



MILFORD CITY COUNCIL MEETING NOTICE AND AGENDA OCTOBER 6, 2026

Milford City Council will hold its regular meeting at 4:00 p.m. Tuesday, October 6, 2026 at the Milford City Hall, located at 26 South 100 West, Milford, Utah.

1. MAYOR'S WELCOME & CALL TO ORDER

- Roll Call
- Pledge of Allegiance
- Declaration of any potential conflicts of interest relating to agenda items

2. VISITORS

- a. Analise Wiseman and Alyssa Barnes – Discuss use of Multipurpose Room at the Milford City Administration Office for dance and cheer classes
- b. Wayne Lounsbury – Discuss street conditions in front of his home located at 228 west 700 North in Horn Silver Subdivision

3. CONSENT ISSUES

Presentation of Financial Report August 2026, approval of bills and payroll, and approval of minutes: August 18, 2026 Regular Council Meeting, August 26, 2026 Special Work Session, August 31, 2026 Special Work Session, and September 28, 2026 Combined Work Session

4. NEW BUSINESS

- a. Consideration for Approval: Development Agreement and Plat Map – Sewer Extension Modifications and Two Single Family Homes
- b. Consideration & Approval: Addendum to Land Lease Agreement with Western Rock at the MLF Airport
- c. Discussion: Maintenance on Adams Street in Industrial Park

5. OLD BUSINESS

- a. 600 North Drainage Project
- b. Wastewater Project Update
- c. Industrial Park Road Project Update

6. STAFF REPORTS AND COMMENTS

- ❖ Leo Kanell, City Attorney
- ❖ Benjamin Stewart, City Foreman
- ❖ Makayla Bealer, City Administrator
- ❖ Lisa Thompson, Zoning Administrator
- ❖ Monica Seifers, City Recorder

7. COUNCIL REPORTS AND COMMENTS

- ❖ Nolan Davis, Mayor: Economic Development; Public Safety
- ❖ Russell Smith: Public Works
- ❖ Ian Spaulding: Recreation; Buildings
- ❖ Scott Symond: Library; Streets/Drainage
- ❖ Les Whitney: City Parks/Cemetery; Equipment
- ❖ Tayson Willis: Airport; Land Use

8. ADJOURNMENT

Notice: The City Council may adjourn to Executive Session pursuant to the provisions of §52-4-204 and §52-4-205, Utah Code Annotated (1953), as amended.

CERTIFICATE OF DELIVERY & POSTING

I, Monica D. Seifers, duly appointed and acting City Recorder do hereby certify that the above Notice and Agenda was posted in three public places within the Milford City Limits on this 1st day of October, 2026. These public places being 1) Milford City Office; 2) U.S. Post Office; and 3) Milford Public Library. The foregoing Notice and Agenda was also delivered to each member of the governing body and posted on www.utah.gov/pmn and linked to www.milfordcityutah.com and the Milford City Facebook page.

In compliance with the Americans with Disabilities Act, the City of Milford will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Requests for assistance can be made by contacting the City Recorder at 435.387.2711 at least 24 hours in advance of the meeting to be held.

***City Council Members or the Mayor may participate in the public meeting electronically and/or telephonically.*



Milford City Council Agenda Request Form

This form must be submitted by Noon the Wednesday prior to the Council Meeting

REQUESTOR'S NAME (Print legibly): Analise Wiseman, Alyssa Barnes

ORGANIZATION (if applicable): 5, 6, 7, & Dance, Mini Tiger Cheer

ADDRESS: 366 N Main Street

PHONE: (435) 231-9516 CELL PHONE: _____

E-MAIL ADDRESS: analise.wiseman@gmail.com

To be used if additional information is required and to provide you a copy of agenda. Agenda will also be posted on www.utah.gov/pmn. You may Subscribe to Milford City Council notices using this website. By subscribing, you will be notified of all postings made by Milford City Council to the website, in compliance with Utah State Law.

Date Requesting to Attend Sept. 15th Amount of Time Requested _____

TOPIC TO BE ADDRESSED (Your description must identify the subject matter of your appearance in sufficient detail to alert the public what topic you will discuss and what **action** you are requesting of the Council) :

Our programs would like to use the
city office to teach dance and cheer
until our permanent building is available.

IS YOUR PRESENTATION REQUIRING ACTION OF THE COUNCIL OR IS IT ONLY PROVIDING INFORMATION? (check one): REQUIRES ACTION ☒ INFO ONLY ☐

PLEASE DESCRIBE DESIRED OUTCOME: To be allowed to
use the space for our programs.

ARE WRITTEN MATERIALS TO BE PROVIDED TO COUNCIL (check one): YES ☒ NO ☐

IF YES, I HAVE PROVIDED **11** COPIES AND EMAILED AN ORIGINAL TO THE CITY RECORDER Initial here AW

CONTINUED ON REVERSE

IS FUNDING FROM THE CITY BEING REQUESTED? (check one) YES ☐ NO ☒

IF YES, WHAT IS THE ESTIMATED COST TO THE CITY: _____

PLEASE PROVIDE DOCUMENTATION SUPPORTING YOUR ESTIMATE

Note: Separate requests must be completed for each topic presented.

INSTRUCTIONS – PLEASE READ CAREFULLY

This request must be submitted to the City Recorder no later than 3 pm the Wednesday prior to the City Council Meeting. Meetings are held the 3rd Tuesday each month. Applications submitted after the deadline, if complete, will be placed on the following City Council Meeting agenda.

Return completed form and 12 printed copies of handouts to:

City Recorder
PO Box 69, 26 South 100 West
Milford, UT 84751

Handouts may be e-mailed prior to deadline for agenda. E-mail to:
mseifers@milford.utah.gov by Noon the Wednesday prior to meeting.

Analisa Wiseman
SIGNATURE

8/31/2026
DATE

OFFICE USE ONLY

Date Rec'd by City Recorder: 10/11/20

Info Complete : YES ☒ NO ☐

If no, what info is required: _____

Approved for Agenda : YES ☒ NO ☐

If no, reason for denial: _____



MILFORD CITY, A Municipal Corporation

RESOLUTION NO. 2-2019

A RESOLUTION OF THE CITY COUNCIL OF MILFORD CITY, UTAH

**SETTING FEE FOR MILFORD CITY ADMINISTRATIVE BUILDING
RENTAL**

WHEREAS, the City Council of Milford City does hereby authorize the use of the City Hall facility owned by Milford City which is located in the Milford City Administrative Building, and;

WHEREAS, it has been determined that a fee should be charged for each use to assist the city with utilities and other expenses incurred while the building is being utilized. Also, a refundable security deposit will be required on all rentals. Milford City Council intentions are to keep the rental fee affordable to our residents, and;

WHEREAS, the City Council of Milford has determined that the intentions of the facility is to be utilized for community events, such as weddings, receptions, showers, family dinners, funerals. Youth and/or Adult Recreational Activities shall not be permitted in the administration building, and;

WHEREAS, the City Council of Milford has determined that the rental fee will be waived for the following: funeral services, non-profit organizations and other taxing entities; however, the security deposit will still be required, and;

WHEREAS, the City Council of Milford has requested that non-permitted use rental requests be taken before the council.

NOW THEREFORE, BE IT RESOLVED, that the City Council of Milford, Utah does hereby adopt the following fee schedule for the use of facility owned by Milford City.

Milford City Administrative Building Rental Fee Schedule

Facility	Use Rates		Daily Rate (over 8 hours)	Multiple Day Event (not to exceed 2 days)
	1-4 Hours	5-8 Hours		
Multipurpose Room /Serving Area	\$50.00	\$100.00	\$150.00	\$200.00

A refundable security deposit of \$200.00 will be required before approval is given for use of the building. The security deposit will be held as a guarantee that the building will be free from damages and left in a clean condition and that all city owned property is returned in the same condition as it was issued. If damage has occurred, the building is not clean, or city owned property is not returned or is damaged, the security deposit will remain in the Milford City funds. Any additional fees for repairing the damages will be billed to the lessee.

A Lease Agreement will be signed by an individual over 18 years of age. This individual is designated the custodian of the facility and will be held accountable for any damages that occur during the use of the building. The Lessee will be given a copy of the Milford City Administrative Building Use Policy and Building Rental Check List for Deposit Return.

Passed by the City Council of Milford, Utah this 15th day of January, 2019 by the following vote:

Ayes: Shene Yordley Nays: _____
[Signature] _____
[Signature] _____
Russell Smedley _____

Absent: Tony Wiseman

Milford City

By: _____

Nolan Davis, Mayor

Attest:

Monica D. Seifers

Monica D. Seifers, City Recorder

Road maintenance issue at the west end of 700N

wayne lounsbury <gpmusa53@gmail.com>

Tue, Sep 29, 2026 at 12:32 PM

To: Lisa Thompson <lthompson@milford.utah.gov>

Hello Lisa,

I would like you to put this in front of those concerned as a tentative request for the city to abandon all their easement rights on this section of road, the west end of 700N. The precedent would be the same as the abandonment of alleyways. The difference is that this would not affect any of the neighbor's rights or access. Since there is nothing platted and approved to the west so there should be no consideration there.

There would be a paved replacement of the of existing hard surface area/roadway.

The easements for utilities will remain the same for lots 9,10, and 11.

All the lots would still have deeded access via this section (if sold).

I have been battling with the old road long enough. Even though it is a high expense for me to claim this and take over what needs to be done I think it is the only way forward for me to resolve the issues.

The street sweeper has only been in this section once this year, and then just deposits all of the gravel and weeds at the end of 700 when he has to stop.

The snow removal will be impossible to do without piling it up in front on my driveway once I reinstall the fence at the end of 700.

I installed construction fence at the end because I have had several vehicles drive right off the end of the pavement at night.

Traffic is always coming to the end of the street and having to turn around because there is no signage providing the warning of a dead end.

I cannot think of one situation that would be in the publics best interest to keep this easement in place, but maybe the commissioners would have some.

This suggestion/request resolves the ongoing issues for all, so please throw this at everyone at the next meeting to see what they would need to have and then I will put together a formal request.

Thanks,

Wayne Lounsbury

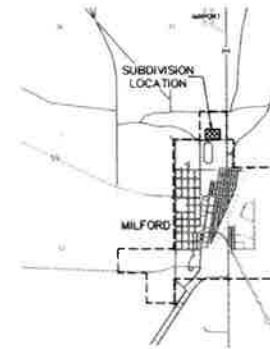
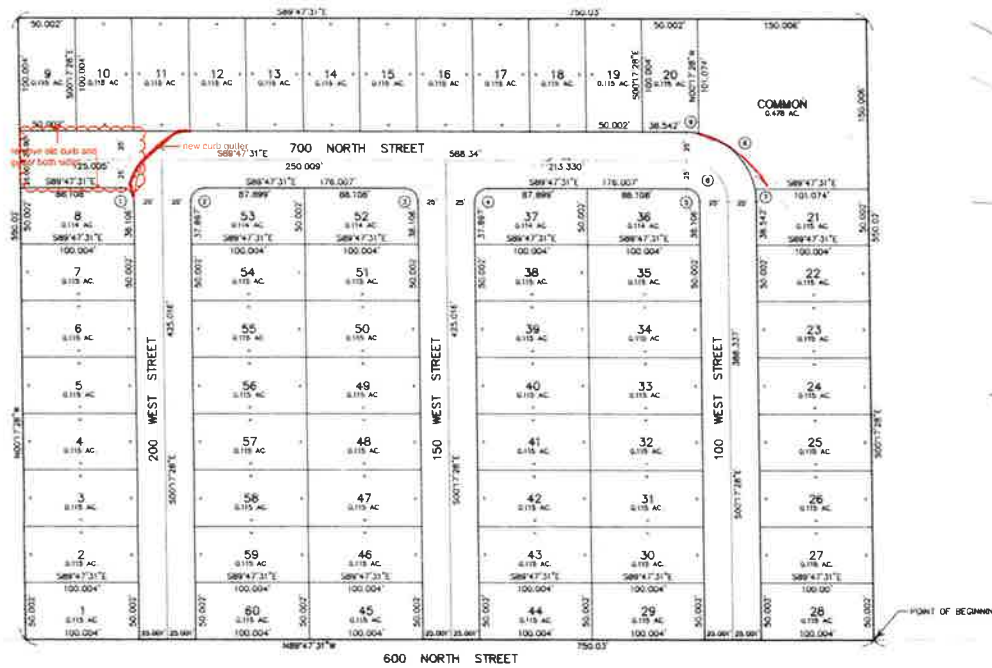


Road abandonment request.pdf

1853K

Horn Silver Estates Subdivision

LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SECTION 6, T.28S., R.10W., S.L.B. & M.
BEAVER COUNTY, UTAH
2006



VICINITY MAP

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY LINE

EAST QUARTER CORNER SEC. 6, T.28S., R.10W., S.L.B. & M.

N89°47'31"W - 371.46'

FILED #230084

1-24-07

BY

BY BRYAN STEWART

Beaver County Clerk

MAIN STREET
(S.R. 257)

CURVE NO.	INCLUDED ANGLE	RAIUS	LENGTH	TANGENT
1	89°30'03"	12.00'	11.90'	18.75'
2	90°29'57"	12.00'	12.11'	18.95'
3	89°30'03"	12.00'	11.90'	18.75'
4	90°29'57"	12.00'	12.11'	18.95'
5	89°30'03"	12.00'	11.90'	18.75'
6	89°30'03"	37.00'	36.68'	57.80'
7	10°38'36"	62.00'	5.79'	11.54'
8	68°10'45"	62.00'	41.96'	73.78'
9	10°38'39"	62.00'	5.79'	11.54'

OWNER'S CERTIFICATE

HEREBY CERTIFY THAT THEY HAVE CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS, STREETS AND COMMONS AS SHOWN BY THE PLAT AND THE CERTIFICATE HEREIN, THE FOLLOWING DESCRIBED TRACT OF LAND LOCATED IN MILFORD, BEAVER COUNTY, UTAH TO BE:

A PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6, T.28S., R.10W., S.L.B. & M. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED S89°47'31"E ALONG THE QUARTER SECTION LINE 371.46' FEET FROM THE EAST QUARTER CORNER OF SECTION 6, T.28S., R.10W., S.L.B. & M.; THENCE S89°47'31"E ALONG SAID QUARTER SECTION LINE 700.00' FEET; THENCE S89°47'31"E 100.00' FEET; THENCE S89°47'31"E 100.00' FEET; THENCE S89°47'31"E 100.00' FEET; THENCE S89°47'31"E 100.00' FEET TO THE POINT OF BEGINNING. CONTAINING 6.470 ACRES.

TO BE KNOWN AND DESIGNATED AS HORN SILVER ESTATES SUBDIVISION, MILFORD, UTAH. THE LANDS INCLUDED IN ALL STREETS AND COMMONS SHOWN ON SAID PLAT AND HEREBY GRANTED DEDICATED, CONVEYED AND DONATED TO THE USE AND BENEFIT OF THE PUBLIC FOREVER.

SIGNED BEFORE ME ON THIS 24TH DAY OF JANUARY, A.D. 2007.

Bryan Stewart MY COMMISSION EXPIRES 01/01/2010
NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I, KARY B. WOODRIF, A REGISTERED LAND SURVEYOR AS PROVIDED BY THE LAWS OF THE STATE OF UTAH, HOLDING CERTIFICATE NUMBER 11417, IN MY CAPACITY AS THE PROPERTY SURVEYOR, THE PLAT SHOWN HEREON WAS MADE UNDER MY DIRECTION. I FURTHER CERTIFY THAT THIS PLAT OF THE HORN SILVER ESTATES SUBDIVISION WAS RECORDED FROM EXISTING SURVEYS AND DESCRIPTIONS AND THAT IT CORRECTLY REPRESENTS SAID SUBDIVISION OF MILFORD, UTAH.



CERTIFICATE OF APPROVAL

THIS IS TO CERTIFY THAT WE, MILFORD CITY, HAVE REVIEWED AND APPROVED THE TRACT AS SHOWN AS PART OF MILFORD CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREINAFTER AS THE "HORN SILVER ESTATES" SUBDIVISION.

ACCEPTED THIS 24TH DAY OF JANUARY, A.D. 2007.

Kary B. Woodrif *Bryan Stewart*
KARY B. WOODRIF
BRYAN STEWART

WITNESSES:
Bryan Stewart
BRYAN STEWART

RECORDED'S SEAL

Horn Silver Estates Subdivision

MILFORD BEAVER COUNTY UTAH
SCALE - 1" = 50'

PREPARED BY

Jones & DeMille Engineering

**Milford City
Cash Summary
All Bank Accounts as of 08/31/2026**

Description	Amount
Checking - Wells Fargo	\$136,646.29
Checking - UIB	\$265,656.07
Venmo - UIB	\$3,922.25
PTIF Combined	\$4,079,218.74
PTIF Waste Water Project 2026	\$1,132,025.35
UNDEPOSITED PAYMENTS	\$5,427.04
General Ledger Cash Total:	\$5,622,895.74

Milford City
Standard Financial Report
10 General Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

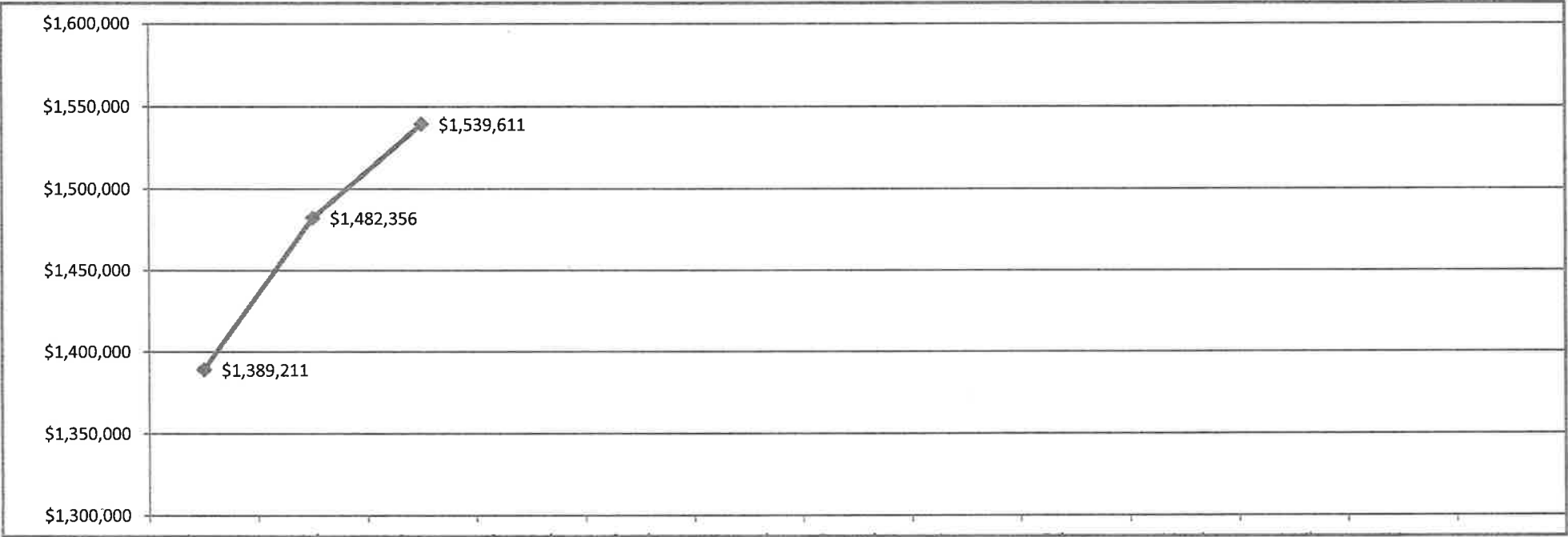
	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
11110 Checking - Wells Fargo	18,792.09	(42,174.13)	(28,971.94)
11120 Checking - UIB	834.27	4,028.05	94,963.97
11130 Checking - Venmo-UIB	19,422.13	2,589.75	3,922.25
11310 Petty Cash	300.00	0.00	300.00
11610 PTIF Combined	1,324,784.15	29,921.51	1,378,921.92
12000 PTIF Designated offset	(654,211.79)	0.00	(654,211.79)
12100 St Treas-Designated-Gen Fund	631,546.31	0.00	631,546.31
12110 St Treas-Designated-Library	4.30	0.00	4.30
12140 St Treas-Recreation Complex	22,661.18	0.00	22,661.18
12199 Undeposited receipts	0.00	240.76	(181.98)
Total Cash and cash equivalents	<u>1,364,132.64</u>	<u>(5,394.06)</u>	<u>1,448,954.22</u>
Receivables			
13110 Accounts Receivable	29,178.51	6,618.07	35,120.66
13113 AR/Credit Card, Airport	0.00	897.77	0.00
13115 Property Tax Receivable	146,538.05	0.00	129,063.00
13116 Lease Receivable-RV Park	52,324.65	0.00	52,324.65
13117 Deferred Inflows-Leases RV Prk	(52,324.65)	0.00	(52,324.65)
13120 Other Governmental Entities	1,615.97	0.00	0.00
Total Receivables	<u>177,332.53</u>	<u>7,515.84</u>	<u>164,183.66</u>
Other current assets			
15110 Inventory-Airport Fuel	39,212.20	0.00	39,212.20
Total Other current assets	<u>39,212.20</u>	<u>0.00</u>	<u>39,212.20</u>
Total Current Assets	<u>1,580,677.37</u>	<u>2,121.78</u>	<u>1,652,350.08</u>
Total Assets:	<u>1,580,677.37</u>	<u>2,121.78</u>	<u>1,652,350.08</u>
Liabilities and Fund Balance/Net Position			
Liabilities:			
Current liabilities			
21310 Accounts Payable	52,108.21	(1,009.45)	630.36
Total Current liabilities	<u>52,108.21</u>	<u>(1,009.45)</u>	<u>630.36</u>
Payroll liabilities			
21500 Wages Payable	0.00	(22,451.29)	0.00
22100 Payroll liability clearing	0.00	(32,676.51)	0.00
22240 Employment Security	0.00	61.18	(23.01)
22250 Worker Compensation Payable	0.00	148.73	179.62
22310 Disability Payable	0.00	105.56	153.20
22500 Health Insurance Payable	0.00	(119.00)	(19,164.88)
22510 Life Insurance Payable	0.00	15.88	31.76
22601 Flex Plan	0.00	1,673.10	1,673.10
22700 Misc. Payroll Deductions	0.00	666.68	195.66
Total Payroll liabilities	<u>0.00</u>	<u>(52,575.67)</u>	<u>(16,954.55)</u>
Deferred revenue			
26100 Deferred Inflow-Property Taxes	129,063.00	0.00	129,063.00
Total Deferred revenue	<u>129,063.00</u>	<u>0.00</u>	<u>129,063.00</u>
Total Liabilities:	<u>181,171.21</u>	<u>(53,585.12)</u>	<u>112,738.81</u>
Fund Balance / Net Position			
29800 Fund Balance-Unreserved	1,399,506.16	55,706.90	1,539,611.27
Total Fund Balance / Net Position	<u>1,399,506.16</u>	<u>55,706.90</u>	<u>1,539,611.27</u>
Total Liabilities and Fund Balance/Net Po	<u>1,580,677.37</u>	<u>2,121.78</u>	<u>1,652,350.08</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Utah State Treasury Report 2026-2027

[illegible]

Historical Fund Balance
City of Milford
Unaudited
2026-2027

June	July	August	September	October	November	December	January	February	March	April	May	June
\$1,389,211	\$1,482,356	\$1,539,611										



	Actual Revenue YTD	Retained Earnings
Low = 5% of General Fund Revenue	\$430,740.01	\$21,537.00
High =35% of General Fund Budget	Budget Revenue 2025-2026 \$2,758,222.00	\$965,377.70
Current Month Retained Earnings		\$1,539,611.27

Milford City
Standard Financial Report
10 General Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual	2027 Revised Budget	2027 Budget Remaining	% Earned/ Used
Change In Fund Balance						
Revenue:						
Taxes						
31-100 Property Taxes-Current	115,660.28	0.00	0.00	129,063.00	129,063.00	0.00%
31-200 Property Taxes-Delinquent	4,650.46	0.00	0.00	6,500.00	6,500.00	0.00%
31-300 Sales and Use Tax	621,244.33	55,297.03	92,745.29	580,000.00	487,254.71	15.99%
31-402 Pacificorp Franchise Tax	154,639.92	15,052.45	28,990.53	160,000.00	131,009.47	18.12%
31-403 Questar Franchise Tax	29,350.54	984.92	2,158.51	45,000.00	42,841.49	4.80%
31-408 Telecommunications Tax Revenue	21,376.05	1,787.96	3,367.87	20,000.00	16,632.13	16.84%
31-700 Fee-in-Lieu of Personal Prop.	50,970.08	1,421.73	1,421.73	47,000.00	45,578.27	3.02%
Total Taxes	997,891.66	74,544.09	128,683.93	987,563.00	858,879.07	13.03%
Licenses and permits						
32-100 Business License and Permits	6,600.00	0.00	150.00	6,500.00	6,350.00	2.31%
32-210 Building Permits	38,974.47	36,194.52	37,200.15	35,000.00	(2,200.15)	106.29%
32-220 Impact Fees - General Fund	4,715.48	687.11	687.11	4,000.00	3,312.89	17.18%
32-230 Other Development Revenue	460.00	30.00	60.00	1,000.00	940.00	6.00%
Total Licenses and permits	50,749.95	36,911.63	38,097.26	46,500.00	8,402.74	81.93%
Intergovernmental revenue						
Intergovernmental revenue						
33-560 Class "C" Road Funds	173,711.80	0.00	0.00	200,000.00	200,000.00	0.00%
33-703 Municipal Small Grant-Revenue	16,000.00	0.00	0.00	100,000.00	100,000.00	0.00%
33-709 Rural Community Grant-IP Road	0.00	0.00	145,509.75	194,013.00	48,503.25	75.00%
Total Intergovernmental revenue	189,711.80	0.00	145,509.75	494,013.00	348,503.25	29.45%
Library						
33-550 County Allotment - Library	40,577.80	0.00	0.00	40,578.00	40,578.00	0.00%
33-701 Library Grant Revenue	5,283.70	4,587.30	5,114.60	5,273.00	158.40	97.00%
33-702 Library Small Grant Revenue	0.00	0.00	0.00	3,000.00	3,000.00	0.00%
Total Library	45,861.50	4,587.30	5,114.60	48,851.00	43,736.40	10.47%
Total Intergovernmental revenue	235,573.30	4,587.30	150,624.35	542,864.00	392,239.65	27.75%
Charges for services						
Charges for services						
34-660 Lions Club Tournament Revenue	0.00	0.00	0.00	2,500.00	2,500.00	0.00%
34-720 Golf Fees	12,012.70	789.00	1,567.00	8,500.00	6,933.00	18.44%
34-730 Swim Fees	13,239.50	826.50	2,951.80	13,000.00	10,048.20	22.71%
34-732 Swim Pool - County M&O	135,509.00	0.00	0.00	135,509.00	135,509.00	0.00%
34-740 Recreation Complex Donations	0.00	0.00	0.00	30,000.00	30,000.00	0.00%
34-750 Miscellaneous Revenue-Recreat	1.00	0.00	0.00	0.00	0.00	0.00%
34-760 July 4th Revenue	16,266.77	0.00	14,687.59	35,000.00	20,312.41	41.96%
34-770 Christmas Light Project	0.00	0.00	0.00	500.00	500.00	0.00%
34-775 MES Booster Club	6,540.62	1,819.00	2,211.00	10,000.00	7,789.00	22.11%
34-776 Community Easter Egg Hunt	6,902.00	0.00	0.00	5,000.00	5,000.00	0.00%
34-777 Hometown Hero Banners	0.00	0.00	0.00	1,000.00	1,000.00	0.00%
34-780 Christmas Light Parade	5,641.84	1,900.00	1,900.00	6,000.00	4,100.00	31.67%
34-810 Sale of Cemetery Lots	2,800.00	0.00	1,600.00	8,000.00	6,400.00	20.00%
34-820 Perpetual Care	800.00	100.00	600.00	2,000.00	1,400.00	30.00%
34-830 Cemetery Opening and Closing	2,100.00	300.00	1,500.00	4,000.00	2,500.00	37.50%
34-840 Collection Costs - Garbage	123,812.37	10,661.98	21,361.10	125,000.00	103,638.90	17.09%
34-850 Collection Costs - Comm. Dump	11.30	0.00	0.00	0.00	0.00	0.00%
34-900 Airport County Donation	0.00	0.00	0.00	1,000.00	1,000.00	0.00%
34-910 Airport Fuel Sales	79,292.86	16,071.77	32,216.62	80,500.00	48,283.38	40.02%
34-911 Aircraft Fueling Fee	0.00	267.64	267.64	0.00	(267.64)	0.00%
34-920 Hanger and Tie Down	8,720.00	695.00	1,390.00	7,985.00	6,595.00	17.41%
34-930 Airport Lease	10,600.00	0.00	0.00	0.00	0.00	0.00%
34-950 Airport Concession Revenue	346.60	35.00	115.25	300.00	184.75	38.42%
34-954 Airport Lease Revenue-Western	9,000.00	2,000.00	4,000.00	24,000.00	20,000.00	16.67%
Total Charges for services	433,596.56	35,465.89	86,368.00	499,794.00	413,426.00	17.28%
City Recreation						
34-600 City Recreation-Mens Softball	0.00	0.00	0.00	1,200.00	1,200.00	0.00%
34-601 City Recreation-Coed Softball	860.00	1,080.00	1,080.00	1,700.00	620.00	63.53%
34-603 City Recreation-Summer Youth	1,815.00	0.00	0.00	1,500.00	1,500.00	0.00%
34-604 City Recreation-Girls Softball	25,470.00	0.00	0.00	25,000.00	25,000.00	0.00%
34-605 City Recreation - Flag Football	1,320.00	297.25	1,177.25	900.00	(277.25)	130.81%
34-606 City Recreation- Full Football	8,555.00	1,320.00	1,700.00	7,500.00	5,800.00	22.67%

Milford City
Standard Financial Report
10 General Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual	2027 Revised Budget	2027 Budget Remaining	% Earned/ Used
34-607 City Recreation-Babe Ruth	3,392.00	587.00	587.00	4,500.00	3,913.00	13.04%
34-608 City Recreation - Volleyball	1,280.00	150.00	1,160.00	1,900.00	740.00	61.05%
34-609 City Recreation - Wrestling	1,440.00	0.00	0.00	2,000.00	2,000.00	0.00%
34-610 City Recreation-Boy Basketball	3,170.00	180.00	180.00	4,000.00	3,820.00	4.50%
34-620 City Recreation - Soccer	1,020.00	0.00	60.00	1,000.00	940.00	6.00%
34-630 City Recreation - Cal Ripken	12,907.00	0.00	0.00	8,500.00	8,500.00	0.00%
34-635 City Recreation -Machine Pitch	575.00	0.00	0.00	750.00	750.00	0.00%
34-640 City Recreation-Girl Basketbal	1,560.00	0.00	0.00	3,000.00	3,000.00	0.00%
34-650 City Recreation - Track/Field	1,271.00	115.00	115.00	2,000.00	1,885.00	5.75%
Total City Recreation	64,635.00	3,729.25	6,059.25	65,450.00	59,390.75	9.26%
Total Charges for services	498,231.56	39,195.14	92,427.25	565,244.00	472,816.75	16.35%
Fines and forfeitures						
38-903 AR Penalties & Forfeitures	81.32	15.00	30.35	50.00	19.65	60.70%
Total Fines and forfeitures	81.32	15.00	30.35	50.00	19.65	60.70%
Interest						
38-100 Interest Earnings/General Fund	74,828.81	6,391.48	12,703.49	90,000.00	77,296.51	14.11%
Total Interest	74,828.81	6,391.48	12,703.49	90,000.00	77,296.51	14.11%
Miscellaneous revenue						
Miscellaneous revenue						
36-300 Building Rentals and Leases	4,425.00	450.00	1,350.00	12,500.00	11,150.00	10.80%
36-301 AT&T Lease Revenue	7,449.72	1,241.62	1,862.43	7,500.00	5,637.57	24.83%
36-302 Infowest Lease Revenue	900.00	75.00	150.00	901.00	751.00	16.65%
36-310 Concession Revenue	16,933.24	0.00	118.75	15,000.00	14,881.25	0.79%
38-410 Kinney Kids Donations	0.00	0.00	0.00	500.00	500.00	0.00%
38-800 150th Birthday Donations	1,023.39	120.00	120.00	0.00	(120.00)	0.00%
38-900 Miscellaneous Revenue	22,449.96	4,234.00	4,444.00	488,000.00	483,556.00	0.91%
Total Miscellaneous revenue	53,181.31	6,120.62	8,045.18	524,401.00	516,355.82	1.53%
Library						
38-400 Library Fines and Fees	878.94	80.65	128.20	1,000.00	871.80	12.82%
38-500 Summer Reading Donations	0.00	0.00	0.00	600.00	600.00	0.00%
Total Library	878.94	80.65	128.20	1,600.00	1,471.80	8.01%
Total Miscellaneous revenue	54,060.25	6,201.27	8,173.38	526,001.00	517,827.62	1.55%
Total Revenue:	1,911,416.85	167,845.91	430,740.01	2,758,222.00	2,327,481.99	15.62%
Expenditures:						
General government						
Legislative						
41-110 Salaries - Mayor and Council	31,200.00	3,600.00	6,200.00	31,200.00	25,000.00	19.87%
41-130 Benefits - Mayor and Council	2,703.28	308.20	530.90	3,500.00	2,969.10	15.17%
Total Legislative	33,903.28	3,908.20	6,730.90	34,700.00	27,969.10	19.40%
Administrative						
43-110 Salaries & Wages - Admin/Treas	85,322.22	6,796.80	17,119.44	88,349.00	71,229.56	19.38%
43-111 Salaries & Wages - Admin Asst	66,394.37	5,310.42	13,276.05	69,042.00	55,765.95	19.23%
43-113 Salaries & Wages - Recorder	22,084.22	1,842.79	5,647.24	19,043.00	13,395.76	29.66%
43-130 Benefits - Administrator/Treas	55,564.27	1,750.20	10,071.33	64,947.00	54,875.67	15.51%
43-131 Benefits - Admin Asst	45,467.01	1,273.58	8,828.47	57,547.00	48,718.53	15.34%
43-134 Benefits - Recorder	6,755.58	0.00	0.00	13,026.00	13,026.00	0.00%
43-210 Dues, Subscriptions & Donation	1,784.96	180.00	230.00	2,500.00	2,270.00	9.20%
43-215 DOT Drug Program	388.00	0.00	0.00	500.00	500.00	0.00%
43-220 Notices and Publications	0.00	0.00	0.00	1,000.00	1,000.00	0.00%
43-230 Travel and Conferences	1,429.76	0.00	0.00	6,000.00	6,000.00	0.00%
43-239 Computer Service Contract	500.00	0.00	0.00	500.00	500.00	0.00%
43-240 Office Supplies and Expense	14,597.20	353.90	2,250.38	20,000.00	17,749.62	11.25%
43-241 Programing and Equipment	46,857.79	4,046.47	6,469.68	32,137.00	25,667.32	20.13%
43-242 Planning and Zoning Expense	9,160.37	3,900.75	3,900.75	43,797.00	39,896.25	8.91%
43-243 Main Street Beautification	0.00	0.00	0.00	5,000.00	5,000.00	0.00%
43-244 Economic Development	10,000.00	0.00	0.00	10,500.00	10,500.00	0.00%
43-246 Elections	5,504.11	0.00	0.00	0.00	0.00	0.00%
43-270 Utilities - Office	4,710.54	412.78	785.86	4,500.00	3,714.14	17.46%
43-272 Utilities - Television	113.98	251.33	251.33	400.00	148.67	62.83%
43-273 Utilities - Fire Alarm	1,239.48	318.90	318.90	1,500.00	1,181.10	21.26%
43-280 Telephone - Office	3,491.37	339.18	622.36	4,000.00	3,377.64	15.56%

Milford City
Standard Financial Report
10 General Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual	2027 Revised Budget	2027 Budget Remaining	% Earned/ Used
43-281 Employee Cell Phones	3,120.00	0.00	0.00	3,360.00	3,360.00	0.00%
43-510 Insurance and Bonds	11,904.97	0.00	17,021.52	20,000.00	2,978.48	85.11%
43-520 Inmate Incidentals	60.34	0.00	0.00	500.00	500.00	0.00%
43-530 150th Birthday Celebration	5,000.00	0.00	0.00	0.00	0.00	0.00%
43-610 Miscellaneous - General Fund	31,672.63	304.95	1,076.04	7,000.00	5,923.96	15.37%
43-620 Employees Spot Awards	529.75	0.00	0.00	1,000.00	1,000.00	0.00%
43-633 General Plan Update	19,989.85	0.00	0.00	5,000.00	5,000.00	0.00%
43-634 Hometown Hero Banners	0.00	0.00	0.00	1,000.00	1,000.00	0.00%
43-635 Water Grab Contribution	0.00	0.00	0.00	5,000.00	5,000.00	0.00%
Total Administrative	453,642.77	27,082.05	87,869.35	487,148.00	399,278.65	18.04%
Non-Departmental						
50-310 Audit Services	15,635.00	0.00	0.00	20,000.00	20,000.00	0.00%
50-320 Attorney Retainer	6,150.00	500.00	500.00	6,000.00	5,500.00	8.33%
50-321 Legal Fees	1,975.00	156.25	156.25	4,000.00	3,843.75	3.91%
50-340 Fire Control Contribution	1,800.00	0.00	0.00	1,800.00	1,800.00	0.00%
50-341 AOG Contribution	0.00	0.00	0.00	1,500.00	1,500.00	0.00%
50-350 Building Inspections	44,321.95	0.00	0.00	30,000.00	30,000.00	0.00%
50-360 Small Claims Fees	0.00	0.00	0.00	200.00	200.00	0.00%
Total Non-Departmental	69,881.95	656.25	656.25	63,500.00	62,843.75	1.03%
General Government Buildings						
51-110 Salaries & Wages - Janitorial	6,216.56	800.00	1,300.00	6,500.00	5,200.00	20.00%
51-130 Benefits - Janitorial	539.72	69.22	112.49	600.00	487.51	18.75%
51-270 Utilities - Senior Citizen Cen	5,206.18	374.15	743.66	6,000.00	5,256.34	12.39%
51-480 Repairs and Main - Buildings	46,064.57	529.62	743.62	25,500.00	24,756.38	2.92%
51-481 Buildings - Senior Citizen Cen	6,990.46	0.00	90.00	6,733.00	6,643.00	1.34%
51-511 Old Fire Station Bldin Upgrade	26,503.08	0.00	0.00	0.00	0.00	0.00%
Total General Government Buildings	91,520.57	1,772.99	2,989.77	45,333.00	42,343.23	6.60%
Total General government	648,948.57	33,419.49	98,246.27	630,681.00	532,434.73	15.58%
Highways and streets						
Streets						
61-110 Salaries & Wages-Crossing Gds	8,679.06	645.00	645.00	13,000.00	12,355.00	4.96%
61-120 Salaries & Wages-Sweeper Ope	3,233.28	520.00	1,280.00	6,500.00	5,220.00	19.69%
61-130 Benefits - Crossing Guards	750.91	55.81	55.81	1,200.00	1,144.19	4.65%
61-140 Benefits - Sweeper Operator	283.78	45.60	112.26	650.00	537.74	17.27%
61-230 Fuel - Streets	5,604.91	671.37	671.37	6,500.00	5,828.63	10.33%
61-480 Streets - Oil and Chips	87,569.30	0.00	0.00	100,000.00	100,000.00	0.00%
61-481 Streets - Maintenance	36,027.27	211.24	236.68	35,000.00	34,763.32	0.68%
61-482 Streets - Equipment	25,378.00	0.00	0.00	30,000.00	30,000.00	0.00%
61-483 Streets - Lights	32,576.37	4,758.66	7,280.78	35,000.00	27,719.22	20.80%
61-484 Shop Tools	638.80	0.00	0.00	3,000.00	3,000.00	0.00%
61-486 Industrial Park Road Project	3,749.50	0.00	0.00	437,163.00	437,163.00	0.00%
61-740 Capital Outlay - Equipment	223,205.76	0.00	0.00	20,000.00	20,000.00	0.00%
61-741 Drainage-City Wide	2,479.40	0.00	0.00	0.00	0.00	0.00%
Total Streets	430,176.34	6,907.68	10,281.90	688,013.00	677,731.10	1.49%
Garbage						
71-420 Garbage - Dumpster Fees	5,207.08	507.56	507.56	5,000.00	4,492.44	10.15%
71-430 Garbage - Collection Fees	120,323.61	10,391.49	10,391.49	115,000.00	104,608.51	9.04%
71-440 Garbage - Community Dumpster	2,060.52	0.00	0.00	2,000.00	2,000.00	0.00%
Total Garbage	127,591.21	10,899.05	10,899.05	122,000.00	111,100.95	8.93%
Total Highways and streets	557,767.55	17,806.73	21,180.95	810,013.00	788,832.05	2.61%
Parks, recreation, and public property						
Parks						
70-110 Salaries & Wages - Parks	33,831.36	2,774.40	6,936.00	36,066.00	29,130.00	19.23%
70-111 Salaries & Wages - Part Time	3,138.25	190.00	1,280.00	10,400.00	9,120.00	12.31%
70-130 Benefits - Parks Reg	25,640.39	714.82	5,233.00	41,138.00	35,905.00	12.72%
70-131 Benefits - Parks	277.32	16.44	110.73	150.00	39.27	73.82%
70-250 Equipment Supplies & Main.	1,529.92	0.00	418.20	7,000.00	6,581.80	5.97%
70-260 Parks Maintenance	4,730.45	189.94	189.94	6,000.00	5,810.06	3.17%
70-610 Caboose Park Expenditures	254.24	11.73	23.40	1,000.00	976.60	2.34%
70-620 Recreation Complex Expense	9,444.75	200.55	368.02	9,800.00	9,431.98	3.76%
70-630 Cemetery Maintenance	1,393.06	198.40	198.40	10,000.00	9,801.60	1.98%
70-640 Pavilion Expense	605.51	23.65	45.93	1,000.00	954.07	4.59%

Milford City
Standard Financial Report
10 General Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual	2027 Revised Budget	2027 Budget Remaining	% Earned/ Used
70-650 Veteran's Park Expenditures	2,499.86	281.68	1,179.81	2,000.00	820.19	58.99%
70-660 AJ's Contract for Park Maint	6,400.00	700.00	700.00	6,800.00	6,100.00	10.29%
70-661 AJ's Mowing Contract Cemetery	14,680.00	7,330.00	21,990.00	44,000.00	22,010.00	49.98%
70-665 Tree Maintenance	18,275.00	0.00	0.00	15,000.00	15,000.00	0.00%
70-670 Rehab Historical Park	600.00	0.00	0.00	0.00	0.00	0.00%
70-740 Capital Outlay - Parks	2,525.00	4,467.00	4,467.00	25,000.00	20,533.00	17.87%
Total Parks	125,825.11	17,098.61	43,140.43	215,354.00	172,213.57	20.03%
Recreation						
Recreation						
72-110 Salaries & Wages-Recreation	5,833.28	250.00	3,425.00	3,200.00	(225.00)	107.03%
72-120 Salaries & Wages-Concession	3,700.00	0.00	0.00	7,000.00	7,000.00	0.00%
72-130 Benefits - Recreation	505.86	21.63	296.29	300.00	3.71	98.76%
72-140 Benefits - Concessions	323.79	0.00	0.00	700.00	700.00	0.00%
72-266 Lions Club Tournament Expens	1,615.00	0.00	0.00	2,000.00	2,000.00	0.00%
72-270 Maintenance-Ball Lights	668.00	425.00	425.00	1,600.00	1,175.00	26.56%
72-530 Christmas Light Parade	4,174.28	0.00	0.00	5,000.00	5,000.00	0.00%
72-535 MES Booster Club	6,002.77	500.00	530.00	10,000.00	9,470.00	5.30%
72-536 Community Easter Egg Hunt	4,271.41	0.00	0.00	5,000.00	5,000.00	0.00%
72-540 Christmas Light Project	96.72	0.00	0.00	3,000.00	3,000.00	0.00%
72-550 July 4th Expense	33,466.70	870.11	4,812.51	30,000.00	25,187.49	16.04%
72-560 Concession Expense	10,382.02	0.00	164.74	11,500.00	11,335.26	1.43%
Total Recreation	71,039.83	2,066.74	9,653.54	79,300.00	69,646.46	12.17%
City recreation						
72-250 City Recreation-Mens Softball	0.00	0.00	0.00	1,100.00	1,100.00	0.00%
72-251 City Recreation-Coed Softball	0.00	0.00	0.00	1,500.00	1,500.00	0.00%
72-253 City Recreation - Summer Yout	504.97	0.00	250.00	1,300.00	1,050.00	19.23%
72-254 City Recreation-Girls Softball	14,231.11	0.00	686.00	14,000.00	13,314.00	4.90%
72-255 City Recreation-Flag Football	857.37	572.42	692.42	850.00	157.58	81.46%
72-256 City Recreation-Football Full	6,788.77	1,391.55	1,391.55	8,500.00	7,108.45	16.37%
72-257 City Recreation-Babe Ruth	3,925.49	0.00	0.00	4,500.00	4,500.00	0.00%
72-258 City Recreation-Volleyball	1,105.46	340.00	660.00	1,900.00	1,240.00	34.74%
72-259 City Recreation-Wrestling	974.52	0.00	2,350.00	5,000.00	2,650.00	47.00%
72-260 City Recreation-Boy Basketball	2,733.30	0.00	0.00	3,500.00	3,500.00	0.00%
72-261 City Recreation - Soccer	404.51	126.92	174.41	2,000.00	1,825.59	8.72%
72-262 City Recreation - Cal Ripken	8,301.33	0.00	399.95	8,500.00	8,100.05	4.71%
72-263 City Recreation-Girl Basketbal	40.00	0.00	0.00	2,600.00	2,600.00	0.00%
72-264 City Recreation-Track/Field	1,284.00	0.00	0.00	2,000.00	2,000.00	0.00%
72-265 City Recreation- Machine Pitch	415.36	0.00	250.00	1,500.00	1,250.00	16.67%
72-610 Miscellaneous Expense-Rec.	0.00	0.00	0.00	1,000.00	1,000.00	0.00%
72-720 City Recreation - Janitorial	5,000.00	0.00	0.00	5,000.00	5,000.00	0.00%
72-740 Capital Improvements - Rec	19,998.83	0.00	2,350.00	20,000.00	17,650.00	11.75%
Total City recreation	66,565.02	2,430.89	9,204.33	84,750.00	75,545.67	10.86%
Total Recreation	137,604.85	4,497.63	18,857.87	164,050.00	145,192.13	11.50%
Golf						
73-110 Salaries & Wages- Golf Course	14,930.00	2,990.00	8,910.00	16,000.00	7,090.00	55.69%
73-130 Benefits - Golf Course	42.04	5.22	10.44	1,000.00	989.56	1.04%
73-250 Repairs and Maintenance	4,690.39	2,809.97	6,233.19	6,000.00	(233.19)	103.89%
73-270 Utilities - Golf Course	3,087.59	211.12	721.95	3,000.00	2,278.05	24.07%
73-480 Equipment & Supplies	853.42	751.01	901.01	1,500.00	598.99	60.07%
73-610 Miscellaneous Expense-Golf	966.32	0.00	0.00	1,500.00	1,500.00	0.00%
73-740 Capital Outlay-Golf Course	2,100.00	4,136.13	4,136.13	19,000.00	14,863.87	21.77%
Total Golf	26,669.76	10,903.45	20,912.72	48,000.00	27,087.28	43.57%
Pool						
74-110 Salaries & Wages-Manager	10,591.28	3,616.45	12,317.22	10,093.00	(2,224.22)	122.04%
74-111 Salaries & Wages - Lifeguards	17,122.22	1,883.25	7,627.50	23,000.00	15,372.50	33.16%
74-112 Salaries & Wages-Asst Manager	8,725.79	1,479.74	5,222.55	22,945.00	17,722.45	22.76%
74-130 Benefits-Manager	918.58	312.83	1,065.46	1,700.00	634.54	62.67%
74-131 Benefits - Lifeguards	1,495.44	162.89	659.76	2,100.00	1,440.24	31.42%
74-132 Benefits-Asst Manager	758.36	127.99	451.72	1,400.00	948.28	32.27%
74-250 Equipment Supplies & Main.	16,416.64	2,358.64	2,516.65	14,000.00	11,483.35	17.98%
74-270 Utilities - Swimming Pool	7,879.73	1,848.49	4,158.08	14,000.00	9,841.92	29.70%
74-280 Telephone - Swimming Pool	152.36	47.97	65.05	250.00	184.95	26.02%
74-610 Miscellaneous Expense-Swimmi	3,461.48	75.89	486.98	4,000.00	3,513.02	12.17%

Milford City
Standard Financial Report
10 General Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual	2027 Revised Budget	2027 Budget Remaining	% Earned/ Used
74-740 Capital Outlay - Swimming Pool	130,055.00	830.00	830.00	42,021.00	41,191.00	1.98%
Total Pool	197,576.88	12,744.14	35,400.97	135,509.00	100,108.03	26.12%
Library						
75-110 Salaries & Wages - Librarian	31,632.26	2,554.40	6,375.70	33,207.00	26,831.30	19.20%
75-111 Salaries & Wages - Part Time	11,905.43	1,148.16	2,399.36	14,926.00	12,526.64	16.08%
75-130 Benefits - Librarian	8,179.66	615.38	1,551.34	9,996.00	8,444.66	15.52%
75-131 Benefits - Part Time	995.61	89.54	187.12	1,300.00	1,112.88	14.39%
75-230 Travel & Conferences-Library	70.00	0.00	0.00	1,000.00	1,000.00	0.00%
75-250 Equipment Supplies & Main.	500.00	0.00	0.00	500.00	500.00	0.00%
75-251 Office Supplies - Library	900.00	0.00	19.83	900.00	880.17	2.20%
75-252 Book Purchase - Library	1,500.00	27.74	677.11	1,500.00	822.89	45.14%
75-253 Library Expense from Treasury	0.00	0.00	0.00	5,000.00	5,000.00	0.00%
75-255 Programming Verso & Internet	1,000.45	0.00	229.55	1,200.00	970.45	19.13%
75-256 Computer Service Contract	2,500.00	0.00	2,500.00	2,500.00	0.00	100.00%
75-270 Utilities - Library	4,354.33	264.15	497.72	5,000.00	4,502.28	9.95%
75-280 Telephone - Library	1,445.01	160.23	320.46	1,500.00	1,179.54	21.36%
75-290 Utilities- Internet	1,102.97	100.27	200.54	1,200.00	999.46	16.71%
75-470 Library Grant- CLEF	4,844.00	250.00	250.00	4,844.00	4,594.00	5.16%
75-475 Programming Supplies-Story Hr	1,833.16	521.94	883.01	1,800.00	916.99	49.06%
75-476 Kinney Kids Books	478.40	0.00	0.00	0.00	0.00	0.00%
75-480 Library Grant Expenditures	0.00	0.00	0.00	3,000.00	3,000.00	0.00%
75-610 Miscellaneous - Library	599.43	129.00	129.00	600.00	471.00	21.50%
75-611 County Allotment Funds 2025	44,677.20	336.98	336.98	2,209.00	1,872.02	15.25%
75-740 Capital Outlay - Equipment	601.00	0.00	1,450.00	1,400.00	(50.00)	103.57%
Total Library	119,118.91	6,197.79	18,007.72	93,582.00	75,574.28	19.24%
Airport						
76-110 Salaries & Wages - Manager	808.28	0.00	0.00	0.00	0.00	0.00%
76-111 Salaries & Wages - Part Time	7,323.08	0.00	1,000.00	12,000.00	11,000.00	8.33%
76-130 Benefits - Airport Operator	483.85	0.00	0.00	0.00	0.00	0.00%
76-131 Benefits - Part Time	179.55	0.00	85.50	1,200.00	1,114.50	7.13%
76-230 Travel and Conferences	0.00	0.00	0.00	1,000.00	1,000.00	0.00%
76-250 Repairs and Maintenance	4,368.55	184.31	332.81	5,000.00	4,667.19	6.66%
76-260 Office & Runway Improvements	3,918.15	0.00	0.00	5,000.00	5,000.00	0.00%
76-270 Utilities - Airport	3,066.19	537.36	795.62	3,500.00	2,704.38	22.73%
76-280 Telephone - Airport	2,333.84	217.94	429.99	3,000.00	2,570.01	14.33%
76-290 Credit Card Processing Fee	2,533.34	401.68	860.29	4,000.00	3,139.71	21.51%
76-480 Aircraft Fueling Charge	0.00	267.64	267.64	0.00	(267.64)	0.00%
76-481 Fuel Purchase - Jet A	20,737.88	0.00	13,267.39	30,000.00	16,732.61	44.22%
76-482 Fuel Purchase - 100 LL	45,691.21	0.00	0.00	50,000.00	50,000.00	0.00%
76-483 Airport Concession Expense	266.72	0.00	0.00	500.00	500.00	0.00%
76-610 Miscellaneous - Airport	1,178.90	72.40	124.89	1,000.00	875.11	12.49%
76-740 Capital Outlay - Equipment	5,340.00	955.84	4,055.84	4,825.00	769.16	84.06%
Total Airport	98,229.54	2,637.17	21,219.97	121,025.00	99,805.03	17.53%
Total Parks, recreation, and public prop	705,025.05	54,078.79	157,539.68	777,520.00	619,980.32	20.26%
Transfers out						
43-920 Transfer to Debt Service Fund	76,008.00	6,834.00	13,668.00	82,008.00	68,340.00	16.67%
43-940 Transfer to capital projects fund	0.00	0.00	0.00	458,000.00	458,000.00	0.00%
Total Transfers out	76,008.00	6,834.00	13,668.00	540,008.00	526,340.00	2.53%
Total Expenditures:	1,987,749.17	112,139.01	290,634.90	2,758,222.00	2,467,587.10	10.54%
Total Change In Fund Balance	(76,332.32)	55,706.90	140,105.11	0.00	(140,105.11)	0.00%

Milford City
Standard Financial Report
30 Debt Service Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
11110 Checking - Wells Fargo	6,322.55	0.00	6,322.55
11610 PTIF Combined	220,687.46	6,834.00	234,355.46
12000 PTIF Designated offset	(316,517.46)	0.00	(316,517.46)
12120 St. Treas CIB Library	58,517.46	0.00	58,517.46
12130 St. Treas Admin Building	258,000.00	0.00	258,000.00
Total Cash and cash equivalents	<u>227,010.01</u>	<u>6,834.00</u>	<u>240,678.01</u>
Total Current Assets	<u>227,010.01</u>	<u>6,834.00</u>	<u>240,678.01</u>
Total Assets:	<u>227,010.01</u>	<u>6,834.00</u>	<u>240,678.01</u>
Liabilites and Fund Balance/Net Position			
Fund Balance / Net Position			
29610 Fund Balance-Reserved-SID	43,660.00	0.00	43,660.00
29800 Beginning Of Year	183,350.01	6,834.00	197,018.01
Total Fund Balance / Net Position	<u>227,010.01</u>	<u>6,834.00</u>	<u>240,678.01</u>
Total Liabilites and Fund Balance/Net Po	<u>227,010.01</u>	<u>6,834.00</u>	<u>240,678.01</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Milford City
Standard Financial Report
30 Debt Service Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual	2027 Revised Budget	2027 Budget Remaining	% Earned/ Used
Change In Fund Balance						
Revenue:						
Contributions and transfers						
39-100 Transfer from General Fund	76,008.00	6,834.00	13,668.00	82,008.00	68,340.00	16.67%
Total Contributions and transfers	<u>76,008.00</u>	<u>6,834.00</u>	<u>13,668.00</u>	<u>82,008.00</u>	<u>68,340.00</u>	<u>16.67%</u>
Total Revenue:	<u>76,008.00</u>	<u>6,834.00</u>	<u>13,668.00</u>	<u>82,008.00</u>	<u>68,340.00</u>	<u>16.67%</u>
Expenditures:						
Debt service						
40-620 Library M1046 Bond	10,000.00	0.00	0.00	10,000.00	10,000.00	0.00%
40-621 Bond B1806 Admin Build Paymen	21,000.00	0.00	0.00	21,000.00	21,000.00	0.00%
40-622 B1806 Admin Build Interest	12,020.00	0.00	0.00	11,600.00	11,600.00	0.00%
Total Debt service	<u>43,020.00</u>	<u>0.00</u>	<u>0.00</u>	<u>42,600.00</u>	<u>42,600.00</u>	<u>0.00%</u>
Total Expenditures:	<u>43,020.00</u>	<u>0.00</u>	<u>0.00</u>	<u>42,600.00</u>	<u>42,600.00</u>	<u>0.00%</u>
Total Change In Fund Balance	<u>32,988.00</u>	<u>6,834.00</u>	<u>13,668.00</u>	<u>39,408.00</u>	<u>25,740.00</u>	<u>34.68%</u>

Milford City
Standard Financial Report
40 Capital Projects Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
11120 Checking - UIB	0.00	0.00	(24,235.20)
Total Cash and cash equivalents	0.00	0.00	(24,235.20)
Total Current Assets	0.00	0.00	(24,235.20)
Total Assets:	0.00	0.00	(24,235.20)
Liabilites and Fund Balance/Net Position			
Fund Balance / Net Position			
29800 Fund balance	0.00	0.00	(24,235.20)
Total Fund Balance / Net Position	0.00	0.00	(24,235.20)
Total Liabilites and Fund Balance/Net Po	0.00	0.00	(24,235.20)
Total Net Position	0.00	0.00	0.00

Milford City
Standard Financial Report
40 Capital Projects Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual	2027 Revised Budget	2027 Budget Remaining	% Earned/ Used
Change In Fund Balance						
Revenue:						
Contributions and transfers						
39-100 Transfers in	0.00	0.00	0.00	458,000.00	458,000.00	0.00%
Total Contributions and transfers	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>458,000.00</u>	<u>458,000.00</u>	<u>0.00%</u>
Total Revenue:	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>458,000.00</u>	<u>458,000.00</u>	<u>0.00%</u>
Expenditures:						
General government						
General Government Buildings						
51-740 Admin Capital outlay	0.00	0.00	24,235.20	40,000.00	15,764.80	60.59%
Total General Government Buildings	<u>0.00</u>	<u>0.00</u>	<u>24,235.20</u>	<u>40,000.00</u>	<u>15,764.80</u>	<u>60.59%</u>
Total General government	<u>0.00</u>	<u>0.00</u>	<u>24,235.20</u>	<u>40,000.00</u>	<u>15,764.80</u>	<u>60.59%</u>
Highways and streets						
Streets						
61-740 Streets Capital outlay	0.00	0.00	0.00	390,000.00	390,000.00	0.00%
Total Streets	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>390,000.00</u>	<u>390,000.00</u>	<u>0.00%</u>
Total Highways and streets	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>390,000.00</u>	<u>390,000.00</u>	<u>0.00%</u>
Parks, recreation, and public property						
Parks						
70-740 Parks Capital outlay	0.00	0.00	0.00	18,000.00	18,000.00	0.00%
Total Parks	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>18,000.00</u>	<u>18,000.00</u>	<u>0.00%</u>
Airport						
76-740 Airport capital outlay	0.00	0.00	0.00	10,000.00	10,000.00	0.00%
Total Airport	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>10,000.00</u>	<u>10,000.00</u>	<u>0.00%</u>
Total Parks, recreation, and public prop	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>28,000.00</u>	<u>28,000.00</u>	<u>0.00%</u>
Total Expenditures:	<u>0.00</u>	<u>0.00</u>	<u>24,235.20</u>	<u>458,000.00</u>	<u>433,764.80</u>	<u>5.29%</u>
Total Change In Fund Balance	<u>0.00</u>	<u>0.00</u>	<u>(24,235.20)</u>	<u>0.00</u>	<u>24,235.20</u>	<u>0.00%</u>

Milford City
Standard Financial Report
51 Water Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
11110 Checking - Wells Fargo	93,506.34	18,262.61	97,621.88
11120 Checking - UIB	35,249.77	38,295.01	100,665.18
11610 PTIF Combined	1,202,112.03	3,541.60	1,209,138.63
12000 PTIF Designated offset	(896,438.81)	0.00	(896,438.81)
12100 St Treas-Designated-Water	670,678.76	0.00	670,678.76
12120 St Treas-Restricted-Bond S3054	135,715.91	0.00	135,715.91
12170 St.Treas-Restricted-Main S3024	90,044.14	0.00	90,044.14
12199 Undeposited receipts	1,635.50	(2,552.75)	10,049.09
Total Cash and cash equivalents	1,332,503.64	57,546.47	1,417,474.78
Receivables			
13110 Accounts Receivable	98,912.54	16,099.42	96,932.42
Total Receivables	98,912.54	16,099.42	96,932.42
Total Current Assets	1,431,416.18	73,645.89	1,514,407.20
Non-Current Assets			
Capital assets			
Property			
16110 Water Land	40,000.00	0.00	40,000.00
16210 Buildings	4,292.50	0.00	4,292.50
16310 Water Distribution System	9,899,070.20	0.00	9,899,070.20
16510 Machinery and Equipment	222,082.74	0.00	222,082.74
16610 Automobiles and Trucks	59,270.72	0.00	59,270.72
Total Property	10,224,716.16	0.00	10,224,716.16
Accumulated depreciation			
17500 Accumulated Depreciation	(2,538,058.62)	0.00	(2,538,058.62)
Total Accumulated depreciation	(2,538,058.62)	0.00	(2,538,058.62)
Total Capital assets	7,686,657.54	0.00	7,686,657.54
Other non-current assets			
14200 Deferred Outflow of Resources	43,838.78	0.00	43,838.78
Total Other non-current assets	43,838.78	0.00	43,838.78
Total Non-Current Assets	7,730,496.32	0.00	7,730,496.32
Total Assets:	9,161,912.50	73,645.89	9,244,903.52
Liabilities and Fund Balance/Net Position			
Liabilities:			
Current liabilities			
21310 Accounts Payable	698.38	(265.49)	0.00
21320 Deposits Payable	14,625.00	1,000.00	16,225.00
Total Current liabilities	15,323.38	734.51	16,225.00
Payroll liabilities			
21330 Accrued Employee Benefits	47,322.27	0.00	47,322.27
Total Payroll liabilities	47,322.27	0.00	47,322.27
Deferred revenue			
21400 Deferred Revenue	7,500.00	0.00	7,500.00
Total Deferred revenue	7,500.00	0.00	7,500.00
Long-term liabilities			
25700 Net Pension Liability	32,840.39	0.00	32,840.39
25800 Loan Payable USDA 91/01~2020	3,875,552.18	(6,587.60)	3,862,386.57
25900 Loan Payable USDA 91/03~2020	718,414.90	(1,223.35)	715,969.98
26110 Deferred Inflow of Resources	706.21	0.00	706.21
Total Long-term liabilities	4,627,513.68	(7,810.95)	4,611,903.15
Total Liabilities:	4,697,659.33	(7,076.44)	4,682,950.42
Fund Balance / Net Position			
29110 Retained Earnings-Reserved	271,978.20	0.00	271,978.20
29800 Retained Earnings-Water Fund	3,354,152.78	80,722.33	3,451,852.71
29900 Retained Earnings-Designated	838,122.19	0.00	838,122.19
Total Fund Balance / Net Position	4,464,253.17	80,722.33	4,561,953.10

Milford City
Standard Financial Report
51 Water Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual
Total Liabilities and Fund Balance/Net Po	9,161,912.50	73,645.89	9,244,903.52
Total Net Position	0.00	0.00	0.00

Milford City
Standard Financial Report
51 Water Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual	2027 Revised Budget	2027 Budget Remaining	% Earned/ Used
Income or Expense						
Income From Operations:						
Operating income						
37-100 Water Sales	815,818.34	118,478.57	223,487.12	750,000.00	526,512.88	29.80%
37-200 Water Connection Fees	358.00	2,363.72	3,953.29	1,000.00	(2,953.29)	395.33%
37-201 Impact Fees	11,928.16	2,648.41	2,648.41	10,000.00	7,351.59	26.48%
37-300 Penalties & Forfeitures	5,707.79	200.00	200.00	8,000.00	7,800.00	2.50%
38-900 Miscellaneous Revenue	14,232.55	0.00	1,329.50	20,000.00	18,670.50	6.65%
Total Operating income	848,044.84	123,690.70	231,618.32	789,000.00	557,381.68	29.36%
Operating expense						
40-110 Salaries & Wages - Foreman	83,699.82	6,668.80	16,672.00	86,694.00	70,022.00	19.23%
40-111 Salaries & Wages-Operator A&B	65,803.90	5,264.00	13,160.00	68,426.00	55,266.00	19.23%
40-112 Salaries & Wages-Utility Clerk	55,036.94	4,394.39	10,986.00	57,128.00	46,142.00	19.23%
40-115 Salaries & Wages - Overtime	3,915.13	1,756.74	4,858.27	10,000.00	5,141.73	48.58%
40-130 Benefits - Foreman	55,368.80	1,939.35	10,512.11	64,418.00	53,905.89	16.32%
40-131 Benefits - Operator A & B	46,068.16	1,423.60	9,169.21	57,361.00	48,191.79	15.99%
40-134 Benefits - Utility Clerk	31,478.82	1,133.77	5,955.18	39,078.00	33,122.82	15.24%
40-230 Water Fuel	7,442.20	671.37	1,749.00	6,500.00	4,751.00	26.91%
40-250 Equipment Supplies & Main.	21,654.56	482.57	2,361.14	20,000.00	17,638.86	11.81%
40-270 Utilities - Culinary	84,044.34	7,358.37	17,990.95	77,000.00	59,009.05	23.36%
40-271 Utilities-Pressure Pump	17,563.58	1,891.03	3,835.90	19,500.00	15,664.10	19.67%
40-273 Utilities-Irrigation	26,315.35	1,397.20	5,589.27	21,000.00	15,410.73	26.62%
40-274 Utilities-Internet	1,735.24	151.73	303.46	1,850.00	1,546.54	16.40%
40-280 Telephone - Water	1,584.63	150.71	269.71	1,750.00	1,480.29	15.41%
40-310 Professional/Technical Service	5,813.54	102.00	102.00	5,600.00	5,498.00	1.82%
40-311 Legal and Audit Services	8,005.80	0.00	0.00	8,000.00	8,000.00	0.00%
40-481 Meter Supplies and Maintenance	2,971.23	2,621.11	4,227.19	3,000.00	(1,227.19)	140.91%
40-510 Travel and Conference	1,831.96	0.00	0.00	2,000.00	2,000.00	0.00%
40-520 Zenner Meter Supplies and Fees	1,600.54	0.00	0.00	5,000.00	5,000.00	0.00%
40-521 Zenner Contract	3,705.10	0.00	4,234.80	5,000.00	765.20	84.70%
40-522 Generator Maintenance	7,839.54	0.00	0.00	4,400.00	4,400.00	0.00%
40-530 Insurance and Bonds	12,474.68	0.00	13,087.52	13,000.00	(87.52)	100.67%
40-610 Miscellaneous Expense	6,682.16	61.18	137.81	3,000.00	2,862.19	4.59%
40-620 SERVLINE Insurance	25,680.00	2,352.00	2,352.00	28,000.00	25,648.00	8.40%
40-650 Depreciation	0.00	0.00	0.00	100,000.00	100,000.00	0.00%
40-740 Captial Outlay-Equipment	0.00	0.00	0.00	15,000.00	15,000.00	0.00%
40-743 Lead and Copper Line Inventory	27,538.69	0.00	0.00	0.00	0.00	0.00%
Total Operating expense	605,854.71	39,819.92	127,553.52	722,705.00	595,151.48	17.65%
Total Income From Operations:	242,190.13	83,870.78	104,064.80	66,295.00	(37,769.80)	156.97%
Non-Operating Items:						
Non-operating income						
37-410 Grants-Lead & Copper Revenue	27,538.69	0.00	0.00	0.00	0.00	0.00%
37-600 Interest - Water Fund	39,933.45	3,541.60	7,026.60	45,000.00	37,973.40	15.61%
Total Non-operating income	67,472.14	3,541.60	7,026.60	45,000.00	37,973.40	15.61%
Non-operating expense						
40-814 Culinary Water Bond Interest	81,298.32	6,690.05	13,391.47	78,633.00	65,241.53	17.03%
Total Non-operating expense	81,298.32	6,690.05	13,391.47	78,633.00	65,241.53	17.03%
Total Non-Operating Items:	(13,826.18)	(3,148.45)	(6,364.87)	(33,633.00)	(27,268.13)	18.92%
Total Income or Expense	228,363.95	80,722.33	97,699.93	32,662.00	(65,037.93)	299.12%

Milford City
Standard Financial Report
52 Sewer Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
11110 Checking - Wells Fargo	131,811.51	5,304.68	61,673.80
11120 Checking - UIB	34,370.95	36,543.03	94,262.12
11610 PTIF Combined	1,249,485.36	3,684.49	1,256,802.73
11615 PTIF Waste Water Project 2026	1,124,507.04	3,772.40	1,132,025.35
12000 PTIF Designated offset	(862,540.00)	0.00	(862,540.00)
12110 St. Treas-Designated Sewer	862,540.00	0.00	862,540.00
12199 Undeposited receipts	0.00	(226.06)	(4,440.07)
Total Cash and cash equivalents	<u>2,540,174.86</u>	<u>49,078.54</u>	<u>2,540,323.93</u>
Receivables			
13110 Accounts Receivable	21,536.30	(2,595.38)	23,356.06
Total Receivables	<u>21,536.30</u>	<u>(2,595.38)</u>	<u>23,356.06</u>
Total Current Assets	<u>2,561,711.16</u>	<u>46,483.16</u>	<u>2,563,679.99</u>
Non-Current Assets			
Capital assets			
Work in Process			
16810 WIP	251,732.81	0.00	251,732.81
Total Work in Process	<u>251,732.81</u>	<u>0.00</u>	<u>251,732.81</u>
Property			
16110 Land	29,536.50	0.00	29,536.50
16210 Buildings	4,643.20	0.00	4,643.20
16310 Sewer System	2,138,772.10	0.00	2,138,772.10
16510 Machinery and Equipment	148,597.45	0.00	148,597.45
16610 Automobiles and Trucks	54,520.72	0.00	54,520.72
Total Property	<u>2,376,069.97</u>	<u>0.00</u>	<u>2,376,069.97</u>
Accumulated depreciation			
17500 Accumulated Depreciation	(2,217,108.11)	0.00	(2,217,108.11)
Total Accumulated depreciation	<u>(2,217,108.11)</u>	<u>0.00</u>	<u>(2,217,108.11)</u>
Total Capital assets	<u>410,694.67</u>	<u>0.00</u>	<u>410,694.67</u>
Other non-current assets			
14200 Deferred Outflow of Resources	42,768.58	0.00	42,768.58
Total Other non-current assets	<u>42,768.58</u>	<u>0.00</u>	<u>42,768.58</u>
Total Non-Current Assets	<u>453,463.25</u>	<u>0.00</u>	<u>453,463.25</u>
Total Assets:	<u>3,015,174.41</u>	<u>46,483.16</u>	<u>3,017,143.24</u>
Liabilities and Fund Balance/Net Position			
Liabilities:			
Current liabilities			
21310 Accounts Payable	67,928.62	(20.00)	0.00
Total Current liabilities	<u>67,928.62</u>	<u>(20.00)</u>	<u>0.00</u>
Payroll liabilities			
21330 Accrued Employee Benefits	26,127.22	0.00	26,127.22
Total Payroll liabilities	<u>26,127.22</u>	<u>0.00</u>	<u>26,127.22</u>
Deferred revenue			
21400 Deferred Revenue	7,500.00	0.00	7,500.00
Total Deferred revenue	<u>7,500.00</u>	<u>0.00</u>	<u>7,500.00</u>
Long-term liabilities			
25550 Loan Payable - Waste Water 202	556,000.00	0.00	556,000.00
25700 Net Pension Liability	32,038.69	0.00	32,038.69
26110 Deferred Inflow of Resources	688.97	0.00	688.97
Total Long-term liabilities	<u>588,727.66</u>	<u>0.00</u>	<u>588,727.66</u>
Total Liabilities:	<u>690,283.50</u>	<u>(20.00)</u>	<u>622,354.88</u>
Fund Balance / Net Position			
29110 Retained Earnings-Reserved	25,832.00	0.00	25,832.00
29800 Retained Earnings-Sewer Fund	1,496,054.31	46,503.16	1,565,951.76
29900 Retained Earnings-Designated	803,004.60	0.00	803,004.60
Total Fund Balance / Net Position	<u>2,324,890.91</u>	<u>46,503.16</u>	<u>2,394,788.36</u>

Milford City
Standard Financial Report
52 Sewer Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual
Total Liabilites and Fund Balance/Net Po	3,015,174.41	46,483.16	3,017,143.24
Total Net Position	0.00	0.00	0.00

Milford City
Standard Financial Report
52 Sewer Fund - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual	2027 Revised Budget	2027 Budget Remaining	% Earned/ Used
Income or Expense						
Income From Operations:						
Operating income						
37-100 Sewer Fees	525,189.62	50,657.72	104,047.31	465,000.00	360,952.69	22.38%
37-201 Impact Fees	7,288.61	1,062.05	1,062.05	6,500.00	5,437.95	16.34%
38-900 Miscellaneous Revenue	500.00	0.00	0.00	4,000.00	4,000.00	0.00%
Total Operating income	532,978.23	51,719.77	105,109.36	475,500.00	370,390.64	22.11%
Operating expense						
40-110 Salaries & Wages - Leadman	79,394.25	6,331.20	15,828.03	82,302.00	66,473.97	19.23%
40-111 Salaries & Wages-Operator A&B	29,941.87	1,849.60	4,624.00	24,044.00	19,420.00	19.23%
40-130 Benefits - Operator A & B	17,717.11	476.53	3,488.66	13,713.00	10,224.34	25.44%
40-131 Benefits - Leadman	52,658.38	1,840.61	10,337.30	63,014.00	52,676.70	16.40%
40-230 Fuel - Sewer	5,596.25	671.37	671.37	6,000.00	5,328.63	11.19%
40-250 Equipment Supplies & Main	25,942.46	0.00	95.00	25,000.00	24,905.00	0.38%
40-270 Utilities-Electrical & Gas	8,139.87	325.13	682.50	12,500.00	11,817.50	5.46%
40-280 Telephone - Sewer	381.54	31.88	31.88	425.00	393.12	7.50%
40-310 Legal and Audit Services	5,432.50	0.00	0.00	7,000.00	7,000.00	0.00%
40-510 Travel and Conference	0.00	0.00	0.00	1,000.00	1,000.00	0.00%
40-530 Insurance and Bonds	12,474.67	0.00	13,087.50	13,000.00	(87.50)	100.67%
40-610 Miscellaneous Expenses	891.82	61.18	115.35	2,000.00	1,884.65	5.77%
40-620 SERVLINE Protection	11,870.00	1,086.00	1,086.00	15,000.00	13,914.00	7.24%
40-650 Depreciation	0.00	0.00	0.00	85,000.00	85,000.00	0.00%
40-660 2024 Wastewater Project	0.00	0.00	0.00	1,972,000.00	1,972,000.00	0.00%
40-750 Capital Outlay - Sewer	2,800.46	0.00	0.00	15,200.00	15,200.00	0.00%
Total Operating expense	253,241.18	12,673.50	50,047.59	2,337,198.00	2,287,150.41	2.14%
Total Income From Operations:	279,737.05	39,046.27	55,061.77	(1,861,698.00)	(1,916,759.77)	-2.96%
Non-Operating Items:						
Non-operating income						
37-400 Grants	556,000.00	0.00	0.00	1,972,000.00	1,972,000.00	0.00%
37-600 Interest - Sewer Fund	42,833.15	7,456.89	14,835.68	45,000.00	30,164.32	32.97%
Total Non-operating income	598,833.15	7,456.89	14,835.68	2,017,000.00	2,002,164.32	0.74%
Total Non-Operating Items:	598,833.15	7,456.89	14,835.68	2,017,000.00	2,002,164.32	0.74%
Total Income or Expense	878,570.20	46,503.16	69,897.45	155,302.00	85,404.55	45.01%

Milford City
Standard Financial Report
91 Governmental Capital Assets - 08/01/2025 to 08/31/2026
16.67% of the fiscal year has expired

	2026 Year-End Actual	August Actual	2027 Year-to-Date Actual
Net Position			
Assets:			
Non-Current Assets			
Capital assets			
Work in Process			
16810 WIP	565,610.00	0.00	565,610.00
Total Work in Process	<u>565,610.00</u>	<u>0.00</u>	<u>565,610.00</u>
Property			
16110 Land	260,210.36	0.00	260,210.36
16210 Buildings	2,434,542.96	0.00	2,434,542.96
16310 Improvements Other Than Bldg	3,194,430.12	0.00	3,194,430.12
16410 Office Furniture and Equipment	232,458.57	0.00	232,458.57
16510 Machinery and Equipment	1,056,394.30	0.00	1,056,394.30
16610 Automobiles and Trucks	163,719.00	0.00	163,719.00
16710 Capital Asset - Infrastructure	3,160,973.04	0.00	3,160,973.04
Total Property	<u>10,502,728.35</u>	<u>0.00</u>	<u>10,502,728.35</u>
Total Capital assets	<u>11,068,338.35</u>	<u>0.00</u>	<u>11,068,338.35</u>
Total Non-Current Assets	<u>11,068,338.35</u>	<u>0.00</u>	<u>11,068,338.35</u>
Total Assets:	<u>11,068,338.35</u>	<u>0.00</u>	<u>11,068,338.35</u>
Liabilites and Fund Balance/Net Position			
Fund Balance / Net Position			
29800 Beginning of Year	745,592.15	0.00	745,592.15
29850 Additions - Current Year	10,322,746.20	0.00	10,322,746.20
Total Fund Balance / Net Position	<u>11,068,338.35</u>	<u>0.00</u>	<u>11,068,338.35</u>
Total Liabilites and Fund Balance/Net Po	<u>11,068,338.35</u>	<u>0.00</u>	<u>11,068,338.35</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Milford Municipal Airport

Monthly Fuel Analysis

Month August 2026

Date	100 LL	Gallons Sold & Test	Jet A	Gallons Sold & Test	Tie Down	After Hours Fee	Oil	Misc.	Processing Fee	Total	Total Sales	Amount Cash	Date Paid	Amount Credit Card	Date Paid	Balance Due	Total Sales
8/1/2026	\$0.00	0	\$0.00	0						\$0.00	\$0.00					\$0.00	237.43
8/2/2026	\$0.00	0	\$0.00	0						\$0.00	\$0.00					\$0.00	48.37
8/3/2026	\$0.00	0	\$500.54	78.21					\$16.77	\$483.77	\$500.54			\$483.77	8/6/2026	\$0.00	500.54
8/4/2026	\$347.83	50.41	\$0.00	0					\$8.16	\$339.67	\$347.83			\$339.67	8/7/2026	\$0.00	347.83
8/5/2026	\$207.97	30.14	\$0.00	0					\$4.89	\$203.08	\$207.97			\$203.08	8/10/2026	\$0.00	207.97
8/6/2026	\$123.99	17.97	\$0.00	0					\$4.34	\$119.65	\$123.99			\$119.65	8/11/2026	\$0.00	1602.38
8/7/2026	\$112.61	16.32	\$0.00	0					\$2.65	\$109.96	\$112.61			\$109.96	8/11/2026	\$0.00	344.26
8/8/2026	\$833.17	120.75	\$532.61	83.22					\$32.10	\$1,333.68	\$1,365.78			\$1,333.68	8/11/2026	\$0.00	147.25
8/9/2026	\$0.00	0	\$0.00	0						\$0.00	\$0.00					\$0.00	517.02
8/10/2026	\$0.00	0	\$344.26	53.79					\$11.88	\$332.38	\$344.26			\$332.38	8/13/2026	\$0.00	948.21
8/11/2026	\$147.25	21.34	\$0.00	0					\$3.46	\$143.79	\$147.25			\$143.79	8/14/2026	\$0.00	472.79
8/12/2026	\$517.02	74.93	\$0.00	0					\$15.86	\$501.16	\$517.02			\$501.16	8/17/2026	\$0.00	1938.75
8/13/2026	\$269.72	39.09	\$0.00	0					\$6.34	\$263.38	\$269.72			\$263.38	8/18/2026	\$0.00	215.49
8/14/2026	\$485.08	70.3	\$0.00	0					\$13.78	\$471.30	\$485.08			\$471.30	8/18/2026	\$0.00	1012.61
8/15/2026	\$193.41	28.03	\$0.00	0					\$4.55	\$188.86	\$193.41			\$188.86	8/18/2026	\$0.00	2259.74
8/16/2026	\$472.79	68.52	\$0.00	0					\$15.52	\$457.27	\$472.79			\$457.27	8/19/2026	\$0.00	849.82
8/17/2026	\$0.00	0	\$1,938.75	\$302.93					\$45.56	\$1,893.19	\$1,938.75			\$1,893.19	8/20/2026	\$0.00	2952.48
8/18/2026	\$215.49	31.23	\$0.00	0					\$5.06	\$210.43	\$215.49			\$210.43	8/21/2026	\$0.00	571.05
8/19/2026	\$0.00	0	\$1,012.61	158.22					\$23.80	\$988.81	\$1,012.61			\$988.81	8/24/2026	\$0.00	
8/20/2026	\$486.73	70.54	\$0.00	0					\$13.49	\$473.24	\$486.73			\$473.24	8/25/26	\$0.00	
8/21/2026	\$538.96	78.11	\$1,153.60	180.25					\$53.60	\$1,838.96	\$1,892.56			\$1,638.96	8/25/26	\$0.00	
8/22/2026	\$80.45	11.66	\$0.00	0					\$1.89	\$78.56	\$80.45			\$78.56	8/25/26	\$0.00	
8/23/2026	\$482.52	69.93	\$367.30	57.39					\$25.28	\$824.54	\$849.82			\$824.54	8/26/26	\$0.00	
8/24/2026	\$276.07	40.01	\$2,676.42	418.19					\$70.91	\$2,881.58	\$2,952.49			\$2,881.58	8/27/26	\$0.00	
8/25/2026	\$571.05	82.76	\$0.00	0					\$15.07	\$555.98	\$571.05			\$555.98	8/29/26	\$0.00	
8/26/2026	\$0.00	0	\$0.00	0						\$0.00	\$0.00					\$0.00	
8/27/2026	\$386.54	56.02	\$0.00	0						\$386.54	\$386.54					\$386.54	
8/28/2026	\$0.00	0	\$0.00	0						\$0.00	\$0.00					\$0.00	
8/29/2026	\$0.00	0	\$0.00	0						\$0.00	\$0.00					\$0.00	
8/30/2026	\$0.00	0	\$0.00	0						\$0.00	\$0.00					\$0.00	
8/31/2026	\$0.00	0	\$0.00	0						\$0.00	\$0.00					\$0.00	
	\$6,748.65	978.06	\$8,526.09	1,332.20	\$0.00	\$0.00	\$0.00	\$0.00	\$394.96	\$14,679.78	\$15,274.74	\$0.00		\$14,493.24		\$386.54	

Balance of Funds for Fuel Purchase

Fuel Purchases		
Amount	Gallons	Type
		Jet A
		100 LL

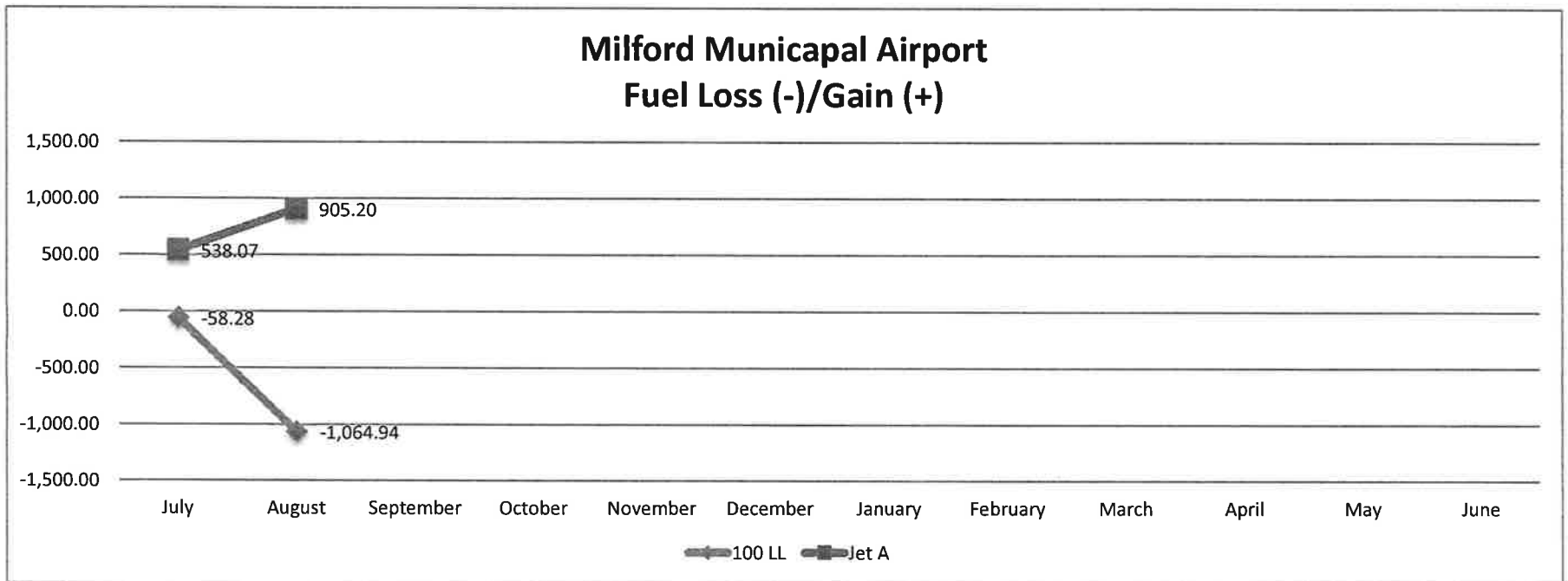
Accumulated Credit Card Balance			
Month Total	Payments	Description	Balance
Month Balance			\$55,742.98
\$15,274.74			\$71,017.72
	\$0.00	CC Rem	\$71,017.72
	\$0.00	Cash	\$71,017.72

Inventory of Fuel

	Beginning Reading	Gallons Purchased For Month	Gallons Sold For Month	Actual Ending Reading	Ending Reading	Pump Loss	Cost Per Gallon	Total Inventory
100 LL	4159.00	0.00	978.06	3180.94	2116.00	-1064.94	\$8.22	\$13,161.52
Jet A	2277.00	0.00	1332.20	944.80	1850.00	905.20	\$5.40	\$9,990.00
Total	0.00	0.00	2310.26	4125.74	3966.00	-159.74		\$23,151.52

Milford Municipal Airport Fuel Loss/Gain 2026-2027

	July	August	September	October	November	December	January	February	March	April	May	June
100 LL	-58.28	-1,064.94										
Jet A	538.07	905.20										



Milford City Council Meeting
Tuesday, August 18, 2026 4:00 PM
Milford City Hall, 26 South 100 West
Milford, Utah 84751

Members Present: Mayor Nolan Davis, Council Members Russell Smith, Les Whitney, Ian Spaulding, Scott Symond and Tayson Willis

Staff: City Recorder Monica Seifers, Attorney Leo Kanell, Foreman Benjamin Stewart

Absent: City Administrator Makayla Bealer

Visitors (Official Roster): Kalie Stringer, Kjirsta Yardley, Oliver Yardley, Lilly Yardley, Griffin Stewart, Faith Stewart, Phoenix Stewart, Joan Yardley, Harper Yardley, Owen Yardley, Vivianne Williams, Vaida Bradshaw, Chandie Williams, Lafe Bradshaw, Rebecca Bradshaw, Audy Bradshaw, Virginia Jones, Judy Forrest

Call to Order

Mayor Davis called the meeting to order at 4:00 p.m. followed by the Pledge of Allegiance.

CONFLICTS OF INTEREST

Declaration of any potential conflicts of interest relating to agenda items - no declarations.

Visitors

a. Kalie Stringer, Milford FFA/4H Presentation and request for donation

Lilly Yardley, representing the Milford FFA chapter, approached the council asking for their support of their local FFA and 4-H livestock breeders. We would like to ask Milford City to consider making a donation to the buyer's fund for the Beaver County Junior Livestock Show. Our Milford FFA and 4-H members spend months raising, feeding, training, and caring for their livestock projects. These projects teach us responsibility, hard work, money management, animal care, and the importance of following through on something we have worked hard to accomplish. The buyers fund helps support our local kids when they sell animals at the Beaver County Fair. A contribution from Milford City would be a direct investment in the youth of our community and would help recognize the time and work they have put into the projects. We have a lot of great kids from the Milford area involved in FFA and 4-H, agriculture and livestock program, and we appreciate having a community that supports us. Any amount Milford City would be willing to contribute would be greatly appreciated. Thank you for supporting Milford's FFA, and for considering our request.

Kalie - we understand that cities and towns don't do regular handout donations, but they can do an in-lieu-of donation and explained that other communities have allowed them to do a service project. We have 85 youth from Beaver County and 142 animals that go over to Cedar. These kids sell their animals, whether it's steers, pigs, or goats or sheep - they sell them and that helps contribute to college funds and different things. They're here asking for your support.

Mayor Davis - years ago there were so many requests for donations the city did have to adopt a policy outlining the donations to ensure best practices. He did have an opportunity to sit down and talk with Administrator Bealer, who said we could probably manage in our budget to do a donation of \$300 if it's

43 what the council desires. We do want to support these kids with their startup. How does the council want to
44 move forward with it?

45 Council Member Spaulding - I really like how she worded the concept of the in-lieu-of, and I'd like to ask
46 some more questions. Would that be like if we had a project that we haven't been able to get to - is that
47 kind of what you're thinking?

48 Kalie - In Minersville and Beaver, so what they've done in the past is they gave them a service project. So, in
49 Minersville, they needed the kids to spread the shavings in their playground, and they pulled all the weeds
50 and spread all the shavings with the rakes. Their donation was similar to yours. In order to show and
51 participate, these kids do have to have so many service hours, so this helps them get their hours as well.

52 Council Member Spaulding - I like the idea that you said that we might be able to do something to
53 accomplish the immediate goal. But I'd be more interested, not just for this club or group, but some sort of
54 precedent without it being so burdensome. I don't want it to be this thing where every group thinks that
55 they can just come and then we have to make up projects. I'd rather it be meaningful ones that we actually
56 have. But I would be in favor of utilizing things like that. But I just have a hard time where we haven't been
57 able to budget for it. So, if Administrator Bealer thinks that we might be able to fund something, I wouldn't
58 be opposed to that either.

59 Mayor Davis - Yes, she said she could probably make that happen. So, just make sure that everybody's aware
60 that, where we didn't have a budgeted item, under the resolution we passed in May 2020, we did start
61 making a donation to the Festival of Trees and, youth programs that prevent drug and alcohol use. So,
62 something like this where we can keep these kids busy, I'm all for it.

63 Council Member Whitney asked how many kids were in the program between Minersville and Milford.

64 Kalie - In FFA, last year we had 42 students. This year we're lower on levels, but I don't even have a full set
65 because we just started and I can only take them if they're in an ag class or a welding class. So, I don't even
66 have a number yet for FFA, but Milford has quite a few, and we'll know exactly how many in the next couple
67 of weeks. But these kids, like I said, there's 85 in Beaver County and this money will go to the entire buyer's
68 fund for the county and it goes to support all the youth in Beaver County. And it also supports your
69 agriculture background and our heritage there because I feel like it keeps these kids involved in that.

70 Council Member Whitney - And that's what I like to see, the involvement.

71 Kalie - It also allows these kids to have money to pay to further their education. I know for me personally, I
72 was able to graduate debt-free from college because I participated in this program. And I do have a dual
73 master's degree. So, it's something that's beneficial to these kids, and they are able to come back and serve
74 the communities of Beaver County. So, I think it's a big deal for these kids, and these kids work really hard.
75 They put hours into their projects. So, it's not a handout. They are putting a lot of work in, and they'll put the
76 work into you, and I'll make sure they do that.

77 Council Member Whitney - I think based on Makayla's recommendation, if we can come up with some
78 money out of our rainy-day fund, I would go ahead and make a motion that we donate \$300 to the FFA.

79 Kalie - It's actually going to be to the Beaver County's Buyer Fund.

80 Council Member Whitney - Beaver County's Buyers Fund. I'll say it then.

Council Member Symond seconded.

Council Member Smith - The only thing I got is on the resolution in 2020. If it's not a budgeted item, do we have to have a public hearing?

Mayor Davis – Administrator Bealer said to go ahead and she will adjust that fund So there shouldn't be a problem with that.

➤ **MOTION:** Council Member Les Whitney moved to approve a donation of \$300 to the Beaver County Buyers Fund. The motion was seconded by Council Member Scott Symond. The motion carried with the following votes:

Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond

No: None

Absent: None

Mrs. Stringer will be in touch with Makayla regarding the donation and service project. She and the FFA/4-H group left the meeting at 4:15 PM.

b. August Granath/Colette Cox – Virtual Presentation of Rural Economic Blueprint 2026

August presented the finalized draft virtually.

The Rural Economic Blueprint program is a relatively new program of the Governor's Office of Economic Development within our Center for Rural Development, of which Colette Cox is the director and is also the Regional Economic Development Manager for your area. The purpose of this process is to try to go through a strategic planning process for economic development, engage stakeholders in the community, and put forth a set of prioritized or priorities for economic development projects. So that's about a 20-page actual report here, as you can see on the screen, including an overview of the program, acknowledgments of who was involved, some economic data, strengths, weaknesses, opportunities, and threats analysis, a description of the ideal vision for a future economy, and then a review of what is currently in the draft general plan for economic development and new set of goals, strategies, and projects. So, I can briefly go over the ideal vision for the future economy and what's in the new goals, strategies, and projects as a reminder for today. So, the ideal vision for future economy includes five pillars. The first is to maintain small town quality of life while pursuing balanced growth. Stakeholders want the time to grow, but only if the neighborly safety net remains intact. Most stakeholders stated, "I tell people that a successful community is one where my kids can walk down the road to their grandma's house, and the four houses in between check in on them". Second piece here is to capture economic leakage by building housing. If sufficient housing is built and employees of local companies that currently commute from Beaver or Cedar move to Milford, then property tax, sales tax, and local small business revenues will increase. As one stakeholder put it, "If we could keep the people in our community and housing here, that would boost our economy". Third is to move beyond the boom and bust cycle. Stakeholders want to leverage the opportunity of next generation geothermal in their backyard, become a permanent home for enhanced geothermal systems and a hub for carbon emission free energy generation for the intermountain west. Fourth is to develop a homecoming economy. The ideal future includes enough professional jobs and modern housing so that the best and brightest youth choose to return home after college. One stakeholder stated, "I'm a dad that wants to see viable options for my kids to be able to stay in Milford". And then lastly is the revitalized Main Street economy and amenities. Stakeholders envision a future where Main Street represents a beautified commercial core, high-quality

grocery store, gathering places in the form of restaurants and activities for young people, and improved lodging establishments.

So, the action items here are in five different goals. First goal is to pursue balanced growth by attracting new businesses and supporting the existing industry. The first strategy focused on airport adjacent development and pursuing that. The second here is to recruit new businesses to Milford, engaging with the resources at our Office of Business Development, the Inland Port, and EDCUtah, by continuing to respond to the RFIs in our statewide portal. RFIs are requests for information from site selectors that represent companies. The second part is to really kind of work on the Industrial Park area that is already there with physical signage, digital marketing, or other improvements to increase the utilization of that space. There is proactively a plan for the loss of key employers. So, anticipating volatility in hog farming and loss of rail and recruit replacement industries, such as companies that process agricultural products for market, et cetera. Second goal here is to support the development of the local workforce. The first is to explore and promote educational and occupational opportunities to provide training for residents. A project that is kind of the tip of the spear here that has already been kind of prioritized and we hope continues to be is to develop Southern Utah Education Center. Milford City owns land adjacent to City Hall, which was offered to your county as a site to build a workforce development center that would collaborate with Beaver School District CTE program and other sources of trade and higher education. The second project here is to market the rural online initiative and increase enrollment for city residents in that program. Second strategy is to pursue workforce transportation solutions. This was kind of set to be relatively broad, but largely address the transportation workforce in and out of Milford to try to alleviate and address those considerations. Third is to maintain and improve infrastructure necessary for economic development. The first strategy is to improve Industrial Park infrastructure, which right now is focusing on continuing the paving of Industrial Drive that has received some funding from our office in the form of the Rural Communities Opportunity Grant. Then the second is really focusing on residential development and housing with three different projects. One is to develop the Olene Walker parcels that are within the town boundaries. Second is to look at the city-owned parcel that is south of the golf course and west of 700 West, and continuing to develop that place that is currently hosting temporary workers that could be expanded to develop more housing. And third, to collaborate with the Beaver Housing Authority to build more moderate income, attainable housing focusing on units with increased densities such as townhomes in order to provide housing and prices that local workforce can afford. The third strategy here is to improve Main Street to encourage successful small businesses. First is to participate in the Utah Main Street Program, which I believe you already are as a community. And the second is kind of a longer-term possibility, but maybe not necessarily a priority, but to consider a Main Street highway bypass for heavy freight traffic. There's a couple of essential planning projects that are on the docket of the city. First is to update the General Plan, then to complete zoning code amendments, and looking to update the Annexation Plan. Two other pieces that are tied to this is looking at the city's ability to provide utilities if full build out of the general plan takes place. And lastly is to look at a citywide stormwater drainage study. Fifth is to complete planned city infrastructure projects. I'm not going to name all of these out, but there's a handful of needs that are essential to the infrastructure of the city that tangentially aid economic development. Fourth goal here is to improve quality of life for residents and quality of experience for visitors. The first strategy is to support community events that may draw tourist visitation. So the first project is to continue to support existing special events in Milford, such as youth baseball tournaments and the 4th of July celebration. Second strategy is to market local attractions and tours and film opportunities. The project here is really to focus on marketing local attractions, such as Frisco Ghost Town, Cougar Spar, the Granite Peaks, and the Mineral Mountains to visitors and film crews.

And third is to kind of really tie that into quality of life for residents as it pertains to continuing to attract and retain quality workforce. So the projects here are kind of more parks and rec oriented, but are tied to quality of life and local experience. Relocating the horse arena to private land on the south end of town to develop ADA Compliant seating. Building an additional baseball field where the horse arena now sits. Building an indoor rec center to house courts for basketball, volleyball, and a gym. Replacing the playground at the old pool park. Improving the golf course by building an additional 4 holes, a driving range, and rehabilitating the booster pump. And lastly, completing the Utah Trail Network project to build walk and bike path paths down Main Street to connect to trails outside of town. And then the last goal here is to implement the blueprint as presented here today.

Really just saying that we want to make sure that if adopted, this doesn't just become a study on the shelf, but is something that is actively worked on. So, the strategy here is to create systems of accountability and support to ensure that the plan is implemented with three projects to create or designate the implementation committee, to oversee the completion of the plan, to assign specific staff with the responsibility of implementing the plan, and ensuring that there is sufficient funding to support the staff and committees as they implement the plan. So that's the high-level overview of the blueprint and what it can accomplish, and what it's intended to set the pathway for accomplishing, I should say.

Colette Cox - I'll just add that this guiding document is here to help support you as we not only need to accomplish these goals, but it also serves as a document that we can work off of to secure funding for these projects, whether it's through the Rural County Grant through Beaver County, applying for Rural Communities Opportunity Grant through GOED, looking at EDA funding, looking at outdoor recreation funding. There's a whole host of funding mechanisms, but we do need to have a plan and ensure that the council is on the same page, prioritizing the same projects so we can then go after the funding to make these projects happen.

Mayor Davis - Thank you, both of you. I can't say enough of how grateful I am for all the work that you have done on this, especially you, August, and working with the first group of people we put together and the staff. And I went through the document several times, and I like what's there. To me, it's some really good guidelines moving forward. And the thing I want for people to understand is that this isn't black and white, this isn't going to happen tomorrow, but this is a guideline of what we'd like to try to do and desires of doing in the future to try to make Milford a better place. In the past, we've had a couple of council members say, hey, we need to go after and get some grants. I think this is just a wonderful document to use and I've talked with Michael Johnson of Five County Association of Governments twice now in the last couple weeks and he's willing to come up and sit down with this document, with myself, with Makayla, with Matt Sterzer and come up with a prioritization list of what we want to do and the best way to approach this. So, this is a wonderful document so I can't say enough about it.

Council Member Spaulding - Well, it seems like the document pretty much explains what the priorities are. Really, more specifically, we just have to decide of all those priorities, where do we want to start? And are we willing to commit to it being more than just this thing that happened that these people prepared for us? Do we commit as a council to refer back to it, whether it be from planning and zoning, whether it be for requests, whether it be for projects, we should refer back to it because it came with data.

Mayor Davis - Well, it's kind of like when we got these ordinances and we set up a general plan, we have an annexation policy, anything like that. Whenever the Zoning Administrator has to do stuff, she has to refer back to all this. Well, this is our document to refer back to as we move forward. So, it's something that I

208 don't think we'll put on the shelf and let it get dusty. I think it's something we're going to be looking at
209 weekly, anyway- in my opinion, as we move forward and have these discussions on what improvements we
210 want to make here at Milford.

211 August - the next step upon adoption is we will initiate an implementation process where we turn this part
212 of the blueprint into a dynamic and kind of responsive tracking document that Colette will use as she works
213 with city staff and leadership to implement it, to track prioritization, timelines, and process. So that this is
214 kind of step one, and then the spreadsheet that becomes the actual tracking document will then be where
215 you keep track of what are we prioritizing, how are things going, and it allows us to have a really good tool
216 to help you guys achieve what you want to achieve. So, this is not the end of the blueprint process per se,
217 but the beginning of the actual viewing.

218 Mayor Davis - So there isn't a timeline, we can be doing this for the next five, six years.

219 Colette -That's a good question. It's really up to you. However, we can set those priorities. I'll let August talk,
220 but it's really meant to be implemented, though, in a reasonably short amount of time.

221 August - I think usually strategic plans are a three-to-five-year window. So, you know, this first year is
222 implementation and you try to get as much as you can done and then three years in you revisit some of the
223 longer-term priorities and see if those are still a priority and kind of adjust from there. But I like to think
224 about these blueprints as kind of a three-to-five-year window. And some of them are aspirational, you
225 know, considering a highway bypass is something that might be a really long or a never considered project,
226 but we just want to make sure it's on there as the need fluctuates or the consideration for the council
227 changes over time. But just flagging that as an example of something that might be longer than a five-year
228 project or not at all.

229 Mayor Davis - that's a good example, August, because Councilman Whitney and I - we sit in meetings and in
230 the COG meeting today, and that comes up for about a five-minute conversation, and then they kind of
231 move on. But it's brought up every time, so it's something like that we're not going to let, you know, drop.
232 And we can say, hey, you know, this is our plans here in Milford, Utah. You know, we're following our
233 blueprint plans here, so this is what we'd like to do. So yeah, this gives us some good guidelines here. So if it
234 is the pleasure of council we can go ahead and pass this resolution (listed below on the agenda).

235 **c. Cynthia Carter, Library Director – Discuss Library Hours**

236 Cynthia Carter, Library Director - the library is currently open from Noon to 6:30 PM. On Friday, we close at
237 6 because the state required that seven hours of the week were open after 5 PM. The state has recently
238 dropped that and there's no longer any requirements, we just have to be open for 23 hours a week. It's been
239 that way for a long time and we are meeting that requirement. So, what I am proposing is to close a little bit
240 earlier and open a little bit earlier because I have a lot more people waiting for me when I get there at Noon
241 than I ever do after 5 PM. For the last five weeks, we've kept track between 5:00 and 6:30 of our total
242 people that come in. We didn't count kids that are just kind of messing around. So for the last five weeks,
243 from 5:00 to 5:30, we have had 11 patrons, but three of those were just visiting. 5:30 to 6:00, I had six
244 people, 6:00 to 6:30, I had zero. What I would like to do is open at 11:30 and close at 5:30. Straight across
245 every day, same thing. And then also going with that, my coworker is going to be mostly working at home. I
246 think you guys already talked about that. So just in addition to that, I will be there by myself. So that's kind
247 of what I had in mind.

248 Council Member Spaulding - and that was for the planning purposes for the story hour programming?

249 Cynthia - Right.

250 Council Member Spaulding - and that was as a trial basis so we could see how that goes.

251 Cynthia - Yeah.

252 Council Member Spaulding - But regarding the hours and your study to back it up, I don't see why we
 253 wouldn't want to take your recommendation on that. Because I think the concept is, we want it available to
 254 the public, and regardless of whether it was after 5:30 or 6:30 or whatever the hours and the requirements
 255 were before, we have a library open to the public. We're going to advertise it. We're still going to be
 256 available for those hours. And like anything, if we get pushback or there's some meaningful reason why we
 257 need to look at it the other way, then let's go in that direction. But I haven't been hearing bad feedback
 258 about the hours that it's available right now. So I would be more inclined to listen to your recommendation
 259 than to not.

260 Cynthia - and I think between 5:00 and 5:30, I think we should be open. The majority of people that do come
 261 in are probably retired and they come earlier, honestly.

262 Council Member Symond - Well, you are the one that's there. You would know when they are there.

263 Cynthia – in the summer, of course, we're a little busier in the summer, but in the winter we're even slower
 264 in the evenings, because it will be darker. So – that's kind of my thoughts.

265 Council Member Smith - I think we ought to go with your recommendation because you're the one that
 266 knows. You're down there, you can see when they're coming in.

267 Cynthia - Yeah, we kind of just sit there. So basically, really, we're only cutting off 2 hours per week.

268 Discussed changing the hours beginning September 1. Cynthia will continue to go in 30 minutes prior to
 269 opening to the public to work on reports and cleaning.

270 ➤ **MOTION:** Council Member Tayson Willis moved to approve to change the library hours to 11:30 AM
 271 to 5:30 PM Monday through Friday effective September 1. The motion was seconded by Council
 272 Member Ian Spaulding. The motion carried with the following votes:
 273 Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
 274 No: None
 275 Absent: None
 276

277 **Consent Issues**

278 ➤ **Consent issues including bills and payroll, Financial Report July 2026, and approval of minutes:**
 279 **July 21, 2026 Special Meeting, July 21, 2026 Regular Meeting, and July 29, 2026 Special Meeting**
 280

281 ➤ **MOTION:** Council Member Scott Symond moved to approve the consent issues as presented. The
 282 motion was seconded by Council Member Les Whitney. The motion carried with the following votes:
 283 Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
 284 No: None
 285 Absent: None
 286 ➤

287 **New Business**

288 **a. Discuss and Award: Bid for the Airport Roofing Project**

Mayor Davis reported that an RFI was put out and then we received some new information regarding the Conklin MR System for Metal Roofs which resulted in a revision to the RFI. The other two contractors declined to place a bid under the new RFI. There was one bid received from Strauch Construction, Beaver, Utah, \$24,800 which includes a 10-year warranty.

Council Member Smith reported that while this is an increase in the original estimated cost which was budgeted, it is a better process and will provide better results with a longer lifespan. City Administrator Bealer had indicated that with the cement batch plant agreement there are funds available that could be used to offset the difference in the project cost.

Mayor Davis cited that once awarded, the contractor would commence with the project and have it completed by October.

➤ **MOTION:** Council Member Russell Smith moved to accept the bid of \$24,800 from Strauch Construction for the hangar roofing restoration project using the Conklin System. The motion was seconded by Council Member Scott Symond. The motion carried with the following votes:

Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond

No: None

Absent: None

b. Consideration and Approval: Sewer Improvement and Development Agreement for Duplex Development located at 300 South and 600 West

➤ **MOTION:** Council Member Ian Spaulding moved to authorize the Mayor and City Recorder so sign the Sewer Improvement and Development Agreement for the duplexes at 300 South 600 West. The motion was seconded by Council Member Tayson Willis. The motion carried with the following votes:

Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond

No: None

Absent: None

c. Consideration and Approval: Allowing a Hybrid/Remote Work Schedule for Library Assistant

Cynthia Carter explained that Lacey Wiseman is the Program Coordinator for the Story Hour Reading Program and she does a lot of preparation from home as it is. Cynthia did not feel that the Library required two employees every day and supports Lacey working from home. She and Lacey discussed the required scheduling and propose that Lacey would be at the Library all day on Wednesdays as that is the busiest day with the reading program and she has another program scheduled for Fridays, so she would be there for that. Lacey would work from home to prepare the programs and would have the lenience of coming and going as needed. She will continue to cover the Library when Cynthia schedules time off. Cynthia stated that Lacey is a valuable asset to the Library so she supported making a remote work schedule work for her.

Mayor Davis asked what hours Cynthia would be working. Cynthia explained that she would be there daily at 11, that gives her a half an hour to clean and do reports. She has a lot of reports, so that kind of gives her time to do that kind of stuff. The Library will be open 11:30 to 5:30 and she will be there Monday, Tuesday, Thursday, Friday. On Wednesday, she is going to have to leave an hour or two early, so she does not go over her hours. But Lacey will be there on Wednesday.

330 Council Member Spaulding summarized that Cynthia will go in from 11 to 5:30 Monday through Friday,
331 except for Wednesday, where she will leave early to stay at her hours but Lacey will be there to cover. He
332 suggested a trial period from September 1 to January and we can reevaluate it then to see how it is working.

333 ➤ **MOTION:** Council Member Scott Symond moved to authorize the Hybrid Remote Work Schedule for
334 the Library Assistant program planning as a trial to be revisited January 2027. The motion was
335 seconded by Council Member Ian Spaulding. The motion carried with the following votes:
336 Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
337 No: None
338 Absent: None

339
340 Cynthia Carter left the meeting at 4:57 PM

341 **d. Discussion: Economic Development**
342 Matt Sterzer was not in attendance.

343 Old Business

344 **a. Granite View RV Park**

345 We have a resolution on the agenda setting rates for this park. No other updates.

346
347 **b. Wastewater Project Update**
348 Mayor Davis spoke with Nate Robinson (Tushar Contracting) who has been communicating with
349 Ben Coray. Looking at Mid-September for mobilizing on site. Updates will be provided.

350
351 Ordinances and Resolutions
352 **a. Resolution 15-2026 "Setting Utility Rates for RV Campgrounds"**
353 ➤ **MOTION:** Council Member Russell Smith moved to adopt Resolution 15-2026 "Setting Utility
354 Rates for RV Campgrounds". The motion was seconded by Council Member Scott Symond. The
355 motion carried with the following roll call votes:
356 Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
357 No: None
358 Absent: None

359
360 **a. Resolution 16-2026 "Adopting the Milford City Economic Blueprint"**
361 ➤ **MOTION:** Council Member Scott Symond moved to adopt Resolution 16-2026 "Adopting the
362 Milford City Economic Blueprint". The motion was seconded by Council Member Russell Smith.
363 The motion carried with the following roll call votes:
364 Yes: Tayson Willis, Les Whitney, Russell Smith, Ian Spaulding, Scott Symond
365 No: None
366 Absent: None

367 368 Staff and Council Reports

369 370 **Administrator Bealer**

371 ➤ Mayor Davis reviewed Administrator Bealer's administrative report for the record.
372 600 North Drainage Study:

The committee met to review and recollect our ideas regarding the drainage issue on 600 North. We came up with three options that we're going to further explore. The three options are: 1. Construct a pond on the Gaspar Property to assist with water collection, allowing the culvert on Highway 257 to be replaced as it currently exists. This option would allow the water to continue following its natural flow. Option 2: Continue with the drainage study and consider increasing the size of the culverts on Highway 257 along with obtaining necessary easements from the affected property owners. This is the current option we have been pursuing for the past couple of years. The third option is to construct a pond on city owned property behind the city shed, then replace the culvert on Highway 257 and allow the water to continue to drain along its natural flow. We will continue to explore these options and will keep the council updated as we gather more information. .

Mayor Davis reported that he did go out and look at the property that the city has for this retention pond and at the meeting it was discussed that we put it east of the city shed. He walked the property and he thinks the best thing to do is put it east of the city shed but bring it back to the south to that road that goes through there, between the ball fields and our lot.

Council Member Spaulding - So 99% of the time it's just going to be an empty.

Mayor Davis – Right, and then by putting the basin there, if Matt Loo does any development up there, that's where the water is going to come. It's going to come across there and right down through that ditch and it'll hit that collection basin.

Council Member Spaulding - So if you do that, then that accomplishes it for the drainage for multiple areas rather than having to rely on the bottleneck right there at the crossing of Main Street. Is that correct?

Mayor Davis - I think, when Ben and I looked at it, I think it'll take the bigger portion of the water. I know that retention pond that I had built out at the hospital, it's only been full twice in 12 years

Council Member Spaulding really liked that idea. There's a lot of moving parts with the other piece with the easements and going across, and if it was on our city property, that reduces at least a few steps of that. Does it change cost any at all other than, aside from having to purchase easements for people?

Mayor Davis - it depends on what UDOT will do with the culvert now. And we still want to get a study to see what size culvert we actually need to replace that other one with. And then what we want to do when we look at that culvert, we want to maybe look at going in and cutting off them ends.

Council Member Spaulding - it would change the size of the culvert if you had a retaining pond there to take some of that before it has to cross.

Mayor Davis - Yes, and that's why we were looking at maybe cutting the ends off the culverts. Maybe they're just smashed down on the ends. And maybe once the ends are cut off, there's going to be enough of that culvert where it will handle what excess water there is.

Council Member Spaulding – So, is the question which of these plans do we want to bring to Ben Coray for an opinion, or is it just the question of which do we want to do?

Mayor Davis - We'll see when we get all the other information from Ben Coray, so, and Ben Stewart, City Foreman, and then we'll bring it back to the council and have some discussion and see what your desire is to do in that way.

Council Member Spaulding - I think those are good options.

- UDOT has also contacted Administrator Bealer regarding the extension of the culvert in front of the Little Leapers Daycare. She spoke with Scott Goodwin and explained that our preference would be to piggyback off the state's project and allow their contractor to complete the additional work with the city reimbursing the state for our portion. Another option would be for the city crew to extend the culvert on the city's property in front of the daycare. Scott was going to discuss the options with his supervisor. He originally suggested that the city enter into a pass-through agreement with the state where the city would hire a contractor, the work would be completed, the state would then reimburse the city. This is still being worked out and we'll see how it plays out. She will keep the city posted on what's going on. She is waiting to hear back from Scott.

Mayor Davis expressed his hopes that the city would go with piggyback off UDOT and either they can complete it or the city can go ahead and do their portion of it connecting onto that culvert. We will see what happens when Scott gets back to us.

- The last day of the swimming pool season will be August 30, 2026. The updated pool hours have been advertised.
- UIPA Update: Resolution 12-2026 was sent to Danny Stewart. He has let us know that he's on schedule to have an amendment finalized at the September 3rd board meeting. Mayor Davis, Matt Sterzer, and Administrator Bealer will attend and speak briefly on this item to the UIPA board.

- Senior Citizens Center issues:

- Possible settling: The staff called and they said they had some doors that wouldn't close again. Several years ago we got some funding to go in and drill the floors and actually found some voids underneath the building. We had them filled with foam and it raised and leveled the floor back up. Now we've got settling occurring again, we don't know what's causing that, whether we've got water under there, or whether there's a leak. Ben has been up there with the crew. Foreman Stewart reports that they did not locate a leak, they dug down by the meter, and over towards the building, and parking lot but never could find any leak. They dug up part of the dripper system and didn't find anything there. Right now, they are just trying to find some plans so they can figure out exactly how it goes into that building and try to chase it that way. Mayor Davis asked if there was any possibility when we put in the French drain if water could be moving from there back under the building? Foreman Stewart did not know. Mayor Davis stated it was put in to hopefully alleviate the drainage problem going toward the building.

Mayor Davis explained that Ben Coray was going to try to get over to look at it and he'll probably bring the structural engineer that he brought up the last time when we went through that building. Hopefully we can get together come up with a plan to figure out where the water is coming from, if

there are some voids. He stated when that building was built, there was never compaction tests or anything, so that's possibly been an issue from day one.

Virginia Jones reported that they've also got two walls in a corner on the north side that are coming apart stating that they're probably 1/2 inch apart generally. You cannot see the separation from the outside, but you can see it from the inside. She also reported of a leak inside the front door, on the carpet. Every now and again you've got just that little circle right there that looks like it's wet.

Council Member Symond added that the one door that they go into their office, you can tell it's crunching down.

Mayor Davis cited that Ben Coray will be over when he can find some time.

Zoning Administrator Thompson

- I want to give an update on the development that Bretten Lozano is working on. Following the July 29th work session, a meeting was scheduled with Neil Matthews, which is Bretten's partner, Bretten, Kyle and Jared from the building department, Ben Stewart, Mayor Davis, Council Members Smith, and Willis, Administrator Bealer, and myself. We had scheduled a meeting at 11 A.m. to discuss the proposed development and review the process required to move forward with that project. Unfortunately, neither Bretten nor Neil attended this meeting, but because everybody else was there, we moved forward and discussed the project and the steps that they would need to take to subdivide the property. On July 31st, I emailed Bretten and Neil a summary of the meeting and provided them detailed information regarding the requirements moving forward, including submission of a minor subdivision application as required supporting documentation or development agreement. I got a response from Bretten on the e-mail that just said received. On August 13th, Bretten emailed me and asked me to review a proposed plat map that he had drawn up so that he could take it over to the recorder's office and have it recorded. I responded that the property could not be recorded as it was without first completing the minor subdivision process. He needed to do that step first and then it could be recorded. I referred him back to the e-mail that I had sent on July 31st outlining those requirements. I never got a response back from him on that. But then on Friday, August 14th, Bob Platt contacted the city office to confirm that we had received the proposed plat. I explained to him that plat showed the property being divided into 3 parcels, one of which didn't meet our standards. I think on the map it showed 3,000 square feet, which is rather small. And our city standard is 6,000 square feet. So, it would be creating a non-conforming lot and we would never approve that. Bob indicated that he would revise the plat to show only two lots. In that same conversation, I explained to him that the minor subdivision process still had to be completed and there would be a requirement for engineered plans for the sewer improvements. On August 17th, so yesterday, Makayla received an updated map from Bob Platt showing the property divided into two lots. She simply just responded to Bob and Bretten and referred them to the e-mail that I had sent on July 31st outlining the requirements they needed to go through. The revised concept now shows two lots rather than three. However, they still need to move forward with the minor subdivision application with the supporting documents, including the engineered sewer plan. Until that process is complete, they can't move forward. So, I just wanted to give you guys an update. That's kind of where we're at. We just kind of keep circling back around, so if you see anything going on down there, just go ahead and notify the office real quick. They have been told numerous times not to do anything down there. Okay, at this time I'll go ahead and entertain a motion to go ahead and move into executive session.

There were no further staff or council comments.

496 Mayor Davis called for a motion to move into executive session.

497 **Executive Session** - Strategy session to discuss pending or reasonably imminent litigation

498

499 ➤ *MOTION: Council Member Scott Symond moved to close the open meeting and move into Executive*

500 *Session at 5:17 PM. Motion was seconded by Council Member Les Whitney. Roll call votes were as*

501 *follows: Russell Smith – yes, Les Whitney – yes, Ian Spaulding – yes, Tayson Willis – yes, Scott Symond –*

502 *yes. Motion carried.*

503

504 Those in attendance for the closed session were: Mayor Nolan Davis, Council Members Russell Smith, Ian

505 Spaulding, Les Whitney, Scott Symond, Tayson Willis, Zoning Administrator Lisa Thompson, City Recorder

506 Monica Seifers, Foreman Ben Stewart, Attorney Leo Kanell

507

508 ➤ *MOTION: Council Member Scott Symond moved to close Executive Session and resume the open meeting*

509 *at 5:45 PM. Motion was seconded by Council Member Tayson Willis. Roll call votes were as follows:*

510 *Russell Smith – yes, Les Whitney – yes, Ian Spaulding – yes, Tayson Willis – yes, Scott Symond – yes.*

511 *Motion carried.*

512 A work meeting will be scheduled for August 26th at 8 A.M.

513 **Meeting Adjournment** ~ *as there was no further business the meeting adjourned at 5:46 PM.*

Milford City Council Special Work Session
Wednesday, August 26, 2026 8:00 AM
Milford City Hall, 26 South 100 West
Milford, Utah 84751

Members Present: Mayor Nolan Davis, Council Members Russell Smith, Ian Spaulding, Les Whitney, Scott Symond, and Tayson Willis

Staff: City Administrator Bealer, City Recorder Seifers, Zoning Administrator Thompson

Visitors: Nate Walkingshaw, James Webb, Ben Seastrand, Harrison Miner, Lacey Davids, Bretten Lozano, Dan McMullin, Neal Matthews

Call to Order

Mayor Davis called the special meeting to order at 8:04 AM.

Special Meeting

PRESENTATION FROM TORUS

Torus Project Presentation and Discussion

The Council held a special meeting on August 26, 2026, to receive a presentation from Torus regarding its proposed energy storage and technology project in Milford. The purpose of the presentation was to provide the Council with a better understanding of the company, the technology involved, the proposed project, and potential impacts to the community.

Torus CEO and Founder Nate Walkingshaw explained that Torus is a Utah-based company that designs, manufactures, installs, operates, and maintains grid-enhancing technology, including flywheel energy storage, chemical battery storage, transformers, and related infrastructure. The company primarily works with commercial and industrial facilities and focuses on improving power quality, reducing energy costs, providing backup power, and helping stabilize the electrical grid.

The Council discussed the existing Torus installation at the feed mill. Torus explained that the flywheel system helps stabilize and “cleanse” incoming electrical power before it reaches the feed mill's equipment, particularly its variable-frequency drives. The system can also provide backup power during a circuit interruption and can participate in Rocky Mountain Power demand-response programs to help stabilize the regional grid.

The property representatives explained that the project would utilize excess capacity associated with the feed mill following Smithfield's departure. The existing solar field produces approximately seven megawatts and was originally sized to serve a substantially larger feed mill load. The proposed Torus project would provide another use for that power while addressing power-quality and peak-demand issues at the facility. Additional Torus

installations are being considered for agricultural properties outside the city limits, but the project discussed at the meeting is the one located within Milford City.

Safety and Emergency Response

A significant portion of the discussion focused on battery safety, fire protection, emergency response, and long-term disposal. Council members expressed concern about the presence of chemical batteries in a rural community and whether local emergency responders would have the equipment and knowledge necessary to respond to a battery-related incident.

Torus explained that its battery systems use lithium iron phosphate batteries and are designed around national fire-protection standards, including UL 9540 and UL 9540A testing. The company stated that its battery modules are enclosed in sled-style systems with fire-suppression equipment and are designed to contain a thermal event within the module. Torus also described monitoring systems capable of detecting temperature changes and placing equipment into rapid shutdown.

Torus stated that it would provide training to Milford-area emergency responders regarding the equipment and appropriate response procedures. The company also indicated that its operations team monitors the systems continuously and can respond to problems and replace individual battery sleds when necessary.

The Council also asked about battery lifespan and disposal. Torus stated that the chemical battery portion is expected to have approximately a 20-year service life, with the overall system rated for approximately 25 years and potentially longer depending on operating conditions. Torus explained that depleted battery sleds would be removed and returned to its North Salt Lake facility, with lithium iron phosphate materials sent to a recycling facility in Arizona. Torus acknowledged that actual long-term battery performance over 20 years remains somewhat uncertain because the technology has not yet been operating for that entire period.

The Council requested consideration of an agreement or MOU requiring Torus to address removal and disposal of the equipment if the facility were ever abandoned or shut down in the future. Torus indicated that it would be willing to enter into such an agreement.

Size, Water Use, Staffing, and Community Impacts

The Council asked about the ultimate size of the proposed facility and expressed concern about the possibility of a large data center or similar development being established in Milford. Torus stated that the proposed site, including IT infrastructure, energy storage, and flywheels, would encompass approximately four acres. Torus characterized the project as being near the upper end of its typical installation size, at approximately 10–15 megawatts, and stated that it was not intended to be a large hyperscale data center.

The discussion also addressed water usage. The representatives stated that the proposed facility would have no significant water demand, other than possible sanitary use associated with a small maintenance facility or bathroom. The project was described as being located in an already industrialized area near the feed mill and solar facility.

Torus stated that the project could create approximately 30–40 jobs over the next three to five years, although the company did not want to overstate the number. Torus also expressed an interest in using local contractors for construction, maintenance, and other work associated with the project.

The proposed facility would be fenced and secured, with cameras, badge access, and potentially a guard shack. Torus indicated that staffing and security would be coordinated with local responders and that the company intended to provide ongoing security and operational oversight.

Moratorium and City Review

A primary issue discussed was whether the proposed Torus project falls under Milford City's existing moratorium concerning data centers and related facilities, including battery facilities. City representatives explained that the moratorium was adopted while the City researches new and changing technologies and determines appropriate uses and regulations.

Torus stated that it does not believe the project falls within the intent of the moratorium because it is designed primarily as grid-enhancing infrastructure and commercial/industrial power support rather than a traditional large-scale data center. Torus indicated that much of the equipment had already been manufactured and that it had originally anticipated beginning construction several weeks earlier. The company requested a decision within approximately a month so it could determine whether to proceed with construction.

City staff explained that the City is continuing to research the issue and has asked its engineering firm, Sunrise Engineering, to review the matter. The Council expressed that the technology and potential project benefits were of interest, but that additional due diligence was necessary because the City is dealing with new technology and does not yet have all the answers regarding appropriate land uses and regulations.

The Council identified two primary questions for further consideration:

1. Whether the Torus project falls within the scope of the City's existing moratorium.
2. Whether the City should obtain legal and/or engineering guidance regarding potential uses or conditions that could allow the project to proceed while addressing community concerns.

Follow-Up

The City indicated that staff and its engineering firm would continue researching the project and its relationship to the moratorium. The Council anticipated allowing additional time—approximately several weeks—to obtain the necessary information before determining how to proceed. Torus indicated that it was willing to work with the City and provide commitments addressing known concerns, including water use, battery disposal, employment, emergency-response training, and potential long-term facility obligations.

No final decision regarding the project's approval or the applicability of the moratorium was reached during the discussion. The matter was left for continued staff, engineering, and Council review.

Nate Walkingshaw, James Webb, Ben Seastrand, and Harrison Miner left the meeting at 9:05 AM

DEVELOPMENT AGREEMENT REQUEST: NEAL MATTHEWS AND BRETTEEN LOZANO

• Sewer Development and Minor Subdivision Discussion – Parcel 0005-0014-0018

Neal Matthews and Bretteet Lozano appeared before the Council to discuss a proposed development on a parcel located near 200 West and 800 South. The applicants are proposing to subdivide the existing parcel into two residential lots and construct two homes. Each proposed lot would be approximately 75 feet wide by 100 feet deep and would meet the City's minimum zoning requirements.

The applicants requested consideration of an alternative to the City's standard sewer extension requirement. City Code 15.01.010 generally requires a sewer main to be extended to the end of a property so that future development can connect to the infrastructure. The applicants explained that extending the sewer the full length of the property would cost approximately \$34,000, which would significantly increase the cost of the two homes. They proposed extending the sewer only partway up the property instead.

A full extension would provide little practical benefit because the area is already developed and an existing sewer main is located in the nearby alley. Staff recommended that the Council consider a development agreement allowing the sewer main to be extended approximately 90 feet, with a manhole installed at the end of the extension. This would provide the necessary sewer service for the proposed homes while addressing the unique circumstances of the older, already-developed portion of the City.

The City Administrator explained that the City Code allows the Council to enter into a development agreement in situations such as this. Because a development agreement would modify the standard infrastructure requirement, the proposed minor subdivision would ultimately require approval by the City Council rather than by the minor subdivision committee.

Council members discussed the circumstances and expressed support for the staff recommendation, noting that the proposed development would utilize an existing area of the City and that extending the sewer the full length of the property did not appear necessary given the existing development and infrastructure. The applicants will also be required to provide engineered sewer plans and a recorded survey map.

An agreement will be drafted by City staff and presented to the Planning and Zoning Commission for its recommendation and then brought back to the Council. The proposed timeline was to present the agreement to Planning and Zoning on September 3, followed by consideration for final approval by the City Council on September 15.

- 153 ➤ **MOTION:** Council Member Ian Spaulding moved to authorize the City Administrator
154 to draft a Development Agreement allowing the shortened sewer extension with
155 applicable manhole placement and allowance for the Minor Subdivision and forward
156 to the Milford City Planning Commission for review. The motion was seconded by
157 Council Member Scott Symond. The motion carried with the following votes:
158 Yes: Russell Smith, Scott Symond, Tayson Willis, Les Whitney, Ian Spaulding
159 No: None
160 Absent: None
161

162 **Meeting Adjournment** ~ as there was no further business the meeting adjourned at 9:22
163 AM
164
165

Milford City Council Special Work Session
Monday, August 31, 2026 4:00 PM
Milford City Hall, 26 South 100 West
Milford, Utah 84751

Members Present: Mayor Nolan Davis, Council Members Russell Smith, Ian Spaulding, Les Whitney, Scott Symond, and Tayson Willis

Staff: City Administrator Bealer, City Recorder Seifers, Zoning Administrator Thompson

Absent: Council Member Scott Symond

Visitors: Matthew Sterzer, Beaver County Economic Development

Call to Order

Mayor Davis called the special meeting to order at 4:01 PM

Special Meeting

Economic Development Discussion

Mayor Davis called for a motion to move into executive session.

Executive Session - Strategy session to discuss collective bargaining

➤ *MOTION: Council Member Les Whitney moved to close the open meeting and move into Executive Session at 4:02 PM. Motion was seconded by Council Member Russell Smith. Roll call votes were as follows: Russell Smith – yes, Les Whitney – yes, Ian Spaulding – yes, Tayson Willis – yes. Motion carried.*

Those in attendance for the closed session were: Mayor Nolan Davis, Council Members Russell Smith, Ian Spaulding, Les Whitney, and Tayson Willis, Zoning Administrator Lisa Thompson, City Recorder Monica Seifers, City Administrator Makayla Bealer

➤ *MOTION: Council Member Russell Smith moved to close Executive Session and resume the open meeting at 5:26 PM. Motion was seconded by Council Member Les Whitney. Roll call votes were as follows: Russell Smith – yes, Les Whitney – yes, Ian Spaulding – yes, Tayson Willis – yes. Motion carried.*

Meeting Adjournment ~ as there was no further business the meeting adjourned at 5:27 PM.

Minutes of Milford City Council and Milford City Planning and Zoning Commission Work Session to review draft Ordinance 06-2026 amending Ordinance 04-2026. Monday, September 28, 2026 at 6 pm, 26 South 100 West, Milford, Utah.

Attending from City Council: Council Members Russell Smith, Scott Symond, Ian Spaulding, and Tayson Willis. Absent: Mayor Nolan Davis and Council Member Les Whitney.

Attending from Planning and Zoning: Chairman Tayson Willis, Nick Schofield, Chancey Carter, Garland Walker, Lucas Ambrose, Lynae Malchus, and Jacob Rollins.

Staff: Zoning Administrator Lisa Thompson, City Administrator Makayla Bealer, City Foreman Ben Stewart, City Recorder Monica Seifers. Ryker Steglich of Sunrise Engineering attended briefly via telephone to answer questions.

Visitors: Matt Sterzer, Judy Forrest, Virginia Jones, Lane Tucker, Tara Tucker, Gus Thompson, David Davis, Lacy Davis.

CALL TO ORDER

Planning Commission Chair Tayson Willis called the work session to order at 6:00 PM.

As a reminder, tonight's meeting is a joint work meeting between Milford Planning Commission and the Milford City Council to review and discuss proposed ordinance 2026-06 relating to data centers, energy storage facilities, and other related land use addressed by the city's temporary land use moratorium. The public is welcome to attend and listen to the discussion. However, no public comment will be taken during tonight's work meeting. A public hearing will be held prior to any consideration of adoption of the ordinance. The date and time for that public hearing will be determined and announced at a later date. I'd also like to remind all members of both boards that in order to keep the discussion organized and ensure that everyone can hear the questions, comments and suggestions clearly, please speak only when you are at the podium. This will help prevent people from speaking over one another and will allow both boards and those in attendance to clearly follow the discussion. Thank you for your cooperation and with that we'll get started. I think Lisa has something to get started with.

Lisa Thompson - All right, so everybody's got a copy of the moratorium and then a copy of the draft ordinance. The draft ordinance that you guys have, you're going to notice some green font in it. Them are just my notes I put in there, and then I left spaces in between everything if you guys have notes that you wanted to write down. But before we get going through the two ordinances, well, the draft ordinance, there were a couple of things that I wanted to go over. The moratorium talked about data centers, data center power plants, solar energy facilities and battery storage facilities. The draft ordinance addresses data centers and it

addresses battery storage facility, but it does not directly address data center power plants or solar energy facilities. So that's something that we should keep in mind while we're discussing the ordinance tonight. So, the data centers, it's in the draft ordinance, it's gotten prohibited in all zones. Like I said, data center power plants, the moratorium treated them as a separate use, but the draft does not define them. Solar energy facilities were not addressed. Again, it was listed as a separate use in the moratorium. We do have a separate code, Milford City Code 13.48 that was adopted in March of 2022 that has solar farms prohibited in city limits. Battery storage facility, it is addressed in this draft ordinance and it's kind of got three different categories. There's an accessory category, energy storage, and quasi-public energy storage. Some other items that we should probably keep in mind while we're going over it is source protection because we have two wells that are located outside of city limits. We do have a source protection plan in place for any development by our wells. So, I don't really know if we need to put it in the ordinance or if we need to put something simple in there that just says that we'll reflect back to the source protection plan anytime that there's development. And then water and wastewater, further discussion on that needs to take place with the city council. Any specific regulations or requirements that the City Council sees fit will need to be addressed in water ordinances. They won't necessarily go under this ordinance. But back to data center power plants, like I said, they're not addressed in this draft ordinance. But I feel like that there's something that we do need to talk about. So, while we're prohibiting an actual data center from being in city limits, just through research, I found that a lot of data centers have a power plant that is close to them that supplies power. Because I don't know a lot, but what research I have done is it appears that a lot of cities require data centers to come with their own power because they don't have the infrastructure to support them. So, a data center power plant would be something similar to, it could be a plant that is run by generators to support a data center. I don't know if we want to allow them in city limits or if we want to prohibit them as well. I just feel like that that's a discussion that you guys need to have. Moving forward in the actual ordinance, just a few notes that I had is we should probably under definitions consider adding a definition for backup generators. So, we have energy storage systems but we don't have anything for backup generators. I was a little confused under the energy storage facility and the way that Riker explained it to me, he said that first definition is kind of an umbrella definition and then the quasi system falls under that. It still just is kind of unclear to me because it doesn't say if it's allowed, if it's not allowed, like there's not a home for it. So I was a little confused on that. On the second page, if you flip to where it says section 3 amendment to the manufacturing district, so in here, it's permitting quasi public energy storage facilities into the manufacturing district, and that is the only one that it is allowing them in. I just didn't know if you guys felt like, so this blue area right here is your manufacturing district. This is your industrial park. This is your industrial park and this is your manufacturing. Your feed mill is

73 going to be somewhere right in here, isn't it? So it would be in the manufacturing district as
74 well. I don't know what your guys' thoughts are of allowing them both in the industrial park
75 and the manufacturing because they are side by side.

76 Ian Spaulding - Was there, other than they happened at different times, is there a reason to
77 have a separate manufacturing versus industrial for the size of what we were trying to
78 accomplish? Is that really why they exist, because they got developed and incorporated at
79 different times?

80 Lisa Thompson - I don't know.

81 Scott Symond - I think so.

82 Ian Spaulding - And I think we could probably look up and find that there's probably nuanced
83 differences. I'm asking why is that one labeled something different? And then in response to
84 your question, should we allow it? It's just a circular question. Why is there a difference in
85 the first place, I guess.

86 Lisa Thompson - Yeah, I don't know. Makayla, do you know from when you was in the zoning.

87 Makayla Bealer - I don't, that's just how the zoning map was set up. I think the regulations
88 are a little bit different between them. They do have some parcels that are smaller in the
89 industrial park versus in the manufacturing.

90 Ian Spaulding - It's probably a weird thing where ours is like 95% empty, but if it was more
91 full, maybe neighbors in the small areas would have more complaints about noise versus in
92 the manufacturing, in the industrial park, they're probably a lot smaller.

93 Makayla Bealer - So I know in the 1970's when the city developed the industrial park, the
94 intention was to try to keep industrial out of the residential areas, and that's why the city
95 actually put together the subdivision and put in the industrial park. Their plan was to have
96 Milford flourish and have all these manufacturing industrial companies come in. It did not
97 happen. In 94-ish, mid-90s, Smithfield came in and was going to place the feed mill. At that
98 time, they wanted to bring the track, the rail off the track and take it to the feed mill. So the
99 city, from what I understand, sold that land to Smithfield and it kind of plowed through the
100 middle of the industrial park subdivision, and the industrial park has sat pretty vacant until
101 like early 2000 Atkore come in and built on the very end of it. So the only thing you really have
102 in the industrial park right now is you've got Rocky Mountain Power, their offices. You've got
103 McDormand's storage, and then is Charron's building, or is that in there? I think Charron was
104 in there just in the front of it or he might be in the railroad subdivision. Rollins shops are also
105 in the industrial park. Yardley's farm is in manufacturing.

106 Lisa Thompson -Okay, and then moving forward, just some changes that I had made under
107 the new standards section. You can see that I've just added in green under the quasi public
108 energy storage facility. Just that they have to comply with standards in this section and all
109 other applicable development requirements of the Milford City Code. Fire and safety - I
110 added in there that other state adopted codes as amended from time to time. And then I felt
111 like it would probably be important to put in a continuing compliance so that under these,
112 this is for the quasi energy storage. If you have somebody come in and they put these storage
113 units in, that it's not kind of a one and done. They would be a permitted use, but we want
114 them to maintain continuous compliance. These are the changes that are the notes that I
115 made and then I'm just going to turn the time back over to you guys to start discussing it
116 unless you guys had any questions for me while I'm.

117 Chairman Willis - does somebody want to read off Nolan's comments he had?

118 Lisa Thompson - He just come down and met with us.

119 Makayla Bealer - So his main concern was on the definitions between energy storage
120 facilities and the quasi. Because when you look under the definition... the quasi requires, so
121 the energy storage facility is 1 or more devices...okay, so the concerns were the storage
122 energy facilities, one or more devices including battery systems assembled to store
123 electrical energy and deliver it at a later time developed as a principal use. And then the quasi
124 public energy storage facility a privately owned energy storage facility that operates under an
125 agreement with a public utility provider to provide energy storage or grid support services to
126 or for that provider and his main concern was that there was nowhere that it tied back into
127 the ordinance.

128 We did not receive any input from Council Member Whitney.

129 Chairman Willis - So my understanding is the quasi public energy storage, that's like a facility
130 that is made to store power to sell back to the grid, where a storage facility is like almost an
131 accessory use to something. Like, for example, the feed mill, if they had a battery storage, it
132 would just be used to power the feed mill, whereas a quasi would be to sell back to the grill.

133 Lisa Thompson - But I don't see where it says...it doesn't specifically list an energy storage
134 facility as being permitted. It does a quasi, but I couldn't see...if you go to permitted uses, it
135 says quasi-public energy storage facility.

136 Jacob Rollins - So you'd have to add something that addresses powering something before
137 the grid, like for personal use or industrial use that would be permitted. A transfer switch or
138 something could be required.

139 Lucas Ambrose - So how I understand energy storage facility, it says principal use at the end
140 of it, it's for manufacturing plant or whatever to have their own backup battery in case power
141 goes out, then they can return to that backup battery.

142 Lynae Malchus - Not necessarily.

143 Ian Spaulding - I thought that was the accessory one.

144 Scott Symond - The battery is basically...

145 Ian Spaulding - Because I think what you said is accurate, but that's what I interpreted the
146 accessory one to be based on its sense of saying an energy storage device including battery
147 backup system that is accessory to the principal use. So say there's a manufacturing thing,
148 the battery is irrelevant normally to that manufacturing process, but that battery is explicitly
149 for the purpose of keeping that device online in contrast to that last five words of energy
150 storage facility is developed as a principal use almost like the storage - I'm almost thinking
151 like if it were think water like if it was whole purpose is just to store water for the sake of
152 storing water as opposed to possibly even for other uses as opposed to just enough to store
153 water just for that time tool on hand. It seems kind of blurry, and I don't know why there needs
154 to be a distinction, because to me, I would say energy storage facility and accessory can kind
155 of be merged, and then you have the quasi-public. And so to me, if I were imagining it, I would
156 just say there's the accessory use, which is take like somebody's batteries or solar at their
157 house, or if it were at a facility, it's enough that might help and accelerate the use at that
158 specific building, but it's not going to impact the rest of the neighborhood. And then there's
159 the quasi-public where the public utility, Rocky Mountain Power, for example, contracted
160 with this other energy provider in case they choose to activate it and send it. And then maybe
161 that is why the energy storage is, it's that third category. It's a storage for more than just the
162 one building but it's not contracted with the public utility. So maybe that's what that is and
163 that's why it says one or more devices. Maybe that's why.

164 Scott Symond - If I may also what they explained to us with the battery is was it helps stabilize
165 overall energy that came in, and that was the good part of having that there because it's
166 stable. Our power in this valley is uneven. It's not very well, but this would help stabilize all
167 the power that comes into this valley. That was my understanding when he described it.

168 Makayla Bealer - are you referring back to when Torus came to City Council on August 26th?

169 Scott Symond - Yeah

170 Makayla Bealer - So just to clarify for public record, in our City Council meeting on August
171 26th, Torus came in and they are an energy storage facility. They were wanting to put in some
172 nano units that would be hold the power and then send it to the Rocky Mountain Power grid.

173 They would fall under a quasi power public energy storage facility because they partner with
174 Rocky Mountain Power to sell power back onto the grid. What they explained is the power in
175 Utah is very unstable and so it fluctuates up and down and what they do is they take the
176 power and they hold it until power costs are low in the night and then they shoot it to the grid
177 and it stabilizes so you don't have the peaks and the valleys. And you can reference that
178 meeting online for more information, but that is what I took away from it.

179 Ian Spaulding - But the only reason I'm looking at seeing why they would break it down is
180 we're trying to define a use to either exclude or include it. It is really our whole point, and
181 we're not trying to exclude just for the sake of excluding, we just want to make sure that the
182 questions that were brought to us are included somehow in this further explanation. Isn't
183 that what we're trying to make sure that we're understanding the wording that the engineering
184 is? And that's how I'm understanding is accessory is just self-contained, quasi partnered
185 with the utility and energy storage is probably the same as a quasi, only it just does not
186 happen to be partnered with the public utility.

187 But it could probably be utilized if a company has different parcels that are not adjacent to
188 each other. I'm thinking like a school or something. They might have different pieces of
189 properties in town and they might need a big facility. And so it might not partner itself with
190 the public utility unless you went with one of these specific companies. I'm just wondering
191 is that why they included a separate definition?

192 Lynae Malchus - Because Matt is county economic development. I wonder if he has any
193 information that he could share to help us understand a few things if we need it. Is that
194 possible?

195 Makayla Bealer - I think if you're trying to educate, I think it would be okay for him to give like
196 informational data. But like I said, it's not a public hearing.

197 Lynae Malchus - Because he did at the county when they had a work meeting and they were
198 discussing data centers, he was there and answered quite a few questions. So I'm putting
199 him right on the spot. But I mean, I know that he has done a lot of research and study and
200 visits and talks to people that he might, as we're trying to understand some of it, he's very
201 well versed and educated and that might help us if we have questions. I mean, it's up to you
202 guys, but I am suggesting it might be a good benefit for us.

203 Makayla Bealer - I think if you're asking direct questions and he's providing informational so
204 that you guys can better understand, I feel like you are okay. Because you're not hearing his
205 public comment or asking a question or his opinion. You are asking for factual information
206 so that we better understand.

207 Chairman Willis - So you're willing to answer some questions just so we can get some
208 information?

209 Matthew Sterzer - Yep.

210 Chairman Willis - So can you just find what we've said, can you define the difference, if there
211 is one, between energy storage facility and quasi-public energy storage facility?

212 Matthew Sterzer - Yeah, so my understanding with the storage facilities is they're storing, like
213 Torus was brought up, they're gathering energy and they're storing it within their battery
214 systems and then they're releasing that energy when there are peaks or valleys in the gap,
215 depending on who they're working with. If they're working with another private entity, like, for
216 example, I was looking at them with the hospital in Beaver City. They've got some serious
217 power issues- especially now that they've lost their hydro plants - of preventing brownouts
218 to specific locations, right? So Torus with their energy storage units, they take a large load
219 initially to get their kinetic turbines moving, and then once they're on, they self-propel, and
220 then, you know, if there was a brownout at the Beaver City or Beaver Valley Hospital, those
221 would kick on and it would act as a quasi-generator, basically.

222 So that's the storage unit. In terms of the quasi public and private sector, I'm not an expert
223 on that, admittedly. How I understand it is they can give both power to public entities and to
224 private entities, and they have partnerships with both, but that's super, super basic
225 knowledge.

226 Chairman Willis - So it sounds to me like the energy storage facilities, almost like the
227 accessory. That's what it sounds like to me.

228 Matthew Sterzer - That's how I understand it.

229 Chairman Willis - and then the quasi's are privately owned. They're just to store power from
230 wherever, and then they sell it to utilities or whoever.

231 Ian Spaulding - On anyone that's listed as a use for quasi-public, Rocky Mountain Power's
232 involved because that's who they're selling.

233 Matthew Sterzer - Yeah, I can't speak for Rocky Mountain Power, but I don't understand how
234 they wouldn't know, quite honestly. But that's my opinion.

235 Ian Spaulding - so in energy storage then is essentially accessories just more than one
236 device. Accessories probably just one device. And either way, based on that reading,
237 accessory is not prohibited in that area. Quasi is not prohibited in that area and if we read
238 energy storage to be part of accessory, it would likely also not be prohibited in that area.

239 Chairman Willis - That's kind of what I'm thinking. Does anyone else have anything for Matt?
240 I do think we should have Riker maybe look at that and define it a little more. I mean, none of
241 it's prohibited. It just sounds like they put more, like quasi has to meet more standards as far
242 as the, what they have on there. The fire and life safety, disposal compliance,
243 decommissioning plan, financial assurance, all that stuff. So if Ryker could maybe define
244 what the difference between energy storage facility and quasi public.

245 Chancey Carter - So I've been over here ChatGBting this because this is all new for me and
246 this kind of helps me understand why there's three. So maybe this help you all. So it says if
247 contractor A operates a facility and installs batteries to store electricity for contractor A, so
248 for themselves on operations, that looks much more like an accessory energy storage
249 system. Utah land use interpretations generally treat a use as accessory when it's incidental
250 and subordinate to the property's primary use. If contractor A develops a site primarily as a
251 battery storage site, then the definition in your document developed as a principal use point
252 storage energy storage facility, even if there is only one customer.

253 Quasi-public is the part where zoning language usually comes into place, providing utility or
254 community type service with a broader public function. Okay, hopefully that helps you.

255 Ian Spaulding – So, that actually helped me a lot. So, the way I heard that is accessory is you
256 have a facility, you only use it for yourself. Probably not that many additional standards or
257 prohibitions. Quasi-public, contractor A to other people, most likely the public utility.
258 Because it's for public, there are a lot of standards.

259 Jacob Rollins - To jump ship a little bit on the continuing compliance, what did you think of
260 that, like yearly, like how would you define that?

261 Lisa Thompson - I don't know how you guys want to define it. I don't know if, so where it's a
262 permitted use, it's not like a conditional use where it would be coming back for review. So I
263 don't know if we just wanted to, say if there's a complaint on it, you can fall back to this, or if
264 you notice something. What's your thoughts?

265 Jacob Rollins - I don't know, it's pretty vague. I just don't know how to define it either.

266 Nick Schofield - For continued compliance, then there has to be some type of oversight, like
267 yearly, six months, something like that. We want to make sure that they're being compliant.
268 Because anybody can throw out a complaint or anything like that, and then you'd have to go
269 in there and check it every time that somebody complains about it. It would have to be some
270 kind of standard. Because if you don't have a standard they are not going to comply.

271 Ian Spaulding - and for clarification, you're talking about falling under the quasi. If it's quasi,
272 I don't know that we need to invent our own additional regulatory task force. Would the

273 Federal Department of Energy slash any other - I mean, I don't know - is there already a
274 regulatory or even the Public Utility Commission?

275 Lucas Ambrose - I imagine it would fall under a state agency because it's not interstate, it
276 wouldn't fall under federal.

277 Ian Spaulding - Because everything else, if you did it, would just fall under our regular building
278 permits, and they're not going to get any connection from the outside utility without an
279 inspector from the with a building permit and a licensed electrician to verify that what they're
280 doing is not going to cause detriment outside of their units. It's the electrical equivalent of a
281 water backflow to the sprinkler system.

282 Chancey Carter - I think to Jake's point, though, if you read it, it's like super light. Like, I think
283 that there should be something in there that explicitly says that they have to be in
284 compliance with federal and state regulations.

285 Jacob Rollins - Which in the life and safety you did say and other state adopted codes as
286 amended from time to time. So if maybe something like that was added to the continued
287 compliance?

288 Chancey Carter - I wondered about that very thing on decommissioning because my thought
289 was just after somebody leaves, how do we make sure that it's not left terribly? It mentions
290 like a financial review and plan by a licensed professional engineer every five years, but
291 what's put in place to track that? If we don't have like a conditional use permit or anything
292 like that tracks timelines, what ensures we get what we need every five years?

293 Ian Spaulding - So I guess that could be the mechanism that makes sense to me would be
294 that would be typed as annual or whatever the period is for the business license. For like a
295 restaurant, they have to have their food handlers, their fire inspection, whatever that list of
296 things is. I'm just wondering if I can just be tied to their annual renewal of their business
297 license.

298 Chancey Carter - But they're not going to be getting a business license if they're
299 decommissioning.

300 Ian Spaulding - But the expiration of the business license would trigger the decommissioning
301 inspection.

302 Chancey Carter - Yeah, but this is saying that every five years you've got to update your plan.

303 Ian Spaulding - That's what it currently says. I'm just wondering, do we want to set it to upon
304 the expiration, it triggers it, or do you want to, instead of having it be at five years? I don't
305 know, where does the five years come from? Is that just, is that the standard, or is that?

306 Lucas Ambrose - And I think you could go back to the Utah Department of Energy or whoever,
307 I'd imagine they have that already in place. I think that I think it's something we need to have
308 Sunrise research.

309 Ian Spaulding - That's why I was trying to figure some automatic trigger that if you're annually
310 renewing it, that keeps it going. If you're not renewing it, then it triggers it also.

311 Lisa Thompson - When I call Ryker tomorrow to give him all of our notes, why don't I just ask
312 him to clearly define in there, like, how are we going to make sure that...

313 Ian Spaulding - How is it enforced? Because we only have so many mechanisms and people
314 to enforce. It's not like we can just send somebody to go out there. But like you said, whether
315 it be a timeline, there's one year under the license, something to trigger it.

316 Nick - And I know my answer for the bigger companies.

317 Russel Smith - Let's have one conversation going instead of 1 in the corner over here. I mean,
318 I can't see what's going on here.

319 Chairman Willis - Scott, if you've got a conversation, would you mind stepping outside.

320 Scott Symond - I would. Basically what I'd like to say is I think our conversation here to me is
321 between a data center and an energy storage facility. Not anything other than that. When we
322 wrote this letter (ordinance for moratorium) concerning the data center, why I signed it, we
323 didn't want someone who owns land in Milford to go in without us our permission to sign to
324 have a data center put in. That was my main thing. Then we find out about an energy storage,
325 which is basically to help regulate the power that's coming into this area. I don't think that
326 this has anything to do with a data center.

327 Chairman Willis - Well, the energy storage is not prohibited.

328 Scott Symond - No, it's not. It shouldn't be. That's my biggest thing.

329 Chairman Willis - In the ordinance, it's not prohibited.

330 Ian Spaulding - I think we're just clarifying to make sure that whatever it is we do have in an
331 ordinance is fair to the people that are applying and the citizens. We're just making sure that
332 we didn't know much. And so like you said, we have a moratorium. We got information back,
333 but the information that we got back, we still have more questions on it.

334 Foreman Stewart - So would this be subject to like an environmental inspection? I think that's
335 close to our wells.

336 Ian Spaulding - if it's under that middle one, that's what I'm understanding. If it's not under
337 one of those, then I don't see. When I say the middle one, I'm talking about the quasi.

338 Scott Symond - And this is the first time I've ever heard about any quasi, too, so it seems new
339 information for me. I just wanted to make sure the discussion I came in and had questions
340 about was the separation of a data center compared to an energy storage facility. And we're
341 not trying to mix the two up.

342 Makayla Bealer - This ordinance actually has them separated, Scott.

343 Scott Symond - Yeah.

344 Makayla Bealer - So data centers are prohibited.

345 Scott Symond - Right, and I agree 100%.

346 Makayla Bealer - And then energy storage facilities as a quasi would be a permitted use.

347 Scott Symond - Yes, yes.

348 Makayla Bealer - That is what's in this. With certain regulations.

349 Scott Symond - I just want to make sure we didn't go too far astray of doing....

350 Chancey Carter - We're not, we're just making sure to that we protect us as a city and our
351 citizens.

352 Scott Symond - Well, that's all. Excuse me if I got my point clear.

353 Chairman Willis - So back to Ben's point, is there anything about environmental studies
354 periodically with that? Is that something we can add with the decommissioning plan?

355 Chancey Carter - I would assume there would have to be.

356 Chairman Willis - I would think, but just to keep them on track, like say every couple of years
357 to make sure they don't have acid leaking into the ground.

358 Ian Spaulding - Or you specifically, you're talking, the example that you gave was because of
359 the location of the wells. And do you think that that's separate than the compliance of the,
360 and that might be what Lisa, maybe she can answer it. So you asked, that was one of the
361 questions already you were going to ask him about, I think you called it source protection.

362 Makayla Bealer - So both of our culinary drinking water wells are actually outside the city
363 limits. When I did my first review on this ordinance, that was one of my main concerns is it
364 will be governed, it won't be governed by our ordinance. Anything around our city well will be
365 governed through the county ordinances. And so I had told Lisa last week when we reviewed
366 this that we need to meet with Kyle Blackner and Matt Sterzer and just figure out because we
367 do want to make sure that we're protecting our drinking wells. But this ordinance won't
368 regulate those because they are both outside the city limits.

369 Ian Spaulding - The only thing this will deal with is the disposal.

370 Makayla Bealer - Now the only thing is where our well is, there is a potential that some of this
371 land could be within the source protections, either zone one, two, or three, depending on
372 where it's at. So that needs to be looked at more. But we would need to go back to our source
373 protection and like Lisa had stated, do we just reference that we will go back to the source
374 protection?

375 Ian Spaulding - I think you just put a reference.

376 Makayla Bealer - Or do we...

377 Ian Spaulding - I'm just thinking like a checkbox, like you're filling out your application. All
378 right, I would like to fill out the application for this.

379 All right, question one. Does it fall within the guidelines of the state or county? Explain source
380 protection rules for that geographic address. Because I think that would cover that question.

381 Chancey Carter - I think the environmental and disposal compliance section does give you
382 the language that you need from an environmental protection standpoint, because it
383 basically states you have to follow federal and state regulations so that we're not coming up
384 with our own.

385 Ian Spauldnig - It's just a yes, you're following those correctly.

386 Chancey Carter - Because depending on what you're doing from a business standpoint,
387 depends on which regs you have to follow and so I'm assuming that will probably change
388 depending on what you're doing, whether that's energy storage for your primary use or for
389 quasi public.

390 Ian Spaulding - You mentioned in general, you're talking about, I thought you said generators,
391 backup generators. To me, did that fall under that, the quasi, the screening, what is it, the
392 screening of the noise?

393 Chancey Carter - That's what I was just looking at.

394 Ian Spaulding - What else were you thinking might need to be considered other than the noise
395 on the generator?

396 Lisa Thompson - I just wondered if we needed a definition for a backup generator.

397 Ian Spaulding - Because I'm just imagining, all right, we're in the residential area. I know
398 people buy natural gas generators to, when the power goes out, the automatic bypass goes
399 on, generator kicks on. While that's not that burdensome. Those aren't really too loud. I could
400 imagine somebody saying, I'm not going to buy one of those store-bought ones that are

401 \$20,000. I got my old 1983 Ford that is a diesel and I'm going to hook it up and I'm just going
402 to run it for two days straight. Are we just going to address that situation by situation or does
403 that fall under this same type of thing? So I was just wondering, you know, we're not just
404 answering the question of backup, I mean, that is that kind of thing. It's like if you're at an RV
405 campsite, you don't really like it, but somebody's generators running all night. And I think it
406 could get pretty loud. I went to a building where they used as the generator, it looked like the
407 size of a diesel locomotive. I could imagine that can get kind of loud.

408 Chancey Carter - They are.

409 Ian Spaulding - I don't know what prohibitions or what in decibels that looks like, I think it's
410 worthy of all including in there.

411 Nick Schofield - Your backup generators have to be wired in a way that they don't back feed
412 into the grid.

413 Ian Spaulding – Right and regardless of which of the three, those are all going to have to just
414 fall under the building inspection.

415 Lynae Malchus - Well, then you can also put on your CUP conditions that say at the property
416 line, your adjustable cannot be higher than this amount. I mean, you can write conditions
417 like that all over the place.

418 Chancey Carter – there is no CUP with this.

419 Makayla Bealer - So the county, they do everything through its conditional use permit. But
420 the way this ordinance is written is that it was going to be a permitted use. Now the boards
421 can discuss that more in depth and decide if you want to make it conditional. They were just
422 trying to make it straightforward so that when people file an application, it's either as yes,
423 you can do it or no, you cannot.

424 Lucas Ambrose - See, I like the idea of a conditional use permit, so that's something that we
425 can review once a year. So if we do have complaints or issues, that we can...

426 Lynae Malchus – Exactly, the county makes like a this battery storage kind of being a
427 conditional use permit.

428 Ian Spaulding - How does longevity on the conditional use permits work? Do you do it? So
429 you indicated that it's like a renewal thing, so if they fill it out and they just once a year you
430 have to renew it, or how does that work to encourage or discourage businesses if they're not
431 certain where the goalposts are?

432 Lisa Thompson - There are certain conditions that come with a conditional use permit, and
433 usually it's to help mitigate the... it's to help us so that it fits in and there's not the, I can't think
434 of the word that I want to use.

435 Makayla Bealer - Like it's an eyesore. So for example, if you have like a grocery store sitting
436 next to a residential area, they would put in like, you know, your lighting has to be down
437 facing, you cannot be lighting up the neighborhood. You've got to have a different fence and
438 then you just get rid of all the nuisances.

439 Lisa Thompson - And so you have a list of conditions that they have to abide by, and it's
440 reviewed. If they're not compliant within conditions, then they have to come back. Where
441 you could give them a certain amount of time to become compliant, or...

442 Ian Spaulding - Is it better than, in response to this question, then to have it all conditional,
443 and then you have to come up with all those conditions. Or, I mean, that seems to be the
444 pattern. That seems to be what I've seen the county do, and not just our county, counties and
445 places they just assign it based on certain criteria. And I thought that at least at the time our
446 information was it might make more sense to just have the ordinance. Are we spinning our
447 wheels here? I guess that's what I'm asking. I don't know. I haven't done enough of these to
448 know which is better.

449 Lynae Malchus - I think it's smart to follow the way the county handles them. If the county is
450 requiring a CUP, then we should. If the county doesn't, we shouldn't. So that we're consistent
451 and it makes sense if somebody comes into the area.

452 Ian Spaulding - But with the logic of if the people in this region wanted to make it more strict
453 than the county, then you just take, just like in the Constitution, you just make your state
454 constitution a little more strict than the concept that you were doing with.

455 Lynae Malchus - Then we can put more conditions on it as well.

456 Ian Spaulding - So it would be as simple as saying, this use is allowed if Beaver County use
457 allows it with the following additional conditions. Is that as simple as it would be?

458 Chancey Carter - I would be apprehensive about that because I think you're going to consider
459 things differently when you're in county versus city limits. I agree that I think we should align
460 with the county in some aspects, but they're not also considering your neighbors right next
461 door because you've got your requirement within the county, so I'd be a little apprehensive
462 about that.

463 Lynae Malchus - Well, I mean, if the county is saying, if you want to come in and do whatever,
464 and they say, okay, that requires a conditional use permit, that we're doing, that if they come
465 to us, we're not saying, oh, yeah, just do it.

466 Ian Spaulding - Not to use their conditions.

467 Lynae Malchus – Not to use their conditions. But following, you know, if a battery storage
468 facility requires a conditional use permit, that we also require a conditional use permit. If
469 they say, you know what, it's permitted, you can go do it, then we could too. Because I feel
470 sometimes maybe the county has a lot more resources and people who are really
471 investigating some of this. And instead of us reinventing the wheel every time and we're
472 following kind of their, they know, okay, this could cause an issue, so let's make sure we have
473 conditions on it, not following their exact conditions.

474 Lisa Thompson - So what I'm gathering is you're saying that we should, we'll still continue
475 with prohibiting data centers within city limits, but a quasi energy storage facility would be
476 required to have a CUP. Is that the consensus of everybody?

477 Ian Spaulding - That's almost what he's kind of indicating by the bulk of this document only
478 shows.

479 Lisa Thompson - You have the regulations there, but it's as a permitted use. So you want it as
480 a CUP?

481 Ian Spaulding - As a conditional use, then what does that process look like when that
482 application comes in? Do we have to come up with those conditions each time?

483 Lisa Thompson - Yes, so when an application comes in for a CUP, then they're going to have
484 to come before the Planning and Zoning Commission, and then conditions will be set. You'll
485 have to have a public hearing.

486 Ian Spaulding - So basically, there's a series of things that are triggered, time frames to come
487 up with what your conditions are.

488 Lisa Thompson - Your conditions are pretty well set in here with what with these standards
489 that are in here.

490 Ian Spaulding - and the clarifications.

491 Lucas Ambrose - So the only reason why I said something about the CUP is so we have some
492 teeth and can review it.

493 Lisa Thompson - So that you can review it once a year and make sure that we do.

494 Lucas Ambrose - Can we just have that be part of the permitted use, instead of have it with
495 the condition use thing process, just actually have it be a annual, three-year, whatever we
496 want to come up with.

497 Makayla Bealer - So you're saying keep it as a permitted use, but have an annual or as every
 498 two or three years where it's reviewed?

499 Ian Spaulding - basically, you're just looking - was there any complaints? Was there any other
 500 concerns in that time frame?

501 Lucas Ambrose - Yeah. Give the public a chance to speak up.

502 Scott Symond - Review the mistakes we make.

503 Lynae Malchus - But then, okay, so for instance, if you have something that makes a lot of
 504 noise and you have a CUP saying, okay, you can put whatever A in, but your sound can, your
 505 decibels can't be higher at your property line. Or say it's something that uses, I'm just going
 506 to pretend that it's a data center. It's not a data center, but I know a bit about those. So they
 507 come in and say, we're going to put a data center in. And if we have a CUP, we can say, you
 508 must, or if we put conditions, however it is, your water must be in a closed loop system. And
 509 I think that those are conditions that we can really place and be serious about. I don't know
 510 enough about data or battery storage, power storage facilities. But that's kind of what I'm, to
 511 make sure that it's not going to be, that in two years we're like, oh really that is a nuisance
 512 because we don't have this set as the noise level or the water usage or the light at night kind
 513 of thing, that we make sure that those are in place.

514 Makayla Bealer -we do have a noise ordinance that goes over decibels and in industrial it is
 515 75 decibels, and that's under code 6.06.040.

516 Lynae Malchus - But that's still pretty loud.

517 Chancey Carter - It's really not.

518 Lynae Malchus - I mean, if there's a house at the property line, like normal talking is forty-
 519 five... do you remember that information? And so I'm just making sure that we're not going
 520 to get complaints because we've done something that, the noise level or the water usage or
 521 the lights aren't annoying across the tracks.

522 Lucas Ambrose - Yeah, but I would prefer to get this all set up now instead of relying on the
 523 Planning and Zoning Commission to come up with these conditions for each one, because
 524 consistency is not always there for each thing. I mean, we may go back and look what we did
 525 for others, but I really prefer if we got the work group, we're going to chew through this.

526 Ian Spaulding - Am I looking at the right colors right there surrounding the hospital and up
 527 there? So to your point, we're not talking about anything residential. I was just looking at it
 528 like, well, if we're allowing it here, it's also allowed here, and there is residence there.

529 Makayla Bealer - I honestly think no matter what you guys do for the ordinance, I think it's
530 going to be a constant work to get it. Because technology is changing so quickly. Everybody's
531 learning so much information. You're probably going to be amending it a lot for the next
532 couple of years. But at this point, Milford City doesn't have any regulations, and that's why
533 we put the moratorium in so that we can take the time and have regulations put in so that we
534 know how to handle each application as they come in.

535 Ian Spaulding - Well, and I think that Lisa got us 99% there, same with the engineer. And then
536 these next questions give us that next half a percent there. And we're probably never, like you
537 said, going to get it right first try, but we're a lot closer than we were in April or June when we
538 first got to ask the question.

539 Chairman Willis - Does anybody have anything else they want to add?

540 Jacob Rollins - If you do a conditional use, what would you propose, a year, or would you do
541 it when it's reviewed when there's a complaint?

542 Lisa Thompson - Annually. I think if you're going to put in there that you want it reviewed
543 annually, then I think you need to list it as a conditional use instead of a permitted use.

544 Chancey Carter - I think the biggest thing is that none of us have like a lot of knowledge
545 around it and I think it's the uncomfortability of it and so I think that's where the conditional
546 use makes us more comfortable because when we learn we can change.

547 Ian Spaulding - Well that's how it is for me because I had a list of things that I had questions
548 about and I thought they were pretty extensive but then once I heard everybody else say their
549 concerns and stuff, I was like, oh, yeah, that would concern me and I never thought about it.
550 But on that same token, I don't want to just say no, except for the reasons that I can think of
551 that I would allow it, in contrast to, because I think that's discouraging. And I think that
552 inhibits people from wanting to come and build here. But on that same, there's just that
553 balance where we have to, using the best knowledge that we have, Let's be smart and make
554 the regulations to protect what we can while still encouraging businesses and people to
555 come using approved uses. And so I think that if we can list most of them, I'm not opposed
556 to the review, but you're saying that it makes more sense to them if it's a conditional use if
557 you're reviewing it once a year, it needs to be called a commercial use.

558 Lisa Thompson - Yeah, because a permitted use is something that you're like, yes, there's not
559 no impact to it. So you know what? This is easy. This is a permitted use. A conditional use is
560 you're putting them standard. There's been conditions on there to mitigate any nuisances
561 and so you're wanting to keep up on it and ensure that they're following their conditions. So
562 if you're wanting to review it annually, then it needs to probably fall under a conditional use.

563 Ian Spaulding - So to Ben's concern then, if we're going to check water outside of state, that
564 needs to be conditional. If we're just using the state's requirements, then we don't need it. If
565 we're going to monitor noise outside of whatever our existing ordinance is, then we need to
566 have conditional. If not, then we just use the existing and let it be a permitted use. Is that
567 what you're saying? Is those two examples.

568 Lynae Malchus - And maybe in five years we feel like we're comfortable we can change it
569 from a conditional use and make it just we don't need to review every year.

570 Jacob Rollins - I think something like this working so tightly with Rocky Mountain Power,
571 Rocky Mountain Power would have a lot of oversight and regulation. I mean, it's in their
572 interest for this to be safe because they'd ultimately be liable as well, you know.

573 So I think a permitted use is okay in my opinion, but that's just where I'm at.

574 Lucas Ambrose - I would like to see what type of regulation the state would have. Yeah, what
575 other, regulation they may be under, if it's a quasi type?

576 Chancey Carter - Yeah, because Rocky Mountain Power is going to oversee a quasi, but not
577 if you're doing it for yourself.

578 Lucas Ambrose - See, and I don't know if they, I mean, they would monitor power quality
579 coming in, but I doubt they would actually go in and inspect.

580 Chancey Carter - Initially, maybe?

581 Lucas Ambrose - Yeah, initially, maybe, but you know we've got battery storage out where I
582 work, and we've never once had, but we're regulated under FEMSA, which I mean, they're
583 highly regulated.

584 Lisa Thompson - So what's going to happen is tomorrow I'm going to take this information
585 and I'm going to call Riker and I'm going to say, okay, these were our questions, these were
586 our concerns and he's going to go through the whole spill with me and then I'm going to turn
587 around and I'm going to bring it back to you guys. Would it be best if I called him right now
588 and we can ask? And we can ask why he feels like they should be a permitted use rather than
589 a conditional use if he has some other knowledge.

590 Ian Spaulding - I would rather do that and get as much of it done while we're assembled.
591 Because I don't know that there seems to be a lot of opposition to any direction other than
592 we just want more clarity. And if we're already assembled, it'd be nice to have it so we can
593 get it out there.

594 Lisa Thompson (Ryker on phone) - Hey, Ryker, how are you? Hey, we're in this work meeting
595 right now. Do you have a few minutes to answer a couple of questions? Okay, I'm going to put

596 you on speakerphone and I'm going to slide my phone down until you're just kind of centered
597 in this table.

598 Chairman Willis - Hey, this is Tayson. So we got some questions on this ordinance, if there's
599 a specific reason why it's a permitted use and why it's not a conditional use permit.

600 Ryker Steglich- Okay, so the main reason for that is recently the state's been pushing for
601 municipalities to minimize or eliminate their conditional uses. And so if there's a use where
602 you can impose standards on it, like you can anticipate what the impact of the use will be,
603 then the best practice is to make that a permitted use and then establish those standards in
604 the code. The only difference between a permitted use and a conditional use is a conditional
605 use is a permitted use with conditions to mitigate anticipated impacts.

606 Lately, the state changed how the burden of proof is on conditional uses.

607 Previously, the applicant had to provide those conditions or those impacts.

608 Now the municipality has to prove that there will be those impacts to justify the conditions.

609 So it puts you on shakier ground.

610 Chairman Willis: So as far as everything that you've put together in here, I mean, I'd imagine
611 you've kind of got everything you've anticipated that we need in here. Some things we were
612 thinking about was like noise. Is there, and like as far as federal guidelines go, because that's,
613 if it's permitted use, that's what we're going to go with, right, with state regulation and federal
614 regulation.

615 Ryker Steglich – uh-huh, so noise conditions, there's not any current noise in the ordinance,
616 if I remember right. Is that correct?

617 Chairman Willis - Yeah, it says for screening and noise, the facility shall be screened from
618 adjacent public right-of-ways and residential uses in accordance with the applicable
619 provisions of this title and shall compare with applicable noise standards.

620 Ryker Steglich- So is there an existing noise ordinance or noise section? If there's not, then
621 we can create one or we can create specific noise standards for this use.

622 Chairman Willis - So we have a noise ordinance already.

623 Ryker Steglich- Yeah, so we just have to comply with that. If you want to be stricter than that
624 or have any special provisions that are different than your noise ordinance, then we want to
625 put those in here.

626 Chairman Willis - So what about source protection for the wells, for our wells?

627 Ryker Steglich - so as far as that goes, this particular, because your wells are, they exist in
628 the county, is that correct?

629 Chairman Willis – yeah, they're outside of city limits.

630 Ryker Steglich- So there's not a ton we can do other than what your source protection plan
631 requires. As far as the ordinance goes, we can only regulate what's within city limits. We can't
632 regulate what's in the county.

633 Chairman Willis - Okay. Then on the continuing compliance, what does that look like?

634 Ryker Steglich- So, you'll have to remind me, I apologize, I'm outside right now, so I don't have
635 my computer in front of me. You'll have to remind me what that section says.

636 Makayla Bealer - So we actually added that internally.

637 Ian Spaulding - Oh, that's what he doesn't know.

638 Chairman Willis - So it's something Lisa added, I believe. So she's just got it here. Continuing
639 compliance, the owner and operator of the facility shall continuously maintain compliance
640 with all requirements in this section. What we're wondering is how do we uphold that if it's a
641 permitted use?

642 Ryker Steglich - Yeah, so with land use ordinances, if someone's in violation of the ordinance,
643 whether you enforce that as complaint-based or if the city's going out and policing that, then
644 you can go and you can cite You can cite a property owner or a business owner for violation
645 of the land use and require them to come into compliance. So, like I said, I haven't seen the
646 wording on that, but what I would imagine is a real life application is if they are violating the
647 noise standards, for example, and you get a complaint about that, the city can go out,
648 document the violation, and then based on what your code has as far as penalties go, you
649 can go and enforce those penalties. Typically, municipalities have a, each day is a new
650 violation and they can, you can rack up those violations and either find the use or the
651 business, or there may be, if there was a provision in the code, you could have a revocation
652 of the use or revocation of revoke the business license, something to that effect. It depends
653 on what your penalties are in your penalty section of your code.

654 Chairman Willis - Do we have a penalty section?

655 Makayla Bealer - That's what I'm just looking up.

656 Chairman Willis - So we would just follow whatever we have in our penalty section.

657 Ryker Steglich - Yeah, and if there's not a penalty section, we can add 1 to this use, to this
658 section, this ordinance or we can establish a general penalty section as part of the broader
659 code update.

660 Makayla Bealer - So we do have a civil fee. It's code 3.05.040. It lists a whole bunch of
661 different violations. The one that it has is failure to comply with your board of adjustments or
662 your planning commission. And it's per zone and it's \$30 per day with a max civil fee up to
663 \$1200. Your second offense is \$40 per day with a max up to \$2,400. So we may want to review
664 that and put something in that with this ordinance.

665 Ryker Steglich - Yeah, we may want to just establish a penalty section to this ordinance, its
666 own specific one. And we can do that easy enough. And we just have tiers for first, second,
667 and third offense, and then the potential for the revoking of the license.

668 Chairman Willis - Okay, another question we have was, what's the difference between energy
669 storage facility and quasi-public energy storage facility?

670 Ryker Steglich - So energy storage facility is kind of like the umbrella, and quasi-public energy
671 storage facility sits under that. So an energy storage facility, anybody's doing that, quasi-
672 public requires them to have an agreement with a public utility.

673 Chairman Willis - Do we have anything else for Riker?

674 Makayla Bealer - So I have a question on that, Ryker. So the way I'm reading it in the ordinance
675 that was proposed, so energy storage facilities, are they a permitted use?

676 Ryker Steglich- No, they are not, just quasi-public.

677 Makayla Bealer - That's what I thought.

678 Ryker Steglich - So we just have to, in order to include quasi-public energy storage facilities,
679 we have to define what an energy storage facility was. So it's just a subcategory of that.

680 Makayla Bealer - Okay, thank you.

681 Foreman Stewart - Can I ask a question? With the environmental disposal compliance – is
682 there something in place to make sure they are staying compliant?

683 Chairman Willis – The question is with the environmental disposal compliance, is there
684 somebody who does that inspection and if they do is it yearly or is that something that falls
685 back on something the city already has?

686 Ryker Steglich - So that is, the intent there was to have them comply with any federal
687 regulations, federal or state regulations. And so if they were in violation of that, then we
688 would report them to the state or to the federal government and then they would step in and

689 address that. As far as inspections go, I'm not sure if there's like a regularly scheduled
690 inspection where they have to provide that. I can look into that, but I'd imagine that'd be
691 provided to like the EPA probably.

692 Ian Spaulding - Can I ask a "what if" real quick? What if a business was compliant for five, six
693 years and then for whatever reason they decided they did not want to operate that business
694 any longer and they shut down? What, if any, triggers any subsequent or future inspections
695 to ensure continued safety if there were batteries, et cetera.

696 Ryker Steglich - So once the use shuts down, I believe there's a provision in the proposed
697 ordinance that requires them to dispose of all the batteries and to dispose of them in
698 accordance with federal and environmental regulations. And so that one can be tricky to
699 determine. The city would have to be aware of whether or not the business was still operating
700 or whether they were closing down. What I would suggest, if it's not, because it's not in the
701 ordinance now, so what I would suggest is including a provision tied to the business license
702 that required them to submit some sort of report showing they're still in compliance with
703 those regulations when they go to renew.

704 Makayla Bealer - So Ryker, I have one question. So when we're talking about our wells, they
705 are outside the city limits, but they sit kind of on the border of city limits and the county. So
706 they're within the county. But if something was to go into the manufacturing zone, it could
707 fall within one of our source protection zones. So could we tie back something on our water
708 for that?

709 Ryker Steglich - We can. What does your source protection plan say about those zones? Like
710 do you already prohibit?

711 Makayla Bealer - So zone one, zone one's really strict. Zone 2 is a little less, and then zone 3
712 is, I will pull the map and I'll e-mail you for both of our wells tomorrow. I just want to make
713 sure everybody understands that our wells are located in the county, so they're not going to
714 be regulated by this, but something that falls within the city limits under this ordinance could
715 potentially fall within our source protection zones. And most likely zone one or zone 2, I
716 would think.

717 Ryker Steglich - So you've already got a source protection plan in place that should apply
718 regardless of what the ordinance says. But we can add kind of like a belt and suspenders to
719 the ordinance and include a reference back to that so that it's just, it's there and they know
720 that it's there so there's no question.

721 Makayla Bealer - Okay, thank you.

722 Lynae Malchus - Why don't we annex?

723 Chairman Willis - Does anyone have anything else for Riker who's on the phone?

724 Okay, thank you, Ryker.

725 Ryker Steglich - Yeah, no problem. I look forward to seeing the rest of your guys' comments.

726 Makayla Bealer - Lynae, that can definitely be a consideration. The City Council would just
727 have to petition to annex and then you have to have 51% of the property owners. Typically,
728 it's usually one property owner that owns most of the land and so it's hard to annex in but the
729 City Council could at any time make that petition to annex.

730 Ian Spaulding - Just for the sake of simplicity, compliance with that ordinance, but if you had
731 that piece, it wouldn't really...

732 Makayla Bealer - So here's my next question since we brought up annexation. It leads me to
733 another question. So data centers are a conditional use within the county. So if a data center
734 goes outside of the city into the county, right on the border, how does the city, do we want,
735 would we ever want to annex that in? Because right now we're saying absolutely no data
736 centers we are prohibiting that. So you would never be able to annex unless you changed
737 your ordinance.

738 Ian Spaulding - I think if you wanted to change your ordinance, you basically have to say
739 absolutely, but I mean we already have it prohibited, but when it's on the border, I don't know,
740 that's a.. what if somebody put it at that border, even though they're following all county
741 rules, that's a very likely scenario, not just in this specific case, but all over the country. That
742 type of thing happens all the time.

743 Makayla Bealer - So data centers are permitted under the county as a conditional use permit.
744 And I'm just saying, if they go right in the county on the border of town, is the city going to say,
745 hey, we would like to annex them in for the tax revenue? I mean, maybe yes, maybe no. I just,
746 it's a valid question which you brought up annexing the wells. Right now, we're saying no to
747 data centers, which is, which is fine, but someone gets built right outside city limits. How is
748 everybody going to all of a sudden be like, well, it's right there. We should be reaping the
749 benefits.

750 Lynae Malchus - For instance, \$17 billion data center could potentially bring in \$140 million
751 a year in tax revenue.

752 Makayla Bealer - And I mean, you can definitely jump that hurdle at a later date.

753 Chairman Willis - We'd have to amend the ordinance, wouldn't we?

754 Makayla Bealer - Yeah, you can't annex something you don't allow. And the county, if they
755 want to come and they want to develop, so government's not here to say, yes, you're a winner

756 or no, you're a loser. We're here to regulate it based on the ordinance. And so if they meet
757 with all the criteria in the county and they own that land, they can put it in. I'm just saying if it
758 borders the city limits, at some point is the city going to want to?

759 Ian Spaulding - Well, and I don't know that we can, I mean, you can go down to what ifs all
760 the time, but I don't think until that specific thing. All we can deal with is what's within our
761 limits. And all we can do to plan for is the people that have expressed their interests or
762 desires that already live here. We can't make a guess as to what they might want if they did
763 possibly.

764 Russell Smith - And if years later on that, you can always go back and amend it. So I don't
765 think that's something you need to look for right now.

766 Lynae Malchus - I do have a question, but it was kind of strung from something you said. Are
767 we excluding data centers just for the sake of excluding them, or are there specific reasons
768 why? I mean, why are we saying no, but we're not, I mean, if it's industrial, we're letting we
769 have the feed mill. Or we have, I'm not saying I'm for or against, I'm just asking the question.

770 Makayla Bealer - So, my understanding is that the planning commission met and they
771 determined that they would like to not have data centers permitted in city limits. And then
772 that's what was taken to Sunrise and that's what's put into the draft ordinance.

773 Lynae Malchus - And now I'm questioning why we are excluding them just.

774 Nick Schofield - Well, we excluded them because no one understood what a data center
775 was.

776 Lynae Malchus - Right.

777 Nick Schofield - And you have this huge, like everybody, like no data centers, whatever,
778 because no one understood what it was.

779 Lynae Malchus - And I thought that's why we did the moratorium

780 Nick Schofield - we did to get ahead of it and control the situation that we might get.

781 Ian Spaulding - Well, I think Nick's right, we didn't know so we did the moratorium and that's
782 how we got clarification.

783 Lisa Thompson - that was why we did the moratorium, but when I left Planning and Zoning
784 meeting, I think it was the June meeting, I thought it was the consensus that, yes, we were
785 the council was going to move forward with the moratorium so we could look at all these
786 other uses. But I felt like it was everybody agreed that a data center - in city limits wasn't the
787 place for the county, they felt like was a better fit.

788 Lucas Ambrose - As a planning and zoning member, I still feel that way.

789 Chancey Carter - And I think it goes back to every concern that we've had in this meeting.
790 Noise, light, all the concerns.

791 Ian Spaulding - And the generic title of something is initially what gets your attention to it, but
792 you don't ever know before an application is submitted how big or how little something is.
793 And that's where I think that she helped me understand because I thought I knew something
794 and I realized how little I actually did know once you start asking more conversations and
795 having discussions. And so I feel a lot more educated about it and I can probably continue to
796 be more educated. But I think that initially it was more of a rhetorical question is in general
797 why do we exclude or include certain things based on our personal environment or well I
798 would say more like what you hear people's hopes and desires are like if you ask them what
799 do you want I don't want a street when my kid can walk across the street I want to go to sleep
800 with it to the same ambient noise that we currently have and anything outside of that think
801 we wanted a moratorium or a pause on until we could at least specify. And the Planning
802 Commission said basically that. We don't want them in the city limits, small, big, and
803 whatever.

804 Lisa Thompson - Is that still the consensus moving forward?

805 Ian Spaulding - I would assume. I haven't heard other than that. I haven't heard a strong
806 desire of somebody giving a use case of, hey, I want one right in town. I haven't heard anybody
807 say that. I've heard probably the opposite, like let's keep them in the county.

808 Chairman Willis - So does everyone still feel the same way? That they're better left in the
809 county than in city limits.

810 Ian Spaulding - That's the vibe that I've felt.

811 Scott Symond - Yeah, that's why I signed that letter when we were thinking about that letter
812 too (ordinance for moratorium).

813 Lisa Thompson - Lynae?

814 Lynae Malchus - I was just, I wanted to, no, I'm good. I just wanted to make sure that that's
815 something that we were thinking through. Are we excluding them because people are afraid
816 of them, or are we excluding them for specific reasons, such as we don't want the noise, we
817 don't want...

818 Ian Spaulding - Noise, water, it will impact the water, impact the sewer.

819 Lynae Malchus - I don't think we have all the information.

820 Lisa Thompson - I don't think we have the land inside city limits.

821 Makayla Bealer - So right now I think everybody's trying to get educated on data centers. I
822 think all your elected officials, countywide, citywide employees, I think everybody's trying to
823 become as educated as possible. And it's going to be a learning curve. And as we learn
824 information, things are going to change. And you may look back in five years and it was no big
825 deal. But right now, this is what we know. We need to put regulations in so that when
826 applications come, the administrative staff has a procedure to follow that the board's
827 planning and zoning and the city council have placed as the legislation bodies. And like I
828 said, I think this is something that's going to be worked on over and over. These changes that
829 were discussed tonight will be taken to Ryker. You guys want to schedule another work
830 meeting tonight?

831 Lisa Thompson - So originally we thought maybe October 6th, but it's not going to work. It
832 doesn't give us enough time. That would be sort of to have a public hearing and adopt this.
833 We don't have enough time for that because we have had it noticed for 10 days. But do you
834 guys feel like there needs to be another work meeting after these changes come back?

835 Lynae Malchus - I think we're all in agreement on the changes.

836 Chancey Carter - Could you just update the ordinance and send it to us and get a consensus
837 via e-mail?

838 Lisa Thompson - I can. We can hold our regular meeting on the 14th instead of the 6th. That
839 was something that I wanted to...

840 Ian Spaulding - So, if you did it on the 14th, that would mean we would need to have a chance
841 to have a read, a comment, and a read among us so she could say, all right, here's what I'm
842 going to give to the council. Is that what you're saying?

843 Lisa Thompson - So we could notice that there was going to be a public hearing based on
844 these changes that we were making tonight. It would go to Riker. He would make them. We
845 would post and have the public hearing on the 14th at the Planning and Zoning Commission
846 meeting. At that point, if after the public hearing, they could or couldn't make their
847 recommendation to the council, then the ordinance would come to the council at their
848 regular meeting and the council could determine whether they wanted to adopt it or not.

849 Chairman Willis - Sounds like a plan.

850 Lisa Thompson - But just so that when I'm giving the notes to Ryker tomorrow, just wanna
851 make sure I'm not missing anything. I think we got the energy storage facility, the definitions
852 cleared up while we was on the phone with him. Under the permitted uses, did we determine

853 if we wanted to only keep the energy storage facility in the manufacturing district or if we
854 wanted to allow them in the industrial park.

855 Ian Spaulding - I, based on what I thought somebody when they looked it up, I don't see a
856 meaningful reason to limit it to one or the other based on what limited amount of information
857 I know. I can't anticipate an energy storage facility with the exception of like a generator
858 making more noise than the other manufacturing and things already there. So in my personal
859 opinion, I don't think there's a reason to separate it. I think industrial and manufacturing
860 would be a fine.

861 Scott Symond - And I always say that hearing that the Beaver Hospital has been doing that
862 also, that might be something that my board at the hospital might be looking into also. I don't
863 know. But we may want to look into that as far as the storage of energy also. I don't think we
864 have to limit it.

865 Lisa Thompson - Are you talking about energy storage?

866 Scott Symond - The storage of the batteries and the things, yes. No, yes.

867 Makayla Bealer - So I think what Matt was stating, just to clarify, I think Matt was stating that
868 Beaver City is looking at partnering with Torus. Torus has partnered with Rocky Mountain
869 Power, so they have that utility. So it's a quasi, and what they do is they grab that power, they
870 hold it, and then they send it to the grid. Just so everybody makes sure that we're all on the
871 same page, data centers - prohibited. Energy storage facilities are not permitted. Except for
872 a quasi energy storage facility is permitted in a manufacturing and now the industrial.

873 Ian Spaulding - I also thought it said accessory was not prohibited. Did I read that wrong?

874 Lisa Thompson - So accessory is permitted.

875 Ian Spaulding - Accessory is permitted and quasi is permitted in the industrial park.

876 Makayla Bealer - And accessory is one-to-one, so I put something on my home that is
877 permitted.

878 Chancey Carter- I agree with Jeep too on manufacturing and industrial park.

879 Garland Walker – Yeah, so do I.

880 Lisa Thompson – Garland?

881 Garland Walker – Aye.

882 Makayla Bealer – everybody say aye.

883 Collective response – aye.

884 Lisa Thompson – okay, I'll have him add industrial park to that. We'll reference the source
885 protection plan.

886 Chairman Willis – we need to review the citing, like you were saying it was \$30 a day for the
887 first.

888 Lisa Thompson - Yeah, we'll establish a penalty section. And then include revisions that are
889 tied to the business license.

890 And then we also have the source protection.

891 Chancey Carter - The only other thing that I would say is that you should reference the noise
892 ordinance that the city has in place in your screening noise section.

893 Makayla Bealer - And let's have Ryker look at that.

894 Chairman Willis - Also provisions tied to the business license so we can hold them to it.

895 Lisa Thompson - Yeah, I got that, including provisions tied to the business license.

896 Chairman Willis - But it sounds like permitted use is probably already what we should go
897 with.

898 Chancey Carter - I felt better about it after he explained the penalty section, like, because
899 that's really what we were looking for.

900 Lucas Ambrose - And also I'd like to see a little more information on the regulation.

901 Chairman Willis - The federal and state stuff?

902 Lucas Ambrose - Yeah, like I don't know, the Public Utility Commission or Department of
903 Energy or something like that.

904 Chairman Willis – I wonder if there's a way we can reference that in the ordinance.

905 Lisa Thompson - And then one thing that I touched on when we first started the meeting that
906 it was never really talked about again is your data center power plants. It was specifically
907 listed in the moratorium. It is not specifically listed in this ordinance.

908 Lucas Ambrose - We should have it.

909 Lisa Thompson - Okay, when you say we should have it, are we....

910 Lucas Ambrose – We should have it prohibited. Really, that's where your noise is coming
911 from.

912 Lisa Thompson - It would be coming from the generators.

913 Chairman Willis - So what would the difference be if it was a generator for a data center or
914 just a generator?

915 Lisa Thompson - I think we need to have him define that.

916 Lucas Ambrose - About 500 megawatts.

917 Chairman Willis - Yeah, if we can define it, because I mean, yeah, we got to figure out some
918 way to, you know, this is what is prohibited, but because can they have generators, say for
919 the feed mill, can they have backup generators? Are we going to allow that?

920 Makayla Bealer - I think like the city has generators on our wells. I mean, it's not city limits,
921 but.

922 Ian Spaulding - I think there is, I don't know what the number is, but there is some number
923 that means utility versus a backup.

924 Jacob Rollins - And I mean, would you ban just for data centers or for the utilities?

925 Ian Spaulding - I mean, you can talk about for the outside of what we just defined. And it
926 might even just be as simple as residential versus commercial use. And then you're already,
927 then you're now down even further because there's only so many.

928 Jacob Rollins - No, it's backup generation versus power.

929 Ian Spaulding - It's similar to like sewer, you have a septic, you have to hook up with utility,
930 but you are allowed to back up.

931 Lisa Thompson - Okay, does anybody have anything else?

932 **As there was no further business, the meeting adjourned at 7:36 PM**

933

934

935

936

DEVELOPMENT AGREEMENT
BETWEEN
MILFORD CITY, WHITE ROCK HOME BUILDERS, AND NEAL RAYMOND
MATHEWS
Parcel No. 05-0014-0018

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into this ____ day of _____, 2026, by **Milford City**, a municipal corporation of the State of Utah ("City"), **White Rock Home Builders** ("Developer"), and **Neal Raymond Mathews**, the owner of record of Parcel No. 05-0014-0018 ("Owner"). The City, Developer, and Owner may collectively be referred to as the "Parties."

RECITALS

WHEREAS, Owner is the owner of certain real property located within Milford City, Beaver County, Utah, identified as Parcel No. 05-0014-0018 (the "Property"), more particularly described in Exhibit A attached hereto; and

WHEREAS, Developer has requested approval to divide the Property into two separate conforming lots through this Development Agreement, which, upon approval by the Milford City Council, will serve as the City's approval mechanism for the two-lot division in place of review by the Subdivision Review Committee; and

WHEREAS, development of the Property requires an extension of the existing 8" main sewer line to service the southeast parcel; and

WHEREAS, the Parties desire to establish the requirements for approval of the two-lot division and for construction of the public sewer improvements serving the Property; and

WHEREAS, before final approval and execution of this Agreement, the Milford City Council requires Developer and/or Owner to provide the City with the information necessary to evaluate the proposed two-lot division, including a completed Minor Subdivision Application, a Record of Survey, Legal Metes and Bounds Description that describes the parcels illustrated by the survey map, Ownership and Tax Documentation, and Engineered Sewer Plans; and

WHEREAS, applicable Milford City Code 15.01.010 and development standards require the main sewer line to be extended the entire length of the property being developed; and

WHEREAS, based upon the location of the Property and surrounding development, the City has determined that no future sewer connections are reasonably anticipated beyond the southeast corner of the Property in connection with the development contemplated by this Agreement; and

WHEREAS, due to no future connections to the north, Milford City is willing to allow the otherwise required eight-inch (8-inch) public sewer main extension to terminate at the southeast corner of the Property (intersection 250 West 800 South) after an extension of approximately ninety (90) feet, with a sanitary sewer manhole installed at the end of the line, subject to the terms and conditions of this Agreement; and

WHEREAS, the Milford City Planning Commission reviewed this Agreement on _____, 2026, and made its recommendation to the Milford City Council; and

WHEREAS, the Milford City Council considered and approved this Agreement on _____, 2026.

NOW, THEREFORE, in consideration of the mutual promises, obligations, and conditions contained herein, all Parties agree as follows:

1. PURPOSE

The purpose of this Agreement is to establish the conditions under which Parcel No. 05-0014-0018 may be divided into two conforming lots through this Development Agreement and to authorize a limited modification of the City's sewer main extension requirement.

Under this Agreement, the required eight-inch (8-inch) public sewer main may terminate at the southeast corner of the Property, with an approved sanitary sewer manhole installed at the termination of the line, subject to the requirements contained herein.

2. TWO-LOT DIVISION

Upon approval and execution of this Agreement, Milford City approves the Property to be divided into two separate conforming lots as depicted on the Record of Survey approved by the Milford City Council in connection with this Agreement. Each resulting lot shall comply with all applicable Milford City lot area, frontage, access, setback, utility, and other development requirements that are not expressly modified by this Agreement.

The final configuration of the two lots shall be consistent with the Record of Survey and legal descriptions reviewed and approved by the Milford City Council as part of this Agreement. Nothing in this Agreement authorizes the creation of a third lot or any nonconforming lot.

3. REQUIRED DOCUMENTS FOR CITY COUNCIL REVIEW

Prior to final approval and execution of this Agreement, Developer and/or Owner shall submit the following documents to Milford City for review and consideration by the Milford City Council:

1. A completed Minor Subdivision Application, submitted for the purpose of providing the City Council with the information necessary to evaluate the proposed two-lot division. Submission of the application does not require separate reviews by the Subdivision Review Committee;
2. A Record of Survey Map prepared and certified by a licensed professional land surveyor depicting the proposed two conforming lots;
3. Legal metes and bounds descriptions describing each parcel created by the division and corresponding with the approved survey;
4. A current title report verifying ownership of the Property;
5. A tax clearance certificate, or other documentation acceptable to the City, showing that all taxes, interest, and penalties owing on the Property have been paid;
6. Engineered sanitary sewer plans meeting the requirements of Section 4 of this Agreement; and
7. Any other documents reasonably necessary for the Milford City Council to evaluate the proposed two-lot division or for the Beaver County Recorder to record the approved division.

The Milford City Council shall review these materials in connection with its consideration of this Agreement. Once the Council has approved the Record of Survey, legal descriptions, engineered sanitary sewer plans, and this Agreement, and the Agreement has been executed by the Parties, the approved Record of Survey may be recorded with the Beaver County Recorder's Office. The Property shall not be considered legally divided into separate parcels until the Record of Survey has been properly recorded.

4. 8" SEWER MAIN EXTENSION

As a condition of approval of the two-lot division through this Agreement and development of the Property, Developer shall extend the existing 8-inch sewer main to the southeast corner of the Property. Milford City agrees that, for purposes of the two-lot development contemplated by this Agreement, the required main sewer extension may terminate at the southeast corner of the Property. The anticipated length of the extension is approximately ninety (90) feet; however, the actual length shall be determined by the approved engineered plans and field conditions. The controlling requirement is that the public sewer main extend to the southeast corner of the Property and terminate in the required manhole.

4.1 Engineered Sewer Plans

Prior to construction, Developer shall provide Milford City with sewer plans prepared, signed, and stamped by a professional engineer licensed in the State of Utah. The plans shall show the proposed eight-inch (8-inch) sewer main extension, required manhole, service connections, elevations, slopes, materials, easements, existing utilities, and any other information reasonably required by Milford City or its designated engineer.

Construction shall not begin until the plans have been reviewed and approved by Milford City or its designated engineer.

4.2 Manhole Requirement

Developer shall install a sanitary sewer manhole at the termination of the eight-inch (8-inch) public sewer main at the southeast corner of the Property. The manhole shall be designed and constructed in accordance with Milford City standards and the approved engineered plans and shall be configured in a manner that allows the public sewer main to be extended in the future if required for subsequent development.

4.3 Construction Standards

All sewer improvements shall be constructed in accordance with the approved engineered plans, applicable Milford City standards and specifications, and applicable state and federal requirements. Construction shall be subject to inspection and approval by Milford City or its authorized representative. Any material change to the approved plans must receive City approval before construction of the change.

4.4 Costs

Developer and/or Owner shall be responsible for all costs associated with the design, engineering, permitting, construction, inspection, testing, installation, completion, and correction of the sewer main extension and manhole, unless otherwise specifically agreed to in writing by Milford City. Nothing in this Agreement creates a financial obligation on the part of Milford City to design, construct, or pay for any portion of the sewer improvements.

4.5 Inspection, Testing, and Acceptance

The sewer main extension and manhole shall be subject to inspection and testing as required by Milford City. Developer and/or Owner shall be responsible for correcting, at their expense, any deficiencies identified during inspection or testing. The sewer main extension and manhole shall not be considered accepted as part of Milford City's public sewer system until the improvements have been inspected and formally accepted by Milford City. All inspections shall be scheduled with Milford City Foreman Ben Stewart at 435-463-9568.

5. LIMITATION OF SEWER EXTENSION REQUIREMENT

Upon satisfactory completion and City acceptance of the eight-inch (8-inch) sanitary sewer main extension to the southeast corner of the Property and installation of the required manhole, Developer and Owner shall have satisfied the main sewer extension requirement applicable to the two-lot division contemplated by this Agreement. Developer and Owner shall not be required, solely as a condition of approval of the two lots authorized by this Agreement, to extend the public sewer main beyond the southeast corner of the Property.

Nothing in this Section prohibits Milford City from requiring additional public improvements in connection with any future subdivision, further division, redevelopment, change in use, or development not contemplated by this Agreement, to the extent authorized by applicable law.

6. INDIVIDUAL UTILITY CONNECTIONS AND FEES

Approval of the public sewer main extension does not waive any applicable sewer connection fees, impact fees, inspection fees, building permit fees, or other lawful fees applicable to development of either lot. Each lot shall obtain all required utility approvals and connections before occupancy of any structure located thereon.

7. NO AUTHORIZATION FOR BUILDING CONSTRUCTION

Approval of this Agreement does not constitute approval of any individual building permit. No building or structure may be constructed or occupied on either resulting lot until the applicant has obtained all required zoning, building, utility, fire, and other applicable approvals and all applicable fees have been paid.

8. NO OTHER WAIVER OF CITY REQUIREMENTS

Except for the specific sewer main extension requirement described in this Agreement, nothing herein shall be interpreted as waiving or modifying any otherwise applicable Milford City ordinance, standard, specification, fee, or development requirement. Any waiver or modification not expressly stated in this Agreement must be separately approved by Milford City in accordance with applicable law.

9. COMPLIANCE WITH APPROVED DOCUMENTS

Development of the Property shall substantially conform to this Agreement, the approved Record of Survey, the approved legal descriptions, the approved engineered sewer plans, and all other approvals issued by Milford City. In the event of a conflict between the approved documents and this Agreement, this Agreement shall control unless otherwise required by applicable law.

10. OWNER CONSENT AND AUTHORIZATION

The Owner consents to the division and development of the Property and authorizes the Developer to pursue the approvals contemplated by this Agreement.

11. SUCCESSORS AND ASSIGNS

The terms of this Agreement shall be binding upon the Parties and any successors or assigns who assume the rights or obligations established by this Agreement.

12. REIMBURSEMENT OF CITY COSTS

Developer shall reimburse Milford City for actual costs incurred by Milford City's engineer and legal counsel in connection with this development. Milford City shall invoice the Developer for such costs.

13. RECORDING

Following approval by the Milford City Council and execution of this Agreement by all Parties, the approved Record of Survey shall be recorded with the Beaver County Recorder's Office.

The Property shall not be considered legally divided into the two separate parcels until the approved Record of Survey has been properly recorded with the Beaver County Recorder's Office.

14. DEFAULT

If Developer or Owner fails to comply with a material obligation contained in this Agreement, Milford City may provide written notice identifying the violation and allowing a reasonable opportunity to cure the violation. If the violation is not timely corrected, the City may exercise any remedy available under this Agreement, Milford City ordinances, or applicable law, including withholding approvals or permits directly related to the uncompleted obligation where legally authorized. Nothing herein limits any Party from seeking any remedy otherwise available at law or in equity.

15. AMENDMENTS

This Agreement may be amended only by a written agreement approved and executed by Milford City and the Parties then holding the applicable rights and obligations under this Agreement, in accordance with applicable law. Minor administrative or engineering modifications that do not materially alter the approved development or the obligations of the Parties may be approved administratively when authorized by Milford City ordinances and applicable law.

16. GOVERNING LAW AND VENUE

This Agreement shall be governed by the laws of the State of Utah. Venue for any legal action arising from this Agreement shall be in a court of competent jurisdiction serving Beaver County, Utah.

17. ENTIRE AGREEMENT

This Agreement, together with all exhibits incorporated herein, constitutes the entire agreement between the Parties regarding the subject matter addressed herein and supersedes prior oral discussions or representations concerning the specific obligations established by this Agreement.

18. SEVERABILITY

If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, the remaining provisions shall remain in full force and effect to the extent they can be given effect without the invalid provision.

SIGNATURES

MILFORD CITY

Mayor Nolan Davis

Date: _____

ATTEST:

Monica Seifers, City Recorder

DEVELOPER - WHITE ROCK HOME BUILDERS

Authorized Signature

Printed Name: _____

Title: _____

Date: _____

OWNER-NEAL RAYMOND MATHEWS

Owner Signature

Printed Name: _____

Date: _____

NOTARY ACKNOWLEDGMENT - DEVELOPER

STATE OF UTAH)

: ss.

COUNTY OF BEAVER)

On this ____ day of _____, 2026, personally appeared before me
_____, who acknowledged that he/she is authorized to
execute the foregoing Development Agreement on behalf of White Rock Home Builders.

Notary Public

My Commission Expires: _____

NOTARY ACKNOWLEDGMENT - OWNER OF RECORD

STATE OF UTAH)

: ss.

COUNTY OF BEAVER)

On this ____ day of _____, 2026, personally appeared before me
_____, the Owner of Record of Parcel No. 05-0014-
0018, who acknowledged that he/she executed the foregoing Development Agreement and agreed to the
terms and obligations applicable to the Property.

Notary Public

My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION OF EXISTING PROPERTY

Parcel No. 05-0014-0018

[Insert current legal description from title report.]

EXHIBIT B
APPROVED TWO-LOT RECORD OF SURVEY

[Attach final approved Record of Survey depicting the two conforming lots.]

EXHIBIT C
APPROVED SANITARY SEWER EXTENSION PLAN

[Attach approved engineered plan showing the eight-inch (8-inch) sanitary sewer main extension to the southeast corner of the Property and the required terminal manhole.]

Minor-Subdivision Application Residential Uses



Name of Proposed Subdivision: Fabow Subdivision

County Tax Parcel Number:

5-14-18

Current Zoning of Property:

Residential

----- CONTACT INFORMATION -----

Applicant Information	Property Owner #1 Information
Name: <u>White Rock Home Builders / Fitzbow LLC</u>	Name: <u>Neal P. Matthews</u>
Address: <u>2446 S. Briar St</u> <u>Washington, UT 84780</u>	Address: <u>3377 West 2310 South</u> <u>HURRICANE, UT 84737</u>
Phone: <u>435-691-1425</u>	Phone: <u>435-229-2283</u>
Email: <u>office@whiterockhomebuilders.com</u> <u>wette@whiterockhomebuilders.com</u>	Email: <u>NMatthews99@gmail.com</u>
Property Owner #2 Information (If Applicable)	Property Owner #3 Information (If Applicable)
Name: _____	Name: _____
Address: _____	Address: _____
Phone: _____	Phone: _____
Email: _____	Email: _____

If the property to be subdivided has more than three owners, attach supplemental information for remaining owners.

Land Use Application Form

Applicant Name: White Rock / Fitzbow

Mailing Address: 2446 S. Briar St. Washington, UT 84780

Phone Number: 435-691-1425

Email Address: brett@whiterockhomebuilders.com

Property Owner (if different): Neal R. Mathews

Property Address / Location: ~~1444~~ 146W. 800S & 115 W. 800 S.

Parcel Number(s): 5-14-10

Section 1: Proposed Use of Property (Post-Subdivision)

Describe the use of each new lot or parcel after subdivision:

To construct (2) single family homes. Each lot to have a
min of 6000 sq ft. Both homes to face the south (800)

Section 2: Zoning and Land Use Authority

1. Is the proposed use permitted by right under the current zoning?

☒ Yes

☐ No

If yes, cite the specific zoning ordinance(s) that authorize the proposed use:

(Include title and section)

Residential Single Family

2. Does the proposed use require a Conditional Use Permit?

☐ Yes

☒ No

If yes, attach approved Conditional Use Permit:

☐ Attached *N/A*

☐ Not yet approved (Subdivision application will be deemed incomplete)

3. Does the proposed use require a Rezone?

☐ Yes

☒ No

If yes, has the rezoning already been approved?

☐ Yes, attach approval

☐ No (Subdivision application will be deemed incomplete until rezoning is finalized) *N/A*

Section 3: Conditional Use Permit Status (If Applicable)

- Date Application Submitted: _____

- Date Permit Approved: _____ *N/A*

- Permit Number (if applicable): _____

☐ Copy of Approved Use Permit Attached

Section 4: Applicant Certification

I certify that the information provided in this application is true and accurate. I understand that no subdivision application will be considered complete until all required land use authorizations, including conditional use permits and zoning approvals, are finalized.

Signature: *Bruce Lozano*

Date: *09/04/26*

----- -- DOCUMENT CHECKLIST -----

A Minor Subdivision are exempt from the preliminary and final plat requirements, improvement plans requirements, and the studies/reports requirement of section 14.02.080 if the subdivision:

- 1 2 Results in no more than ²/~~3~~ parcels.
- 2 X Is not traversed by the mapped lines of a proposed street (as shown in the Milford City General Plan), City easement, or any other land required for or intended to be dedicated for public purposes. The proposed subdivision name, which must be distinct from any subdivision name on a plat recorded in the County Recorder's office. *no changes to streets.*
- 3 X Has been approved by the culinary water authority, the sanitary sewer authority, and the Southern Utah Health Department (if applicable).
- 4 X Is located in a zoned area. *Yes*
- 5 X Is already serviced by an existing and improved street such that no public improvements are required. *water is installed, sewer to extend.*
- 6 X Is not adjacent to another minor subdivision or part of a larger lot that underwent a minor subdivision in the last two years.

If you meet the criteria above, you may move forward with this application by submitting the following:

- 1 ✓ A record of survey map that illustrates the boundaries of the parcels; and
- 2 ✓ A legal metes-and-bounds description that describes the parcels illustrated by the survey map.
- 3 ✓ Certifications, including:
 - a ✓ An affidavit from the applicant certifying that the submitted information is true and accurate.
 - b ✓ Certification that the surveyor who prepared record of survey map:
 - i ✓ Holds a license in accordance with Utah Code 58-22; and
 - (1) ✓ Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the boundaries; and
 - (2) ✓ Has placed monuments as represented on the plat.
 - c ✓ A Title Report or Title Insurance Policy for the land to be subdivided verifying property ownership.

- d ☒ A Tax Clearance Certificate from the county indicating that all taxes, interest, and penalties owing on the land have been paid.
- 4 ☒ Copies, including:
- a ☒ One electronic copy of the record of the survey map.
- 5 ☒ The names and addresses of all property owners within 500 feet of the proposed subdivision, for notice of the public hearing. 14.02.120.7.
- 6 ☒ Engineered Sewer Construction Plan prepared, signed, and sealed by a professional engineer licensed in the State of Utah
- 7 ☐ Payment of any application-processing fees required by the City (see the City's Fee Schedule). In addition to the posted fees on the City's Fee Schedule, the applicant shall be liable for all reasonable costs incurred by the City by obtaining engineering and legal review of the application.

-waiting on invoice from Sunrise engineering & Legal Counsel.
will invoice once I receive these.

APPLICANT'S AFFIDAVIT – SUBDIVISION APPLICATION

Name of Proposed Subdivision:

Fitzhew Subdivision

County Tax Parcel Number of Property to Be Subdivided:

5-14-18

I, Bretten Lozano (applicant/agent name), certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete, and accurate to the best of my knowledge. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Milford City may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Milford City Subdivision Ordinance and that items and checklists contained in this application are basic and to the minimum requirements only and that other requirements may be imposed to ensure compliance with municipal ordinances and approved standards and specifications. Additionally, I agree to pay all fees associated with this application, as set by the currently adopted Milford City Consolidated Fee Schedule and all costs incurred by the City for obtaining engineering and legal review of applications.

Signed:

Bretten Lozano

Applicant/Agent

08/20/20
Date

Subscribed and sworn to before me:

Makayla Bealer

Notary Public

8.20.20
Date

Notary Seal:



PROPERTY OWNER'S CONSENT & DEDICATION – SUBDIVISION APPLICATION

Name of Proposed Subdivision:

Fizbow Sub

County Tax Parcel Number of Property to Be Subdivided:

5-14-18

We certify under penalty of perjury that we are the sole owners of the property proposed to be subdivided and that we have thoroughly reviewed the final subdivision application. We hereby consent to this final subdivision application and, contingent on City approval of the final application, we irrevocably dedicate all portions of the property to the public that are so indicated in this application (including streets, City uses, utilities, parks, easements, or other spaces). We further consent to agents of the City entering onto the subject property for the purpose of making any inspections required by this application or related improvements.

Signed:

Neal Matthews

Property Owner #1

8-20-2026

Date

Property Owner #2 (if applicable)

Date

Property Owner #3 (if applicable)

Date

Subscribed and sworn to before me:

Jacob Warren

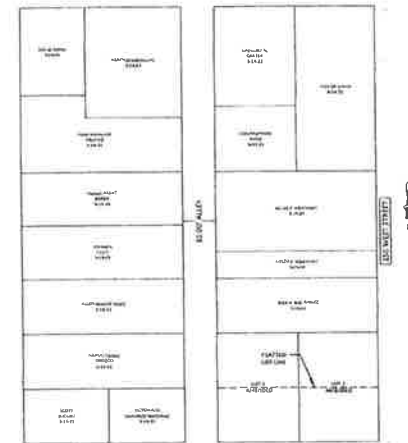
Notary Public

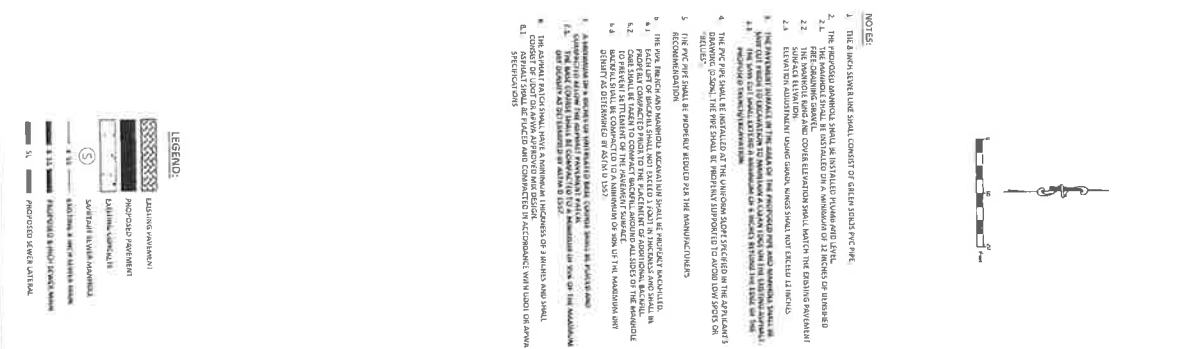
8-20-2026

Date

Notary Seal:



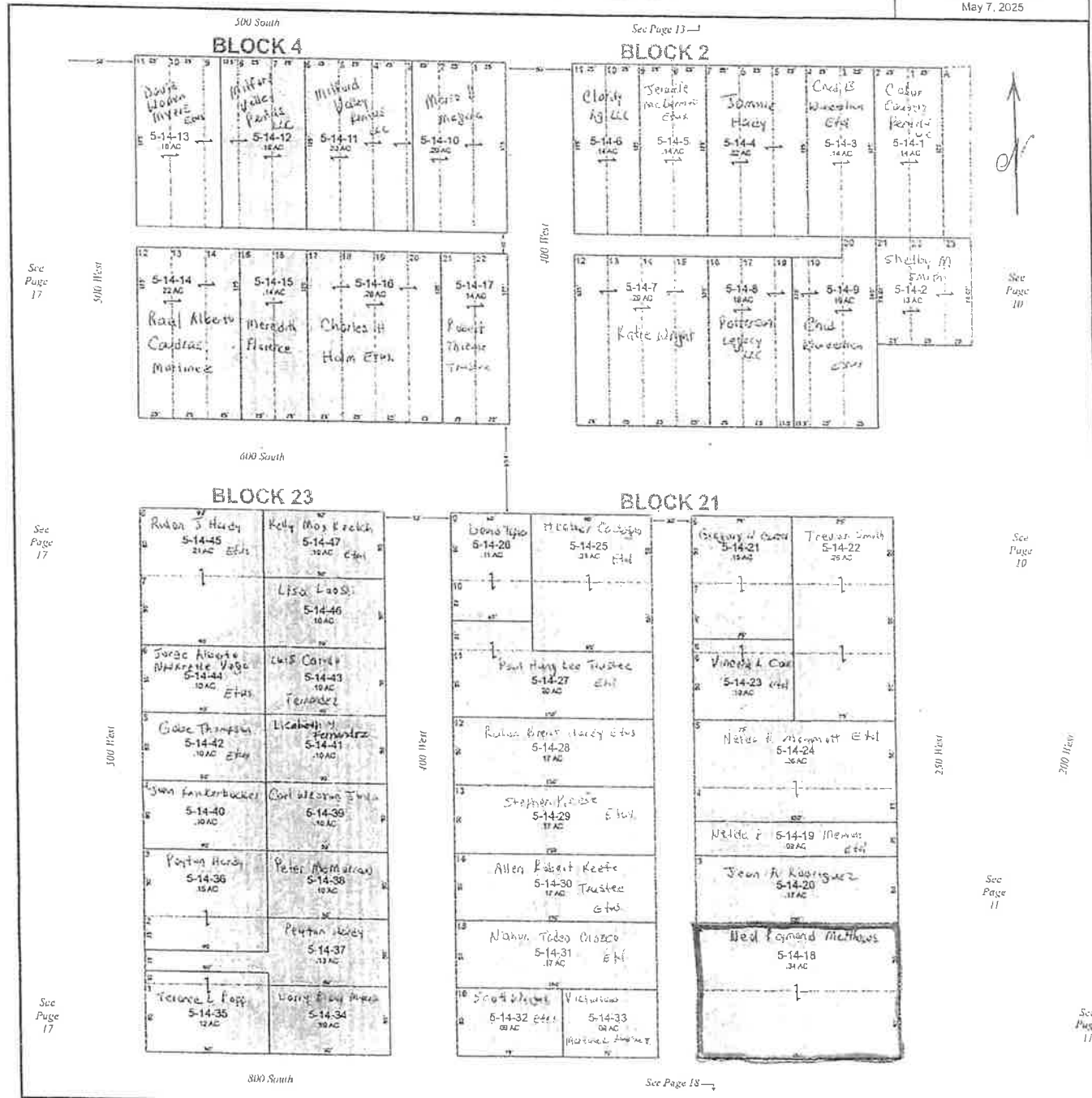
[illegible]

[illegible]

MILFORD CITY, MILFORD HEIGHTS

Book 5 Page 14

May 7, 2025



Scale: 1" = 50'



ALTA COMMITMENT FOR TITLE INSURANCE
issued by

ATTORNEYS TITLE GUARANTY FUND, INC.

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, ATTORNEYS TITLE GUARANTY FUND, INC., a Colorado company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, Attorneys Title Guaranty Fund, Inc. has caused its corporate name to be affixed by its duly authorized officers on the date shown in Schedule A.

ATTORNEYS TITLE GUARANTY FUND, INC.

ERIC R. MORGAN
PRESIDENT

JEAN WARD
SECRETARY

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS COMMITMENT, CONTACT:

Jeremy Gale, 5 South Main Street, P.O. Box 849, Beaver Utah 84713, Phone: (435) 438-5680, Fax: (435) 438-5671

PC202608012611

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION





COMMITMENT CONDITIONS

1. DEFINITIONS

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 3 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I—Requirements; and
- f. Schedule B, Part II—Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - i. comply with the Schedule B, Part I—Requirements;
 - ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
 - a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
 - b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
 - c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
 - d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
 - e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
 - f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.
7. **IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**
The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.
8. **PRO-FORMA POLICY**
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.
9. **CLAIMS PROCEDURES**
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.
10. **CLASS ACTION**
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.
11. **ARBITRATION**
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION





Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: TitleFirst Title Insurance Agency, LLC
 Issuing Office: 5 South Main Street, P.O. Box 849, Beaver Utah 84713
 Issuing Office's ALTA® Registry ID: 1023307
 Commitment Issue Date: August 24, 2026
 Loan ID Number:

Commitment Number: PC202608012611
 Issuing Office File Number: 26086127
 Property Address: 05-0014-0018, Milford, Utah 84751

SCHEDULE A

1. Commitment Date: August 24, 2026 @ 8:00 a.m.
2. Policy to be issued: Premium
 - A. 2021 ALTA Loan Policy, Policy Amount \$ \$
 Proposed Insured: TBD
 Certificate of Taxes Due \$0.00
 Endorsements: \$
 Additional Charges:
 Total
3. The estate or interest in the Land at the Commitment Date is: Fee Simple
4. The Title is, at the Commitment Date vested in: Neal Raymond Matthews,
5. The Land is described as follows:
 See Schedule C attached hereto.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION





ISSUED BY

TITLEFIRST TITLE INSURANCE AGENCY, LLC
5 South Main Street, P.O. Box 849
Beaver Utah 84713
PH: (435) 438-5680

4382

(member no.)

ATTORNEYS TITLE GUARANTY FUND, INC.

BY:

Eric R. Morgan
President

Authorized Signatory

FOR INFORMATION OR SERVICES IN CONNECTION WITH THIS TRANSACTION, CONTACT:
Jeremy Gale, 5 South Main Street, P.O. Box 849, Beaver Utah 84713, Phone: (435) 438-5680, Fax: (435) 438-5671

Commitment Number: PC202608012611

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION





SCHEDULE B, PART I—Requirements

All the following are the Requirements that must be met:

1. The **Proposed** Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents **satisfactory** to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes, charges and assessments, levied and assessed against the subject premises which are due and payable.
6. If the applicant **desires copies** of any matters shown as exceptions in Schedule B - Section 2, the Company will furnish such upon request at no charge or a minimal charge as the case may be.
7. Deed of Trust to secure the new loan to be insured.

NOTE: The following is provided for informational purposes, only. The 24 Month Chain of Title reports these conveyances forming said Chain of Title: NONE

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. General property taxes for the year 2026 are accruing as a lien, but are not yet due and payable. Taxes for the year 2025 have been paid in the amount of \$174.29. Tax Serial Number 05-0014-0018.
8. Claims, right, title or interest to water rights whether or not shown by the Public Records.
9. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B
10. NOTE: NO EXISTING DEED OF TRUST APPEARS OF RECORD, IF THIS INFORMATION IS NOT CORRECT, PLEASE NOTIFY THE COMPANY AS SOON AS POSSIBLE TO PROVIDE INFORMATION REGARDING THE EXISTING LOAN.

NOTE: The following names have been checked for judgments: Neal Raymond Matthews

No unsatisfied judgments appear of record in the last eight years except as shown herein.

NOTE: FOR INFORMATION PURPOSES ONLY: Official records indicate that, except for reconveyances and as indicated herein, the following transfers and/or conveyances of the subject property have taken place within the 24 months preceding the effective date of this Commitment:

The Owner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





(b). (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; minerals, oil and gas; (3) Any and all unpaid taxes, assessments and unredeemed tax sales.

The ALTA Homeowner's Policy of title insurance committed for in this Commitment, if any, shall contain, in addition to the Items set forth in Schedule B-Section 2, the following items: (1) The Deed of Trust, if any, required under Schedule B-Section 1, Item (b); (2) Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water; oil and gas; (3) Real Estate taxes or assessments for the current year and taxes or special assessments which are not shown as existing liens at date of policy; (4) Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete survey of the land and inspection of the land; (5) Covenants, conditions, restrictions, setbacks, easements and/or servitudes appearing in the public records. This exception does not impair the coverage afforded by Covered Risks 12, 13, 23, 24, and 26; (6) Any lease, grant, exception, or reservation of minerals or mineral rights appearing in the public records. This exception does not impair the coverage afforded under Covered Risk 25; (7) Any violation, variation, or encroachment of a boundary wall or fence. This exception does not impair the coverage afforded under Covered Risks 21 and 22; (8) Any security deed, mortgage, deed of trust, judgment, lien or encumbrance of any kind which has been created, suffered, and assumed by the insured or of which the insured has actual knowledge.

NOTE: Upon compliance with underwriting requirements, exceptions numbered will be omitted from the Final Policy to be issued hereunder.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by ATTORNEYS TITLE GUARANTY FUND, INC. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





Attorneys
Title Guaranty
Fund, Inc.

Privacy Policy

ATGF's Commitment to Privacy

Protecting your privacy and the confidentiality of your personal information is an important aspect of ATGF's operations. As a provider of title insurance and related services, the collection of customer's personal information is fundamental to our day-to-day business operations. We strive to provide you with the best customer service. To us, that includes treating your personal information fairly and with respect. Each ATGF employee and representative must abide by our commitment to privacy in the handling of personal information. We understand that you may be concerned about what we will do with such information. You have a right to know how we will utilize the personal information you provide to us. Therefore, ATGF has adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does **not** govern the manner in which we may use information we have obtained from **any other** source, such as information obtained from a **public** record or from another person or entity.

Types of Information

Depending upon which of our services you are utilizing, we may collect personal information about you from the following sources:

- Information we receive from you on applications, forms and in other communications to us
- Information we receive from you through our Internet website
- Information about your transactions with or services performed by us, our agents, or other persons; and
- Information we receive from consumer or other reporting agencies and publicly recorded documents.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any non-affiliated party. Therefore, we will not release your information to non-affiliated parties except:

- as necessary for us to provide the product or service you have requested of us; or
- as permitted by law

We may also disclose your personal information to others when we believe, in good faith, that such disclosure is reasonably necessary to comply with the law or to protect the safety of our customers, employees, or property and/or to comply with a judicial proceeding, court order or legal process.

We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis.

We are permitted by law to share your name, address and facts about your transaction with one or more of our agents, affiliated companies, insurers and reinsurers, to provide you with services you have requested, for marketing or product development research, or to market products or services to you. We do not, however, disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent, in conformity with applicable law, unless such disclosure is otherwise permitted by law.

We do not disclose personal information about our customers or former customers to non-affiliated third parties, except as outlined herein or as otherwise permitted by law.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to non-public personal information about you to those individuals and entities who need to know that information to provide

products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy. We currently maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your non-public information.

If you send an electronic mail (email) message that includes personally identifiable information, we will use that information to respond to your inquiry. Remember that email is not necessarily secure against interception or other disclosure. If your communication is very sensitive, or includes information such as your bank account, charge card or social security number, you should not send it in an email.

Changes to this Privacy Policy

This Privacy Policy may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy, we will post a notice of such changes on our website.

SCHEDULE C

File #: 26086127

All of Lots 1 and 2 Block 21, MILFORD HEIGHTS SUBDIVISION, A Subdivision according to the Official Plat thereof, recorded in the Office of the County Recorder of said County.

Together with all rights, privileges, easements, rights of way, improvements and appurtenances thereunto belonging or in anyway appertaining thereto.

Subject to Easements, Rights of way, Restrictions and Reservations of record.

Tax Parcel No. 05-0014-0018

bob@platt-eng.com

From: LeeAnn Franklin <leeannfranklin@beaver.utah.gov>
Sent: Wednesday, August 19, 2026 4:32 PM
To: bob@platt-eng.com
Subject: Re: Taxes Paid Letter
Attachments: 2025 Tax Record - Parcel #05-0014-0018 .pdf

Bob -

Attached is the 2025 Tax Record showing the taxes are paid with no delinquent taxes owing as of today. The 2026 Tax Notice will be mailed on or before the 1st of October 2026 and will be due by November 30th.

As of today, the owner of record is Neal Raymond Matthews.

If you have any other questions, please let me know.

Have a great rest of the day!

LeeAnn M. Franklin
Beaver County Treasurer

(435) 438-6410

"It's a good day to have a good day!"

On Wed, Aug 19, 2026 at 4:06 PM <bob@platt-eng.com> wrote:

LeeAnn,

Per our discussion can you send me some documentation relative to the taxes are paid on

Parcel No. 5-14-18, Owner is Neal Raymond Matthews.

Thanks for your help.

Respectfully,

Bob Platt

August 19, 2026

BEAVER COUNTY CORPORATION

Tax Roll Master Record

04:22:20PM

Parcel: 05-0014-0018	Entry: 279536
Name: SMITH QUINTON	
c/o Name: SMITH JANINE	Property Address
Address 1: P O BOX 451	770 S 250 W
Address 2:	
City State Zip: BEAVER UT 84713-0000	Acres: 0.34
Mortgage Co: NONE	
Status: Active	
Year: 2025	District: 005 MILFORD CITY DISTRICT
	0.009524

Owners	Interest	Entry	Date of Filing	Comment
SMITH QUINTON		279536	01/20/2023	
SMITH JANINE		279536	01/20/2023	

2025 Values

Property Information	Units/Acres	Market	Taxable	Taxes
LV01 LAND VACANT	0.34	18,300	18,300	174.29
Totals:	0.34	18,300	18,300	174.29

Payments / Refunds

11/18/2025	2025	11:54 AM	00120845	JANINE L SMITH	Current Check (C)	174.29
Total Payments:						174.29

**** ATTENTION!! ****

Tax Rates for 2025 have been set and approved. All taxes levied shown on this printout for the year 2025 should be correct.

2025 Taxes:	174.29	Review Date
Special Fees:	0.00	04/22/2021
Penalty:	0.00	2025 Taxes Paid
Abatements:	(0.00)	
Payments:	(174.29)	
Amount Due:	0.00	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

LTS 1 & 2 BLK 21 MILFORD HEIGHTS CONT .34 AC

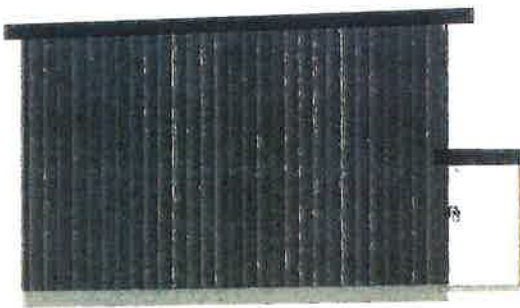
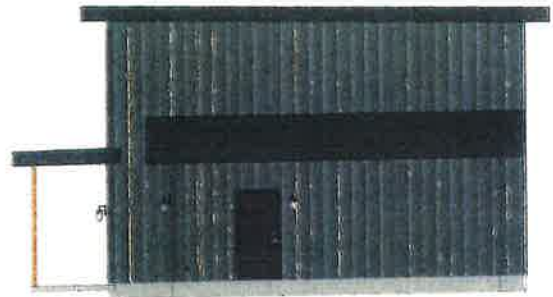
History

Parcel 05-0018-0018 was 05-0014-0018. Changed 06/25/2001. Parcel 05-0014-0018 was 05-0018-0018. Changed 06/25/2001.

Change ownership in 2026

Smith to Jonathan Pratt 6-11-26

Pratt to Neal Raymond Matthews 6-26-26



Elevations

pg-2

[illegible]

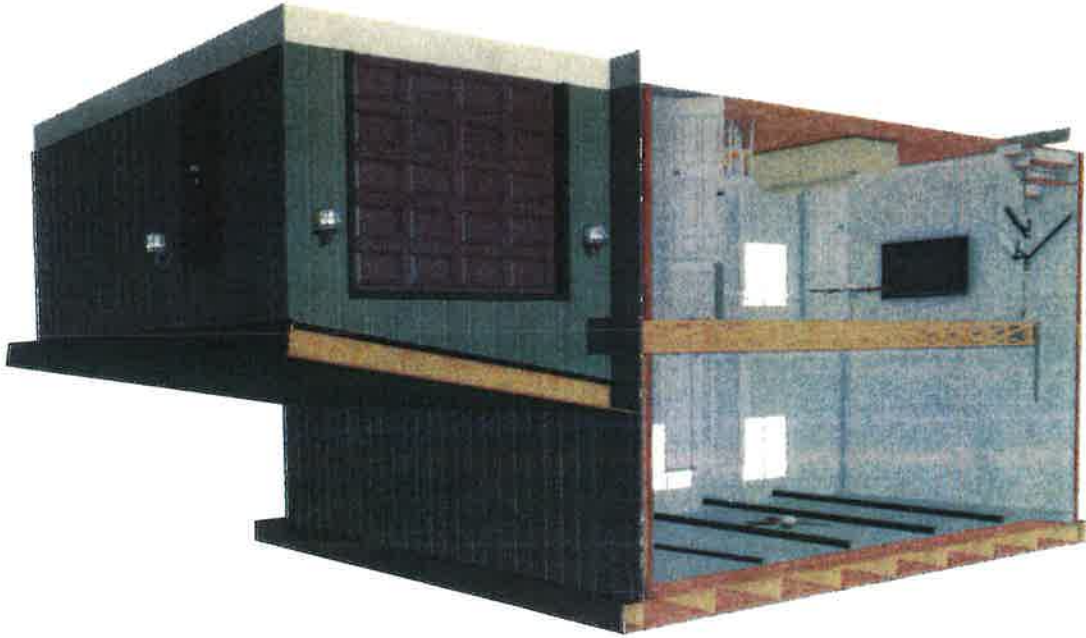


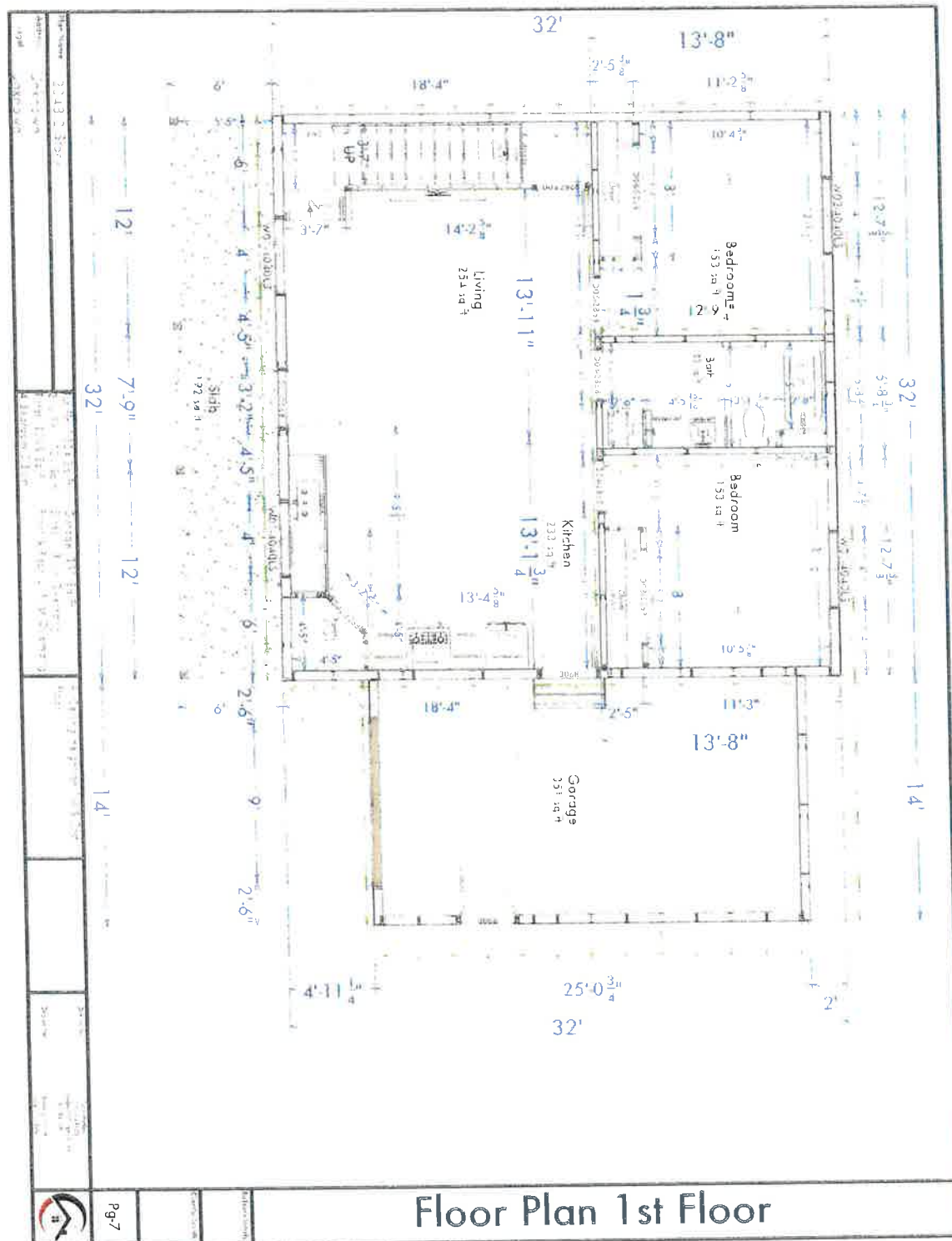
Pg-4

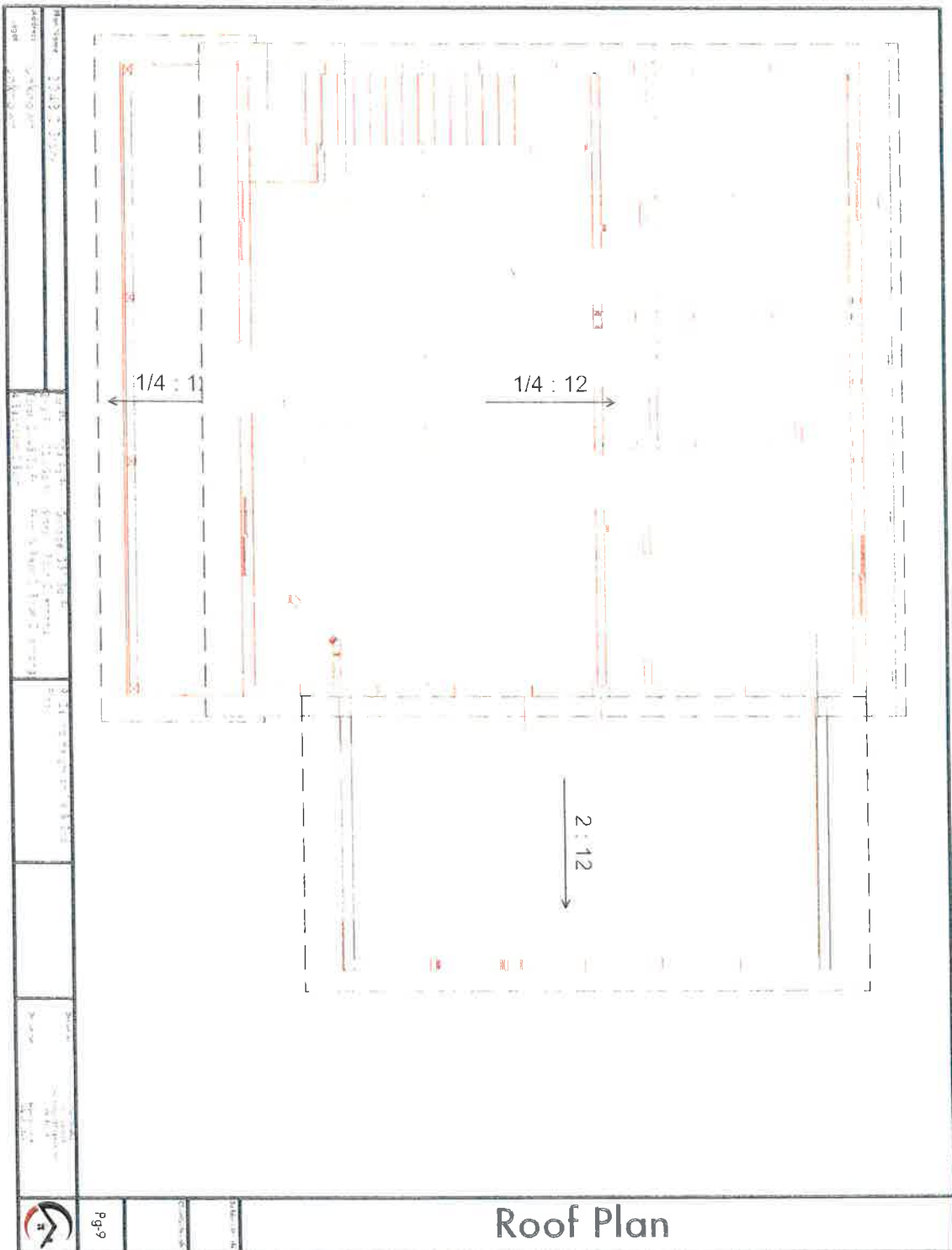
Page No.

Page Title

Cross Section







Roof Plan



ADDENDUM TO LAND LEASE AGREEMENT

This Addendum ("Addendum") is entered into by and between **Milford City**, a Utah municipal corporation ("City"), and **Staker & Parson Companies, dba Western Rock** ("Lessee").

WHEREAS, Milford City and Staker & Parson Companies, dba Western Rock, entered into a Land Lease Agreement dated **March 13, 2026**, concerning property located at the Milford Municipal Airport; and

WHEREAS, the parties desire to clarify and establish additional terms regarding electrical service and the placement of RV trailers within the leased area;

NOW, THEREFORE, the parties agree as follows:

1. Electrical Service

Milford City agrees to allow the applicable power company to install an electrical meter at the designated electrical pedestal serving the leased area.

Western Rock may connect its equipment, machinery, and other operational electrical devices to the electrical service provided through the designated electrical pedestal. There shall be no limit on the number of pieces of equipment or electrical devices connected, provided the total electrical load does not exceed the capacity of the electrical service. A maximum of two (2) RV trailers may be connected to the electrical service.

2. Utility Costs

Western Rock shall be responsible for all electrical costs associated with the meter and shall be responsible for the ongoing electrical and utility costs for its use of the leased area.

3. RV Trailers on Site

Milford City agrees to allow Western Rock to place **two (2) RV trailers** within the leased area for use by its employees in connection with Western Rock's operations.

4. Temporary Use and Compliance

The RV trailers shall be used for **temporary operational purposes** in connection with Western Rock's operations. The placement and use of the RV trailers shall remain subject to all applicable City zoning requirements, ordinances, airport requirements, and other applicable laws and regulations.

5. No Other Changes

Except as specifically amended by this Addendum, all other terms and conditions of the **March 13, 2026, Land Lease Agreement** shall remain unchanged and in full force and effect.

In the event of a conflict between this Addendum and the original Lease, this Addendum shall control with respect to the matters addressed herein.

6. Effective Date

This Addendum shall become effective upon the date it is signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Addendum as of the dates set forth below.

Milford City

By: _____

Name: Nolan Davis

Title: Mayor

Date: _____

Staker & Parson Companies d/b/a Western Rock Products

By:  _____

Name: Buddy Christensen

Title: Ready Mix Manager

Date: 08-26-20

No 25654
Filed for Record
at 1:15 o'clock P.M.
APR. 26, 1916
Electa Darity
Bozear County Recorder

