds, picnic areas, and fishing ponds.
   - Pickleball courts, basketball courts, soccer fields, BMX tracks, skate parks, and other youth recreation facilities.
   - Equestrian facilities and rodeo grounds.
   - Community gardens and petting zoo concepts.
   - Archery and shooting range opportunities.
   - Preservation of access to public lands and existing trail networks.

   Public comments emphasized maintaining access for horseback riders and off-road recreation users, providing recreational opportunities for youth, and pursuing projects that could be implemented in phases as funding becomes available.

   The Mayor and staff explained that future recreational improvements would largely depend on impact fee revenue, grants, land acquisition, and coordination with the Bureau of Land Management. No formal action was required on the survey results.

6. Ordinance-O-2026-15, Zone Change from Open Space Transition Zone (OST) to Agricultural 20 Acres Zone (AG-20) for parcel AV-1361-B , AV-1361-C.

   *Planning Commission recommended approval on June 10, 2026.

   The Council considered a request to rezone two parcels from Open Space Transition (OST) to Agricultural 20 Acres (AG-20). The applicant proposed dividing approximately 60 acres into three 20-acre agricultural lots for family use and future development. The Planning Commission had recommended approval.

MOTION: Council Member Sair motioned that we approve Ordinance-O-2026-15, Zone Change from Open Space Transition Zone to Agricultural 20 Acres Zone (AG-20) for parcels AV-1361-B and AV-1361-C. Planning Commission recommended approval on June 10, 2026.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

7. Ordinance O-2026-16, Zone Change from Open Space Transition Zone (OST) to Agricultural 5 Acres Zone (AG-5) for parcel AV-1378-G.

*Planning Commission recommended approval on June 10, 2026.

The Council considered a request to rezone a parcel from Open Space Transition (OST) to Agricultural 5 Acres (AG-5). The applicant sought the flexibility to divide the property into five-acre parcels in the future. The Planning Commission had recommended approval.

MOTION: Council Member Sair motioned we approve Ordinance O-2026-16, Zone Change from Open Space Transition Zone to Agricultural 5 Acres Zone (AG-5) for parcel AV-1378-G. Planning Commission recommended approval on June 10, 2026.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

8. Ordinance O-2026-14, Repeal and Replace Title 14.13 Cemeteries.

The Council discussed the proposed cemetery ordinance, noting that it simplified regulations and better aligned with the Town's current cemetery operations.

MOTION: Council Member Sair motioned we approve Ordinance O-2026-14, Repeal and Replace Title 14.13 Cemeteries.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

9. Resolution R-2026-20, Water Rate Increase - Amend Title 01.20.010 Residential of Appendix A Schedule Of Water Rates, Fees, And Charges.

The Mayor presented and read a memorandum into the record regarding the proposed water rate adjustment. The memorandum is attached hereto as Exhibit A and incorporated by reference. The Mayor explained that water conservation efforts and reduced consumption had reduced water system revenues while operational expenses remained significant. The proposed amendment would restore upper-tier water rates to previously adopted levels and primarily affect high-volume water users. The Council reviewed information regarding water system revenues, expenses, debt obligations, infrastructure needs, and recommendations contained in the Town's Culinary Water Master Plan and guidance from the Utah Division of Drinking Water and other state agencies.

MOTION: Council Member Taylor moved we approve Resolution R-2026-20, Water Rate Increase - Amend Title 01.20.010 Residential of Appendix A Schedule Of Water Rates, Fees, And Charges.
SECOND: The motion was seconded by Council Member Sair.
VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

10. Resolution R-2026-18, Amending the Town Fee Schedule relating to Water Rates, Solid Waste Fees, Boundary Adjustments, Master Development Agreements, Water Agreements, and Other Agreements requiring Legal, Engineering, or Administrative Review and Establishing After-The-Fact Fees.

The Council reviewed proposed fee schedule changes, including:

- A $1.50 monthly increase in residential solid waste fees to offset increased costs charged by Washington County.
- Increased after-the-fact fees for permits and licenses obtained after work or operations had commenced.
- New cost-recovery provisions for master development agreements, water agreements, and other projects requiring significant legal, engineering, or administrative review.
- Boundary adjustment fees related to lot line adjustments.

DRAFT

MOTION: Council Member Taylor moved we approve Resolution R-2026-18, Amending the Town Fee Schedule relating to Water Rates, Solid Waste Fees, Boundary Adjustments, Master Development Agreements, Water Agreements, and Other Agreements requiring Legal, Engineering, or Administrative Review and Establishing After-The-Fact Fees.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

11. Resolution R-2026-19, Adopt Fiscal Year (FY) 2027 Tentative Budget and establish June 30th at 6pm for public hearing date where the public can comment on the tentative budget.

    The Council reviewed the proposed Fiscal Year 2027 tentative budget. Staff explained that the budget would be available for public review before final adoption and that a public hearing would be held on June 30, 2026.

MOTION: Council Member Sair motioned we approve Resolution R-2026-19, Adopt Fiscal Year 2027 Tentative Budget and establish June 30th at 6pm for public hearing date where the public can comment on the tentative budget.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

12. Resolution R-2026-22, Approving an Intergovernmental Cooperative Agreement by and between The Town of Colorado City, Arizona and Town of Apple Valley, Utah for Police Services.

    The Mayor presented the proposed Intergovernmental Cooperative Agreement between the Town of Colorado City, Arizona and the Town of Apple Valley, Utah for police services. The Mayor explained that the proposal originated from concerns regarding dispatch coordination and emergency response communications between multiple dispatch agencies. Discussion included the Town's current

arrangement for supplemental patrol services through the Washington County Sheriff's Office, associated costs, and challenges related to citation revenue distribution and court processing.

The Mayor reported that the proposed agreement would provide law enforcement response services for calls within Apple Valley, improve dispatch coordination, and establish targeted traffic enforcement along State Route 59. The Mayor stated that the agreement would focus on traffic safety concerns, including speeding, unsafe passing, and other hazardous driving behaviors that have generated significant public concern. The Mayor noted that the proposed arrangement would initially provide part-time highway enforcement and emergency response services, with the potential to expand services in the future if warranted.

Council discussion included the cost of the agreement, anticipated benefits to public safety, improved local coordination, and the ability to address traffic-related concerns on State Route 59. Council Members expressed support for pursuing a local law enforcement partnership and improving roadway safety.

MOTION: Council Member Sair motioned we approve Resolution R-2026-22, Approving an Intergovernmental Cooperative Agreement by and between The Town of Colorado City, Arizona and Town of Apple Valley, Utah for Police Services.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

13. Resolution R-2026-21, Approving an Interlocal Cooperation Agreement for Justice Court Services between Hildale City and Apple Valley.

The Council considered an interlocal cooperation agreement with Hildale City for justice court services. The agreement would provide a revised structure for handling citations and court-related expenses.

MOTION: Council Member Taylor moved we approve Resolution R-2026-21, Approving an Interlocal Cooperation Agreement for Justice Court Services between Hildale City and Apple Valley.
SECOND: The motion was seconded by Council Member Sair.
VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

14. Formally accept a donation in the amount of $4,230.00. These funds were received from the gold coin that the Council previously authorized the Mayor to redeem. It is unknown who originally donated the gold coin.

    The Council formally accepted $4,230 in funds generated from the redemption of a gold coin previously authorized for liquidation. The original donor of the coin remains unknown. The funds had been designated for cemetery improvements.

MOTION: Council Member Sair motioned to formally accept a donation in the amount of $4,230.00. These funds were received from the gold coin that the Council previously authorized the Mayor to redeem. It is unknown who originally donated the gold coin.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

15. Donation for Town Council Approval.

    The Council considered a donation related to concrete work performed at the fire station. The contractor provided labor and materials at a significantly reduced cost, resulting in an estimated donation value of approximately $10,000.

MOTION: Council Member Taylor moved to approve the Donation for Town Council Approval.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

16. Consideration of Updated URS Tier 2 Public Safety Retirement System Pickup Election.

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The Council reviewed an increase in retirement contributions associated with the Fire Chief's public safety retirement plan. The Mayor recommended that the Town continue covering the increased amount due to the Fire Chief's contributions and responsibilities.

MOTION: Council Member Taylor moved to approve the Consideration of Updated URS Tier 2 Public Safety Retirement System Pickup Election.
SECOND: The motion was seconded by Council Member Sair.
VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

CONSENT AGENDA

17. Minutes: May 20, 2026 - Town Council Hearing and Meeting.
18. April 2026 Water Disbursement Listing.
19. May 2026 Disbursement Listing.
20. Fiscal Year 2026 through May 2026 Budget Report.
21. May 2026 Water Usage Comparison.

The Council reviewed the Consent Agenda, including:

- Minutes of the May 20, 2026 Town Council Hearing and Meeting.
- April 2026 Water Disbursement Listing.
- May 2026 Disbursement Listing.
- Fiscal Year 2026 through May 2026 Budget Report.
- May 2026 Water Usage Comparison.

MOTION: Council Member Spendlove motioned to approve the Consent Agenda.
SECOND: The motion was seconded by Council Member Taylor.
VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

No closed session was requested.

ADJOURNMENT

MOTION: Council Member Sair motioned to adjourn.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Meeting adjourned at 7:31 pm.

Date Approved: _____

Approved BY: _____
Mayor | Mike Farrar

Attest BY: _____
Recorder | Jenna Vizcardo

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Town of Apple Valley EST 2004 UTAH

Mayor: Michael Farrar Council Members: Kevin Sair – Annie Spendlove – Scott Taylor – Richard Palmer

1777 North Meadowlark Drive, Apple Valley, Utah 84737
Phone: 435-877-1190 Fax: 435-877-1192
www.applevalleyut.gov

MAYOR'S MEMORANDUM

TO: Apple Valley Town Council
FROM: Mayor Michael Farrar
DATE: June 17, 2026
SUBJECT: Water Rate Adjustment Justification

As the Town of Apple Valley transitions operation of the public water system from the Big Plains Water Special Service District to the newly established Apple Valley Water Department, Town officials have undertaken a review of the system's operational needs, maintenance requirements, and financial sustainability.

During this transition process, staff identified operational challenges and costs associated with the continued delivery of reliable culinary water service. These include water system losses, ongoing maintenance requirements, infrastructure replacement needs, regulatory compliance obligations, emergency repair preparedness, debt and the establishment of appropriate operational and capital reserves.

Based on information provided by staff and system operators, the current rate structure may not generate sufficient revenue to adequately support the long-term operation, maintenance, repair, and replacement of water system infrastructure while maintaining appropriate reserves for unexpected expenditures and future capital improvements.

If you remember back in October of 2025 as a town council, we voted to approve an upper tier level water rate reduction. We did this in hopes of being able to cut some cost, reduce expenses in the budget and have enough water system revenue to cover the yearly expenditures. On paper it looked like it might work. We felt it was worth trying. However, after fiscal year 2026 coming to an end we have seen that the numbers didn't go as planned and we will need additional revenue to cover water system expenses.

I wanted to share some quantitative analysis I used to develop the proposed rate increases. The annual water system revenue for 2025 fiscal year was $725k. For 2026 fiscal year we are looking at about $650k. We have been able to lower our annual operating expense down to about $700k. That leaves us short about $50k to cover our annual operating expenses. Increasing these upper tier levels of water usage back to where they originally were last year before we lowered the top tier rates would affect approximately 40 customers of our approximate 450 water connections and generate an estimated additional annual amount of $40k.

Some other information that was utilized in my quantitative analysis is the AV water system has a debt of about $4million dollars. Tiered rates are utilized to promote water conservation. I also compared the tiered rates to other nearby cities/towns (St. George, Leeds, Hurricane, Hilldale, Colorado City) and even with the increase our tiered rates will be lower than other neighboring

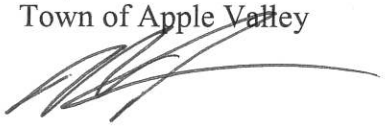
cities/towns. This rate increase also puts us in line with the with the recommended rates addressed in the Culinary Water Masterplan performed by Sunrise Engineering in July of 2023 as well as recommendations by the Utah State Division of Drinking Water.

The proposed water rate adjustment is intended to better align water system revenues with the actual costs of providing service, preserve the financial stability of the utility, and ensure the Town's ability to maintain a safe and reliable water supply for current and future customers.

The Town Council is asked to consider the proposed rate adjustment in light of these operational and financial considerations and determine whether the revised rate structure is in the best interest of the water system and its customers.

Respectfully submitted,

Michael Farrar
Mayor
Town of Apple Valley



SPECIAL TOWN COUNCIL HEARING AND MEETING

1777 N Meadowlark Dr, Apple Valley
Tuesday, June 30, 2026 at 6:00 PM

MINUTES

CALL TO ORDER, PLEDGE OF ALLEGIANCE, PRAYER

The Town Council meeting was called to order by Mayor Farrar at 6:00 PM. The Pledge of Allegiance and an invocation were offered.

ROLL CALL, PRESENT

Mayor Michael Farrar
Council Member Kevin Sair
Council Member Annie Spendlove
Council Member Scott Taylor
Council Member Richard Palmer

DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest were disclosed.

MAYOR'S TOWN UPDATE & REPORTS, RECOMMENDATIONS, AND ANNOUNCEMENTS

1. State of the Town Address

   The Mayor provided a comprehensive update regarding the Town's ongoing water supply emergency and the actions taken to stabilize the municipal water system. The Mayor explained that, following previous discussions regarding drilling a replacement well, the Town instead contracted with a well drilling company to rehabilitate the existing Merritt Well. The rehabilitation successfully restored the well to service, although it was not producing at its previous capacity. The Mayor reported that operational testing indicated irrigation from a nearby agricultural pivot significantly affected water levels in the Merritt Well. After the irrigation pivot was temporarily shut down in coordination with the farmer, water levels recovered substantially, leading the Town to conclude that irrigation pumping was contributing to the immediate decline in available groundwater. The Mayor emphasized that the agricultural operator had obtained the necessary state approvals, had complied with applicable regulations, and had cooperated with the Town throughout the emergency. The Mayor stated that the broader issue was believed to result from prolonged drought conditions combined with groundwater studies that no longer reflected current conditions.

   The Mayor described the emergency measures taken to stabilize the water system, including maximizing storage tank levels, requesting voluntary water conservation from residents, temporarily taking the Gregersen Well out of service for rehabilitation, and rehabilitating the well to improve production. These efforts increased available water production and stabilized the municipal water supply.

   The Mayor explained that Utah's groundwater permitting process limited the Town's authority to restrict neighboring groundwater use and discussed ongoing coordination with state agencies, water officials, neighboring property owners, and the agricultural operator regarding the irrigation well. The Mayor stated that the Town continued pursuing all available legal and administrative options to protect the municipal water supply.

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The Mayor reviewed the Town's long-term strategy to improve water reliability. The Town had secured approximately $2 million in federal funding, subject to applicable grant requirements, to develop additional municipal water sources. The Mayor explained that the funding would be used in conjunction with the updated U.S. Geological Survey (USGS) aquifer study to identify potential well locations, develop additional municipal wells on separate aquifers if feasible, construct connecting pipelines, and improve redundancy within the Town's water system. The Mayor also reported that construction of the Town's new one-million-gallon water storage tank remained scheduled to begin in August.

The Mayor informed the Council that a local state of emergency had been declared to qualify the Town for emergency assistance, expedite state agency support, and accelerate completion of the updated aquifer study. The Mayor explained that future well locations would be determined using geological data, well logs, aquifer studies, water quality testing, engineering analysis, and coordination with property owners for necessary easements.

The Mayor stated that water conservation would become an ongoing priority due to continued drought conditions and advised that a formal water conservation plan was being developed. While voluntary conservation remained the preferred approach, mandatory restrictions and enforcement could become necessary if water conditions worsened.

The Mayor announced that, due to statewide drought conditions and elevated wildfire risk, fireworks would not be permitted within Apple Valley during the Independence Day holiday. The Mayor explained that the decision was based on public safety concerns and advised that law enforcement agencies would actively enforce the prohibition.

Council Members expressed support for protecting the Town's water resources, encouraging residents to work with state representatives regarding groundwater management, and continuing efforts to improve the Town's long-term water reliability.

During the discussion, the Mayor also informed attendees that the Town had recently been served with litigation related to a previously discussed development matter and stated that the Town intended to continue protecting the community's water resources and interests through the appropriate legal process.

PUBLIC COMMENTS: 3 MINUTES EACH - DISCRETION OF MAYOR FARRAR

Members of the public asked questions regarding the water emergency, including irrigation wells, groundwater conditions, future well development, water rights, municipal growth, conservation efforts, water quality, communication methods, and future water availability. The Mayor responded by explaining the Town's emergency operations, groundwater conditions, legal limitations under state law, coordination with state agencies, infrastructure planning, and ongoing emergency response efforts. The Mayor also addressed questions regarding a temporary sulfur odor in the water, explaining that it resulted from recently accessed groundwater, met state drinking water standards, and was expected to diminish over time.

PUBLIC HEARING

2. Resolution R-2026-24, Adopting the Fiscal Year 2027 Budget.

   Mayor Farrar opened the public hearing. No public comments. Mayor Farrar closed the public hearing.

DISCUSSION AND ACTION

3. Resolution R-2026-24, Adopting the Fiscal Year 2027 Budget.

   The Mayor stated that no changes had been made to the tentative Fiscal Year 2027 Budget following its previous presentation and public review, and no comments had been received during the public hearing.

MOTION: Council Member Sair moved to approve Resolution R-2026-24, Adopting the Fiscal Year 2027 Budget.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

4. Resolution R-2026-23, Declaring a Water Supply Emergency and Authorizing Emergency Expenditures.

The Mayor presented Resolution R-2026-23 declaring a water supply emergency and authorizing emergency expenditures associated with the Town's water system. The Mayor explained that the original emergency response included plans to drill a replacement well; however, rehabilitation of the existing Merritt Well eliminated the need for a new well. Emergency expenditures instead included rehabilitation of the Merritt and Gregersen Wells, pump and motor work, well rehabilitation services, a shipping container necessary to facilitate access to the well site, and other associated emergency costs. Additional invoices from the electrical contractor and SCADA contractor remained outstanding, with total emergency expenditures estimated to remain below $150,000.

The Mayor reported that the Town had applied for available state emergency funding assistance but acknowledged that reimbursement was uncertain. The proposed resolution would authorize emergency expenditures of up to $200,000 related to the water emergency.

Council Member Sair asked for clarification regarding the source of funding for the emergency expenditures and whether the authorization was intended to be temporary. The Mayor explained that the authorization applied to the current emergency, acknowledged exceeding the Mayor's normal purchasing authority due to the urgency of the situation, and stated that the matter was being brought before the Council for formal approval as soon as practical.

Council discussion confirmed that the authorization was intended to address the current emergency while maintaining Council oversight of future expenditures.

MOTION: Council Member Taylor moved to approve Resolution R-2026-23, Declaring a Water Supply Emergency and Authorizing Emergency Expenditures.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a Roll Call vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

REQUEST FOR A CLOSED SESSION: IF NECESSARY

The Mayor determined that a closed session was not necessary.

ADJOURNMENT

MOTION: Council Member Sair moved to adjourn the meeting.
SECOND: The motion was seconded by Council Member Palmer.
VOTE: Mayor Farrar called for a vote:

Council Member Taylor - Aye
Council Member Sair - Aye
Mayor Farrar - Aye
Council Member Spendlove - Aye
Council Member Palmer - Aye

The vote was unanimous and the motion carried.

Date Approved: _____

Approved BY: _____
Mayor | Mike Farrar

Attest BY: _____
Recorder | Jenna Vizcardo

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