ALPINE CITY COUNCIL AGENDA

NOTICE is hereby given that the **CITY COUNCIL** of Alpine City, Utah, will hold a Public Meeting on **Tuesday, October 27, 2026, at 6:00 pm,** at 20 North Main Street. This meeting can be viewed on the **Alpine City YouTube Channel**. A direct link to the channel can be found on the home page of the Alpine City website: **alpineut.gov**. Public comments will be accepted during the Public Comment portion of the meeting.

I. CALL MEETING TO ORDER
- **A. Roll Call** — **Mayor Carla Merrill**
- **B. Prayer** — **Andrew Young**
- **C. Pledge** — **Sarah Blackwell**

II. CONSENT CALENDAR
- **A. Resolution R2026-29: Approval of Contribution and Sponsorship Agreement with Alta Bank for the Community Room in the Don and Peggy Watkins Community Center**
- **B. Approval of Trail Bridge Materials Purchase for Eagle Scout Projects: $4,818.81**
- **C. Approval for Purchase of Appliances for Fire Station/Community Center Project, RC Willey: $23,765.15**

III. PUBLIC COMMENT

IV. REPORTS & PRESENTATIONS
- **A. FY2026 Audit Presentation – John Haderlie, Larson & Company**
- **B. Alpine Days Report – Heidi Smith**

V. ACTION ITEMS
- **A. Approval of Main Street Traffic Safety Features**

VI. DISCUSSION ITEMS
- **A. Consideration of Property Transfer to Alpine Fitness**
- **B. Consideration for Installing No Sports Parking Signs along Timberline Middle School Sports Fields**

VII. STAFF REPORTS

VIII. COUNCIL COMMUNICATION

IX. CLOSED MEETING

Mayor Carla Merrill
October 23, 2026

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS. If you need special accommodations to participate, please call the City Recorder's Office at (801) 756-6347 x 3.
CERTIFICATE OF POSTING. The undersigned duly appointed recorder does hereby certify that the above agenda notice was on the bulletin board located inside City Hall at 20 North Main Alpine, UT. This agenda is also available on our website at alpineut.gov and on the Utah Public Meeting Notices website at www.utah.gov/pmn/index.html

PUBLIC MEETING AND PUBLIC HEARING ETIQUETTE

Please remember all public meetings and public hearings are recorded.

- All commenters **must** be recognized by the Chairperson before speaking.
- When speaking to the Planning Commission/City Council, please stand, speak slowly and clearly into the microphone, and state your name and street name (not house number) for the record.
- Be respectful to others and refrain from disruptions during the meeting. Please do not have conversations with other audience members as the microphones are very sensitive and can pick up whispers in the back of the room.
- Avoid expressing verbal approval or disapproval of the ongoing discussion (i.e., booing or applauding).
- Exhibits (photos, petitions, etc.) given to the City become the property of the City.
- Please silence all cellular phones, beepers, pagers, or other noise making devices.
- Be considerate of others who wish to speak by being concise and avoid repetition of what has already been said. Comments are typically limited to 2 or 3 minutes, and group representatives may be limited to 5 minutes. Please keep your comments constructive.
- Refrain from holding discussions near the doors or in the lobby area outside the council room as it can be very noisy and disruptive. If you must have conversations in this area, please be as quiet as possible. (The doors must remain open during a public meeting/hearing.)

Public Hearing vs. Public Meeting

If the meeting is a **public hearing**, the public may participate during that time and may present opinions and evidence about the issue for which the hearing is being held. In a public hearing there may be some restrictions on participation, such as time limits.

Anyone can observe a **public meeting**, but there is no right to speak or be heard there. The public may participate in presenting opinions and evidence at the pleasure of the Chairperson conducting

ALPINE CITY COUNCIL AGENDA

SUBJECT: Resolution R2026-29: Approval of Contribution and Sponsorship Agreement with Alta Bank for the Community Room in the Don and Peggy Watkins Community Center

FOR CONSIDERATION ON: October 27, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve the contribution and sponsorship agreement with the Alta Bank for the community room.

BACKGROUND INFORMATION:

Alta Bank was approached by the city earlier this year to make a financial contribution to the community center that is being constructed as part of the Alpine Fire Station No. 202 project. Alta Bank (formerly Bank of American Fork) has been a mainstay in the Alpine community for many years. In addition, they have been very supportive of community events in Alpine.

An agreement has been drafted wherein Alta Bank will provide a donation to the city in the amount of $100,000. The donation will be given over a period of three years. In return, the community room, within the Don and Peggy Watkins Community Center, will be named the Alta Bank Community Room. The terms of the agreement are outlined in contribution and sponsorship agreement included as exhibit A of Resolution R2026-29.

STAFF RECOMMENDATION:
Review and approve the proposed agreement, included in Resolution R2026-29, between Alta Bank and Alpine City for their donation towards the community center project.

SAMPLE MOTION TO APPROVE:
Approve Resolution R2026-29 as part of the consent calendar.

RESOLUTION NO. R2026-29

A RESOLUTION APPROVING A CONTRIBUTION AND SPONSORSHIP AGREEMENT WITH ALTA BANK FOR THE COMMUNITY ROOM IN THE DON AND PEGGY WATKINS COMMUNITY CENTER

WHEREAS, Alpine City is constructing a community center within the Alpine Fire Station No. 202 Building; and

WHEREAS, Alta Bank has expressed interest in making a contribution to the project in exchange for naming rights of the community room within the community center; and

WHEREAS, an agreement is necessary to outline the responsibilities of each party; and

WHEREAS, the terms of the naming rights for the community room are outlined in the Contribution and Sponsorship Agreement attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Alpine City that it approves the Contribution and Sponsorship Agreement with Alta Bank and authorizes the City's Mayor to sign the agreement with Alta Bank in the form attached as Exhibit A.

PASSED AND APPROVED this 27th day of October, 2026.

ALPINE CITY COUNCIL

By:_____
Carla Merrill, Mayor

[SEAL]

VOTING:

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

ATTEST:

_____
DeAnn Parry
City Recorder

DEPOSITED in the office of the City Recorder this 27th day of October, 2026.

RECORDED this 27th day of October, 2026.

Exhibit A

Contribution and Sponsorship Agreement with Alta Bank for the Community Room in the Don and Peggy Watkins Community Center

Contribution and Sponsorship Agreement

This Contribution and Sponsorship Agreement ("**Agreement**"), dated 1st day of November, 2026 ("**Effective Date**") is by and between The City of Alpine Utah, with offices located at 20 North Main, Alpine, UT 84004 (the "**City**"), and Altabank, Division of Glacier Bank, with offices located at 33 E Main St, American Fork, UT 84003 ("**Altabank**").

1. **Purpose**. The purpose of this Agreement is to summarize the mutual understanding of the City and Altabank regarding Altabank's naming rights of the primary community room within the Don and Peggy Watkins Community Center, located at 20 North Main St, Alpine, UT 84004

2. **Contribution**. Altabank will contribute to the City for the above stated purpose a total of $100,000 ("**Contribution**"), payable in three (3) annual installment payments of approximately $33,333.33, payable on the schedule outlined in Appendix A. Funds will be used for construction and improvements of the Don and Peggy Watkins Community Center and will not be used for any other purposes.

3. **Term**. The term of this Agreement commences as of Effective Date and continues for a period of 50 years unless sooner terminated in accordance with this Agreement.

4. **Recognition and Sponsorship**. In consideration of Altabank's payment of the Contribution, the City agrees to the following benefits and conditions: Altabank is the exclusive financial institution partner within the Alpine Community Center and is the only financial institution whose name appears in permanent signage on the exterior or interior of the community center; No other financial institution including banks, credit unions, investment firms, or other companies or individuals offering financial service will receive signage, naming rights, event sponsorships, booths, advertisements, promotional materials, or similar recognition within the community center.

   a) The named space will be called the Altabank Community Room at the Don and Peggy Watkins Community Center, and referred to as the Altabank Community Room in all communication, promotions, and events.
   b) The City will bear the full cost of fabrication and installation of signage bearing the Altabank name and logo. Altabank, after consultation with the City, will have final approval on design and placement.
   c) Maintenance and upkeep of all signage bearing the Altabank name and logo are the sole responsibility of the City. The City is responsible for any and all cleaning and repair based on normal wear and tear, or damage caused by mis-use, human-caused disaster, or natural disaster. Repairs and maintenance will be complete in a reasonable time when

needed.

d) If Altabank changes its name, presentation of name, or logo, Altabank will cover the cost of removing existing signage, and creation and installation of new signage.

e) In recognition of the long-standing partnership between the City and Altabank, Altabank will be the presenting sponsor for the annual Alpine Days celebration. The City grants Altabank first right of refusal for presenting sponsor effective August 16, 2026 and continuing during the term of this Agreement.

f) If the community center is closed, sold, destroyed, materially renovated, renamed, relocated, or no longer operated as a community center replacement naming rights mutually acceptable to both parties will be negotiated in good faith.

5. **Administration**. All funds paid pursuant to this Agreement will be restricted to the purpose outlined in this Agreement and verification of payments or accounting provided upon written request.

6. **License Grants and Advertising**. Altabank hereby grants the City, and the City hereby accepts, a non-exclusive, non-transferable, non-sublicensable right and license to use Altabank's name and logo solely as necessary to fulfill the City's obligations under this Agreement.

7. **Representation and Warranties**. The City and Altabank each represent and warrant to the other party that: (i) it is duly organized, validly existing, and in good standing as a corporation or other entity as represented herein under the laws and regulations of its jurisdiction of incorporation, organization or chartering; (ii) it has the full right, power, and authority to enter into this Agreement, to grant the rights and licenses granted hereunder; (iii) the execution of this Agreement by its representative whose signature is set forth at the end hereof has been duly authorized by all necessary corporate action of the party; and (iv) when executed and delivered by both parties, this Agreement will constitute the legal, valid, and binding obligation of such party, enforceable against such party in accordance with its terms.

8. **Indemnification**. The City shall indemnify, defend, and hold harmless Altabank and its officers, directors, employees, agents, successors, and assigns from and against any and all losses, damages, liabilities, deficiencies, claims, actions, judgements, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees and the cost of enforcing any right to indemnification hereunder, resulting from any claim, suit, action, or proceeding arising out of or related to: (i) the City's advertising, marketing, or promotion; (ii) any use, presentation, display, or distribution of advertising materials with Altabank's name or logo in a manner not expressly permitted by this Agreement; or (iii) any grossly negligent conduct or willful misconduct of the City or the City's officers, directors, employees, agents, successors, or assigns. Altabank shall indemnify, defend, and hold harmless the City and its officers, directors,

employees, agents, successors, and assigns from and against any and all losses, damages, liabilities, deficiencies, claims, actions, judgements, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees and the cost of enforcing any right to indemnification hereunder, resulting from any claim, suit, action, or proceeding arising out of or related to: (i) Altabank's advertising, marketing, or promotion; (ii)any use, presentation, display, or distribution of advertising materials with the City's name or logo in a manner not expressly permitted by this Agreement; or (iii) any grossly negligent conduct or willful misconduct of Altabank or Altabank's officers, directors, employees, agents, successors, or assigns.

9. Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder must be in writing and addressed to the parties as follows:

City: City of Alpine
20 North Main
Alpine, UT 84004
Attention: Shane Sorensen
Email: ssorensen@alpineut.gov

Altabank: Altabank
33 East Main St.
American Fork, UT 84003
Attention: Stan Sorensen
Email: stan.sorensen@altabank.com

Notices sent in accordance with this Section 9 will be deemed effectively given: (i) when received, if delivered by hand, with signed confirmation of receipt; (ii) when received, if sent by a nationally recognized overnight courier, signature required; (iii) when sent, if by email, if sent during the addressee's normal business hours, and on the next business day, if sent after the addressee's normal business hours; and (iv) on the third (3rd) day after the date mailed by certified or registered mail, return receipt requested, postage prepaid.

10. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and permitted assigns. For purposes of this Agreement, Altabank's rights and benefits shall extend to any successor institution resulting from merger, consolidation, acquisition, reorganization, name change, charter conversion, or sale or transfer of substantially all of Altabank's assets or banking operations. Any such successor shall have the same rights, benefits, approvals, naming rights, sponsorship rights, and obligations as Altabank under this Agreement.

11. **Default; Cure; Remedies.** The City shall be in default under this Agreement if the City fails to maintain, preserve, honor, or provide any of Altabank's rights or benefits under this Agreement, including without limitation Altabank's naming rights, signage, exclusivity as the financial institution partner, presenting sponsor status, approval rights, or recognition obligations. A default shall also occur if the Altabank Room is renamed, removed, relocated, obscured, materially altered, materially diminished in visibility or prominence, or if Altabank's name, logo, signage, or sponsorship recognition is removed, covered, replaced, modified, or used in a manner not approved by Altabank.

    Upon written notice from Altabank specifying the default, the City shall have thirty (30) days to cure the default; provided, however, that if the default cannot reasonably be cured within thirty (30) days, the City shall not be deemed in default if it commences cure within such thirty (30)-day period and diligently pursues the cure to completion within a reasonable time acceptable to Altabank. Notwithstanding the foregoing, any default involving removal, obstruction, misidentification, or unauthorized alteration of Altabank's signage, naming rights, exclusivity, sponsor status, or public recognition shall be cured as promptly as practicable and in no event later than ten (10) business days after written notice from Altabank, unless otherwise agreed in writing by Altabank.

    If the City fails to timely cure any default, Altabank may require the City to promptly restore, correct, replace, or reinstate the affected naming rights, signage, exclusivity, sponsor status, or recognition benefits. Altabank may also suspend any unpaid Contribution installments during the period of default and may seek reimbursement of amounts paid, or a proportionate portion thereof, to the extent Altabank's bargained-for benefits have been lost, impaired, materially diminished, or not provided. If the named space is renamed, removed, relocated, obscured, materially altered, or materially diminished in visibility or prominence, the City shall, at Altabank's election, either restore the original naming rights and recognition benefits or provide replacement naming rights and recognition of equal or greater visibility, prominence, duration, and value, subject to Altabank's prior written approval.

    Altabank shall be in default if it fails to make any installment payment of the Contribution when due, and does not cure the failure within 30 days after written notice from the City of such failure. If Altabank does not cure any such failure within such time, the City will be immediately entitled, at its election, (a) to collect a late payment fee of five percent (5%) of the overdue payment amount, irrespective of whether the failure is timely cured; (b) terminate this Agreement and remove any name or other recognition of Altabank called for under this Agreement; and (c) pursue any other remedy allowed under this Agreement, at law, or in equity.

12. **Attorney Fees and Expenses**. Immediately upon the occurrence of any uncured default under the terms and conditions of this Agreement, the

non-defaulting party shall have all legal and equitable rights and remedies provided under the Agreement and/or otherwise existing at law or in equity. The defaulting party shall pay all damages, costs and expenses, including reasonable attorneys' fees and other legal expenses, incurred by the non-defaulting party in recovering such damages or otherwise in enforcing its legal and equitable rights and remedies, both before and after judgment.

13. **Waiver of Jury Trial**. The parties each waive their respective rights to a trial by jury of any claim or cause of action based upon or arising out of or relating to this Agreement in any action, proceeding or other litigation or any type brought by any party against the other party, whether with respect to contract claims, tort claims, or otherwise. The parties each agree that any such claim or cause of action shall be tried by a court without a jury.

14. **Governing Law; Jurisdiction; Venue**. This Agreement shall be governed and construed in accordance with the laws of the State of Utah. The state and federal courts located in the State of Utah shall have sole and exclusive jurisdiction of any and all claims, disputes, and controversies arising under or relating to this Agreement. The parties hereby consent to the jurisdiction and venue of the state courts located in Utah County, State of Utah.

15. **Interpretation**. This Agreement shall be deemed to be the joint work product of the parties and shall be construed without regard to any

presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted.

16. **Entire Agreement**. This Agreement constitutes the entire agreement of the parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter. In the event that there is any conflict between this Agreement and any other documents, this Agreement shall govern.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date to manifest their intent to be bound hereby.

CITY OF ALPINE

By:
Name:
Title:

ALTABANK, DIVISION OF GLACIER BANK

By:
Name: Stan Sorensen
Title: SVP/Chief Marketing Officer

Appendix A: Payment Schedule

Pursuant to Section 2 of the contribution and sponsorship agreement, Altabank agrees to contribute $100,000 to the City, made in three (3) installment payments of the following amounts on the schedule as follows:

Payment 1 – November 1, 2026, $33,333.34.

Payment 2 – November 1, 2027, $33,333.33.

Payment 3 – November 1, 2028, $33,333.33.

The City is responsible for providing invoices to Altabank to facilitate payment.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Approval of Trail Bridge Materials Purchase for Eagle Scout Projects

FOR CONSIDERATION ON: October 27, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: Approve the purchase of materials for the trail bridge that will be built by Eagle scouts.

BACKGROUND INFORMATION:

The city council recently approved two Eagle scout projects which include the replacements of two trail bridges. City staff has obtained the materials costs for these bridges coming from two different suppliers. The total cost of the wood materials is $4,818.81.

These projects were not specifically included in the FY2027 budget, however $30,000 was budget from PARC funds for "Miscellaneous Park Improvements". The PARC fund balance at the end of FY2026 was approximately $171,417, with the current balance being $208,116 as of the end of September. PARC tax revenue for FY2027 was estimated at $150,000. Funds are available if the city council decides to support the request.

STAFF RECOMMENDATION:
Review and approve the purchase of the materials, in the amount of $4,818.81, required to replace trail bridges as part of two Eagle scout projects, with PARC funds.

SAMPLE MOTION TO APPROVE:
Approve the purchase of materials in the amount of $4,818.81, with PARC funds, for the Eagle scout projects to replace two trail bridges as part of the consent calendar.

OUTLAW WOODWORKS

4352181524
office@outlawtimber.com
www.outlawtimber.com

Estimate 2024

ADDRESS
Landon Wallace
Alpine City

SHIP TO
Landon Wallace
Alpine City

DATE
10/19/2026

TOTAL
$1,959.60

P.O. NUMBER
Eagle Scout Bridge Project

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	Timber	6"x8"x16' - GRN DF #1 & BTR RGH FOHC	3	150.40	451.20T
	Timber	6"x8"x24' - GRN DF #1 & BTR RGH FOHC	3	235.20	705.60T
	Timber	4"x6"x16' - GRN DF #1 & BTR RGH FOHC	2	57.60	115.20T
	Timber	4"x6"x12' - GRN DF #1 & BTR RGH FOHC	4	43.20	172.80T
	Timber	2"x6"x12' - GRN DF #1 & BTR RGH FOHC	22	23.40	514.80T

Thank you for your business, Please remit payment to;
175 Highridge PT.
Evanston WY 82930
****Please Take Notice****
This bid is good for Five (5) Days. At the close of business (5:00 p.m.) on the fifth day, the bid is rescinded if payment in full has not been received by the Seller. Further, the Seller may rescind the bid or contract at any time, prior to the payment in full by the Buyer or should the Seller determine that he is not able to fulfill the order as outlined in the contract. If the Buyer rescinds the bid, he shall refund to the Buyer any payment made by him in connection with the bid or contract.

SUBTOTAL	1,959.60
TAX	0.00
TOTAL	$1,959.60

THANK YOU.

Accepted By

Accepted Date

The Contractor's Choice

BURTON LUMBER
Since 1911

Lindon
1431 West 70 South
Lindon, Utah 84042
Phone: (801)785-6858

Quotation

Quote No **1381455**
Quote Date **10/19/2026**
Expiration Date **10/20/2026**

Invoice Address
321-Cash Sale
Brady Prothero, Utah

Delivery Address
CONTRACTORS PRICING
ALPINE CITY
LANDON WALLACE
801-420-3126

Customer	400321
Your Ref	BRIDGE- ALPINE CITY
Delivery	By 10/19/2026
Taken By	Brady Prothero
Sales Rep	Brady Prothero

Special Instructions	Notes

Line	Product Code	Description	Qty/Footage	Price	Per	Total
	This take off is provided as a service to our Customers and is for Budget purposes only. Contractor/Framer to provide accurate material list for shipping purposes. No guarantee or representation is made that quantities shown are sufficient to complete this project. Prices are good until the expiration date listed above or five days from this quotation date if no other expiration date is listed.	**"Special Order Non_Returnable"**				
1	zz_SOBP_521709	2X6-12 R/S DF Non-Returnable *****NO RETURNS ON SPECIAL ORDERS*****	22 ea	32.90	ea	723.80
2	zz_SOLF_66384	4X6-R/L DF RS Non-Returnable 2/16, 4/12 *****NO RETURNS ON SPECIAL ORDERS*****	80 lf	5.15	lf	412.00
3	zz_SOBP_521713	6X8-16 R/S DF Non-Returnable *****NO RETURNS ON SPECIAL ORDERS*****	3 ea	208.89	ea	626.67
4	zz_SOBP_521714	6X8-24 R/S DF Non-Returnable *****NO RETURNS ON SPECIAL ORDERS*****	3 ea	340.58	ea	1,021.74
5	Delivery Charge	Delivery				45.00
6	Fuel Charge	Fuel Charge				30.00

Total Amount	$2,859.21
Sales Tax	$0.00
Quotation Total	$2,859.21

TERMS & CONDITIONS: Charge accounts are due the first of the month following delivery and payable on or before the 10th. Minimum purchase of $5.00 per invoice. Past due invoices subject to **2% per mon annum) interest charge**. If collection is made by suit or otherwise the undersigned agrees to pay all costs and expenses incurred in the collection of amount shown on this contract, plus a reasonable attorney's thereby grants a security interest to Burton Lumber & Hardware Company in the goods set forth above until this invoice or pick order and all service charges associated therewith are paid in full.

25% restock on all returnable merchandise.

Burton Lumber retains the right to dispose of any special-order materials, without recourse from the customer, if such materials remain in its possession 90 days after initial notice to customer ma ready for pick up.

The Contractor's Choice

BURTON LUMBER
Since 1911

Lindon
1431 West 70 South
Lindon, Utah 84042
Phone: (801)785-6858

Quotation

Quote No	**1381455**
Quote Date	**10/19/2026**
Expiration Date	**10/20/2026**

Invoice Address
321-Cash Sale
Brady Prothero, Utah

Delivery Address
CONTRACTORS PRICING
ALPINE CITY
LANDON WALLACE
801-420-3126

Customer	400321
Your Ref	BRIDGE- ALPINE CITY
Delivery	By 10/19/2026
Taken By	Brady Prothero
Sales Rep	Brady Prothero

Goods received in good condition

Print Name _____

Signature _____

By your signature below, you are agreeing to the Terms and Conditions set forth.

_____
Buyer Date

TERMS & CONDITIONS: Charge accounts are due the first of the month following delivery and payable on or before the 10th. Minimum purchase of $5.00 per invoice. Past due invoices subject to **2% per mon annum) interest charge**. If collection is made by suit or otherwise the undersigned agrees to pay all costs and expenses incurred in the collection of amount shown on this contract, plus a reasonable attorney's thereby grants a security interest to Burton Lumber & Hardware Company in the goods set forth above until this invoice or pick order and all service charges associated therewith are paid in full.

25% restock on all returnable merchandise.

Burton Lumber retains the right to dispose of any special-order materials, without recourse from the customer, if such materials remain in its possession 90 days after initial notice to customer ma ready for pick up.

ALPINE CITY COUNCIL AGENDA

SUBJECT: Approval for Purchase of Appliances for Fire Station/Community Center Project

FOR CONSIDERATION ON: October 27, 2026

PETITIONER: City Staff

ACTION REQUESTED BY PETITIONER: **Approve the purchase of appliances for the Fire Station/Community Center Project.**

BACKGROUND INFORMATION:

In order to save any markup and to keep expenses down, most of the appliances and televisions for the fire station/community center project were planned to be provided by the owner. Navigate has spent a significant amount of time working through the procurement of the owner supplied items. Pricing for the package of these items has been provided by RC Willey. We are proposing to purchase these items now and have them held in the warehouse to avoid any delays when the facility is ready for them. The cost of the package is $23,765.15.

STAFF RECOMMENDATION:
Review and approve purchase of the appliance and television package from RC Willey for the fire station/community center project.

SAMPLE MOTION TO APPROVE:
Approve the purchase of the appliance and television package from RC Willey for the fire station/community center project as part of the consent calendar.

RCWilley
Your Home. Your Way.
www.rcwilley.com

Orem Mall Store
693 East University Pkwy
Orem UT 84097-7783

Main Store: 801 227-8800
Customer Service: 888 773-7270
Financial Service: 877 315-0183

SALES ORDER 214563285
10/21/26

SALES ASSOCIATE INFORMATION
17447 ERAL SPENCER 801 368-7171

SOLD TO:
2167087608

NAVIGATE CM DEVELOPMENT
633 S HIGHPOINT DR
SARATOGA SPRINGS, UT 84045-4506

MOBILE: 801 358-5381
HOME: 801 231-3443
WORK: 801 358-5381

DELIVERY TO:

NAVIGATE CM DEVELOPMENT
50 E 100 S
ALPINE, UT 84004-1640

Estimated Date
11/30/26

INSTRUCTIONS

	LN	DT	SKU #	BRAND	VENDOR MODEL	DESCRIPTION	STK LOC	QTY OR	QTY BO	PRICE	AMOUNT
	1	D	12050031	SPQ	TC5003BN	B/B 3.2'AGI WASHER	56	1	0	$1,434.19	$1,434.19
	11/30/26	VAL	56-VALLEY(VAL)								
	2	D	113543263	RCW	APPLIANCE-CONNCT-	APPLIANCE CONNECT KIT-GENERAL	56	1	0	$39.99	$39.99
	3	D	122021128	SPQ	DC5004BE	B/B 7.0' ELE/6-CYC/STEAM/PET+	56	2	0	$1,445.03	$2,890.05
	4	D	113543263	RCW	APPLIANCE-CONNCT-	APPLIANCE CONNECT KIT-GENERAL	56	2	0	$39.99	$79.98
	5	D	12050031	SPQ	TC5003BN	B/B 3.2'AGI WASHER	56	1	0	$1,434.19	$1,434.19
	6	D	113543263	RCW	APPLIANCE-CONNCT-	APPLIANCE CONNECT KIT-GENERAL	56	1	0	$39.99	$39.99
	7	D	122021128	SPQ	DC5004BE	B/B 7.0' ELE/6-CYC/STEAM/PET+	56	1	0	$1,445.03	$1,445.03

CONTINUED

	LN	DT	SKU #	BRAND	VENDOR MODEL	DESCRIPTION	STK LOC	QTY OR	QTY BO	PRICE	AMOUNT
	8	D	113543263	RCW	APPLIANCE-CONNCT-	APPLIANCE CONNECT KIT-GENERAL	56	1	0	$39.99	$39.99
	9	D	112465102	SANUS	VLT7-B2	VLT7 TILT MOUNT	56	11	0	$100.00	$1,100.00
	10	D	120011553	RCW	INSTALL UP TO 90"	FLT PNL MOUNT UP TO 90"	56	11	0	$250.00	$2,750.00
	11	D	120046051	TCL	55S55LR	TCL 55"- 4K QLED ROKU TV	56	1	0	$269.99	$269.99
	12	D	120041869	HUC	43QD6QV	43" HISENSE QLED QD6QV	56	7	0	$229.99	$1,609.93
	13	D	120003821	TCL	98Q651G	TCL 98" 4K GOOGLE SMART TV	56	2	0	$1,499.99	$2,999.98
	14	D	112597319	RCW	INSTALL 91-100"	FLT PNL INSTALL 91 - 100"	56	2	0	$300.00	$600.00
	15	D	120028884	SANUS	VXF830-B2	FULL MOTION 65-100" 30" EXTEND	56	2	0	$350.00	$700.00
	16	D	120019139	TCL	85Q651G	85" TCL 4K UHD QLED	56	1	0	$849.99	$849.99
	17	D	111275695	WHP	WRS315SNHM	S/S 25' 2DR/SD/NO DISP	56	3	0	$1,156.90	$3,470.69
	18	D	111275695	WHP	WRS315SNHM	S/S 25' 2DR/SD/NO DISP	56	1	0	$1,156.26	$1,156.26
	11/30/26 VAL 56-VALLEY(VAL)										

MGRS	MGRS MANAGER SUBTOTAL	$-650.00
	SUB TOTAL	$22,910.25
	DELIVERY CHARGE	$89.00
	SALES TAX	$1,415.90

CONTINUED

TOTAL ORDER AMOUNT	$23,765.15
PAYMENTS	$0.00
BALANCE DUE	$23,765.15

FULFILL STATUS	DATE	RT	FULFILLMENT TO:	ADDRESS	CITY	ST	MOBILE #	HOME #
EST	11/30/26		NAVIGATE CM DEVELOPMENT	50 E 100 S	ALPINE	UT	801 358-5381	801 231-3443
EST	11/30/26		NAVIGATE CM DEVELOPMENT	50 E 100 S	ALPINE	UT	801 358-5381	801 231-3443

Please scan the QR code for Truth in Lending Disclosure Statement and Customer Satisfaction Policies. www.rcwilley.com/Disclosures

BALANCE DUE: $23,765.15

ALPINE CITY

BASIC FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT

As of and For the Year Ended June 30, 2026

Larson
CERTIFIED PUBLIC ACCOUNTANTS

Intentionally left blank

ALPINE CITY
TABLE OF CONTENTS
YEAR ENDED JUNE 30, 2026

	Beginning on Page
Independent Auditor's Report	1
Management's Discussion and Analysis (Unaudited)	5
Basic Financial Statements:	
Government-wide Financial Statements:	
Statement of Net Position	12
Statement of Activities	13
Fund Financial Statements:	
Balance Sheet – Governmental Funds	14
Reconciliation of Total Governmental Fund Balances to Government-wide Net Position	15
Statement of Revenues, Expenditures, and Changes in Fund Balance – Governmental Funds	16
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Government-wide Statement of Activities	17
Statement of Net Position Proprietary Funds	18
Statement of Revenues, Expenses and Changes in Net Position Proprietary Funds	19
Statement of Cash Flows Proprietary Funds	20
Notes to the Financial Statements	21
Required Supplementary Information (Unaudited):	
Notes to Required Supplementary Information	45
Statement of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual – General Fund	47
Schedule of the Proportionate Share of the Net Pension Liability	48
Schedule of Contributions	49
Supplementary Information:	
Combining and Individual Fund Statements	
Combining Balance Sheet – Nonmajor Governmental Funds	52
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Governmental Funds	53
Other Reports:	
Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*	56
Independent Auditor's Report on Compliance and Report on Internal Control Over Compliance as Required by the *State Compliance Audit Guide*	58
Schedule of Findings and Recommendations	61

Intentionally left blank

INDEPENDENT AUDITOR'S REPORT

City Council Members
Alpine City
Alpine, Utah

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Alpine City, as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise Alpine City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Alpine City, as of June 30, 2026, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Alpine City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Alpine City's ability to continue as a going concern for twelve months beyond the financial statement issuance date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Alpine City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Alpine City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and other required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Alpine City's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements are the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated October 21, 2026, on our consideration of Alpine City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Alpine City's internal control over financial reporting and compliance.

Larson & Company P.C.

Spanish Fork, Utah
October 21, 2026

Intentionally left blank

Management's Discussion & Analysis

This Management Discussion and Analysis (MD&A) of Alpine City's financial performance is designed to assist readers in understanding the City's basic financial statements, the relationship of different types of statements, and the significant differences in the information they provide. The MD&A will identify changes in the City's ability to address the next and subsequent years financial needs based on currently known facts, and is best understood if read in conjunction with the Alpine City's basic financial statements.

Financial highlights as of the close of FY 2026

During the year 2026 the total net position of Alpine City increased by $4,893,316 to a total of $105,669,914. The governmental net position increased by $2,760,563 and the business-type net positions increased by $2,132,753.

The total net position (governmental and business-type activities) of Alpine City consists of $79,597,985 in capital assets, net of related debt, $5,726,445 in restricted net position and $20,345,484 in unrestricted net position.

The total long-term liabilities of Alpine City decreased by $1,595,108, which include the net pension liability, during the fiscal year 2026. Regular principal payments were made on existing bonds and notes.

Reporting the City as a whole

This discussion and analysis is intended to serve as an introduction to Alpine City's basic financial statements. Alpine City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements.

Government-Wide Financial Statements

The Government-Wide Financial Statements are designed so that all governmental and business-type activities are reported in columns, which add to a total for the primary government. The Statement of Net Position provides bottom line results of Alpine City's activities as a whole and presents a longer-term view of Alpine City's finances. The Statement of Net Position and the Statement of Activities report information about Alpine City's financial position and activities in the following categories.

Governmental activities – The governmental activities of Alpine City include general government, public safety, parks and recreation, and public works.

Business-type activities – these include water, sewer, pressure irrigation, and storm drain.

Refer to the table of contents for the location of the Government-Wide Financial Statements.

Fund Financial Statements

Funds are accounting devices that Alpine City uses to keep track of specific sources of funding and spending for particular purposes. The fund financial statements provide detailed information that focus on the most significant funds rather than the City as a whole. Major funds are separately reported to control and manage money and to show that legal responsibilities are met for certain taxes, grants, and other designated funds. Alpine City uses the following types of funds:

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term effect of Alpine City's near-term financing decisions. Both the governmental balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The only governmental funds (as determined by generally accepted accounting principles) are the General Fund and the Capital Projects Fund. Alpine City's only non-major funds are the Special Revenue Fund and the Permanent Fund.

Proprietary funds - Alpine City maintains four proprietary funds, all enterprise funds, to account for its Water, Sewer, Pressure Irrigation, and Storm Drain operations. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. As determined by general accepted accounting principles, the Water, Sewer, Pressure Irrigation, and the Storm Drain all meet the criteria for major fund classification.

Fiduciary funds - Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Alpine City currently has no fiduciary funds.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Refer to the table of contents for the location of the fund financial statements and notes to the financial statements.

Other information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning Alpine City.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of Alpine City, assets exceeded liabilities by $105,669,914 at the close of the most recent fiscal year.

By far the largest portion of the City's net position (75 percent) reflects its investment in capital assets (e.g., land, buildings, machinery & equipment, and infrastructure), less depreciation and any debt used to acquire those assets that is still outstanding. Alpine City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The following schedules present summarized information from the Statement of Net Position and the Statement of Activities.

	Governmental Activities		Business-type Activities		Total	
	2026	**2025**	**2026**	**2025**	**2026**	**2025**
Current and other assets	$22,364,480	$ 20,136,220	$ 11,839,876	$ 12,730,383	**$ 34,204,356**	**$ 32,866,603**
Capital assets	45,085,510	44,179,961	34,512,475	32,650,772	**79,597,985**	**76,830,733**
Net pension asset	15,730	-	15,113	-	**30,843**	**-**
Deferred outflows	125,036	186,702	120,133	192,379	**245,169**	**379,081**
Total assets	**67,590,756**	**64,502,883**	**46,487,597**	**45,573,534**	**114,078,353**	**110,076,417**
Other liabilities	3,435,162	3,116,872	446,912	331,862	**3,882,074**	**3,448,734**
Long-term liabilities outstanding	49,124	216,798	1,541,591	2,969,025	**1,590,715**	**3,185,823**
Deferred inflows	2,841,400	2,664,706	94,250	556	**2,935,650**	**2,665,262**
Total liabilities	**6,325,685**	**5,998,376**	**2,082,753**	**3,301,443**	**8,408,438**	**9,299,819**
Net position:						
Net investment in capital assets	45,085,510	44,179,961	34,512,475	32,650,772	**79,597,985**	**76,830,733**
Restricted	3,870,288	3,653,996	1,856,157	1,734,489	**5,726,445**	**5,388,485**
Unrestricted	12,309,272	10,670,550	8,036,212	7,886,830	**20,345,484**	**18,557,380**
Total net position	**$61,265,070**	**$ 58,504,507**	**$ 44,404,844**	**$ 42,272,091**	**$ 105,669,914**	**$100,776,598**

A portion of Alpine City's net position (5 percent) represents resources that are subject to external restrictions on how they may be used.

Capital assets increased during 2026 due to the purchase of land and a building associated with an expansion of the Public Works facility.

Other liabilities increased in 2026 primarily due to an outstanding invoice of $287,418 related to a seal coat project. The associated expenditure was funded through grant proceeds received during the year.

Deferred inflows of resources increased in 2026 as a result of adjustments related to the Utah Retirement Systems (URS) pension reporting requirements.

At the end of the year, Alpine City is able to report positive balances in all categories of net position.

	Governmental Activities		Business-type Activities		Total	
	2026	**2025**	**2026**	**2025**	**2026**	**2025**
Revenues:						
Program revenues:						
Charges for services	$ 1,692,832	$ 2,571,099	$ 3,947,061	$ 3,845,028	**$ 5,639,893**	**$ 6,416,127**
Capital grants and contributions	1,000,000	723,530	1,254,545	-	**2,254,545**	**723,530**
General revenues:						
Property taxes	3,100,448	2,960,472	-	-	**3,100,448**	**2,960,472**
Sales taxes	2,286,141	2,224,843	-	-	**2,286,141**	**2,224,843**
Other taxes	1,329,606	1,371,370	-	-	**1,329,606**	**1,371,370**
Impact fees	-	-	662,214	278,129	**662,214**	**278,129**
Unrestricted investment earnings	727,221	734,912	482,958	522,640	**1,210,179**	**1,257,552**
Miscellaneous	427,608	312,070	40,626	20,510	**468,234**	**332,580**
Total revenues	**11,258,493**	**10,898,296**	**6,387,404**	**4,666,307**	**17,645,897**	**15,564,603**
Expenses:						
General government	314,495	1,313,796	-	-	**314,495**	**1,313,796**
Public safety	3,173,501	2,982,429	-	-	**3,173,501**	**2,982,429**
Streets	3,186,449	2,256,816	-	-	**3,186,449**	**2,256,816**
Parks and recreation	801,901	717,397	-	-	**801,901**	**717,397**
Cemetery	254,873	748,552	-	-	**254,873**	**748,552**
Garbage	766,711	735,995	-	-	**766,711**	**735,995**
Water	-	-	1,111,697	953,928	**1,111,697**	**953,928**
Sewer	-	-	1,552,626	1,312,167	**1,552,626**	**1,312,167**
Pressurized Irrigation	-	-	296,551	272,108	**296,551**	**272,108**
Storm drain	-	-	1,293,777	1,228,583	**1,293,777**	**1,228,583**
Total expenses	**8,497,930**	**8,754,985**	**4,254,651**	**3,766,786**	**12,752,581**	**12,521,771**
Increase in net position before transfers	**2,760,563**	**2,143,311**	**2,132,753**	**899,521**	**4,893,316**	**3,042,832**
Increase (decrease) in net position	2,760,563	2,143,311	2,132,753	899,521	4,893,316	3,042,832
Net Position - Beginning	58,504,507	56,361,196	42,272,091	41,372,570	100,776,598	97,733,766
Net Position - Ending	**$ 61,265,070**	**$ 58,504,507**	**$ 44,404,844**	**$ 42,272,091**	**$ 105,669,914**	**$ 100,776,598**

Financial Analysis of the Government's Funds
Governmental funds

The focus of Alpine City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing Alpine City's financing

requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the year.

Charges for services within governmental activities decreased in 2026. During 2025, the City opened additional cemetery plots for sale, resulting in an unusually high volume of cemetery plot sales and related revenue. Sales activity returned to more typical levels in 2026.

For business-type activities, revenues increased in 2026 due to the recognition of a capital grant within the PI Irrigation Fund.

Street expenditures increased in 2026 as a result of street improvement projects funded by grant revenues received during the year.

At the end of the year, Alpine City's governmental funds reported combined ending fund balance of $16,301,858, an increase of $1,927,776 in comparison with the prior year. Approximately 21 percent of this amount, $3,487,528 constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of fund balance is reserved to indicate that it is not available for new spending because it has already been committed.

The general fund is the chief operating fund of Alpine City. All activities which are not required to be accounted for either by state or local ordinance or by a desire to maintain a matching of revenues and expenditures are accounted, for in this fund. At the end of the current year, unreserved fund balance of the general fund was $3,487,528. As a measure of the general fund's liquidity, it may be useful to compare unreserved fund balance and total fund balance to total fund expenditures. Unreserved fund balance represents 39 percent of total general fund revenues.

Taxes continue to be the largest source of revenue in the General Fund and represent 64 percent of total general fund revenues. The two largest elements of taxes are property taxes and sales taxes. Combined, they represent 80 percent of total tax revenues and 51 percent of total general fund revenues.

Fixed Assets

Alpine City's investment in capital assets for its governmental and business-type activities as of June 30, 2026, amounts to $79,597,985 (net of accumulated depreciation). This investment in capital assets includes land, land improvements, buildings, machinery and equipment, park facilities, roads and infrastructure (streets, sidewalks, curb and gutter, etc.). The total increase in Alpine City's investment in capital assets for the current year was $2,767,252 and depreciation expense was $2,466,235.

	Governmental		Business-type		Total	
	2026	**2025**	**2026**	**2025**	**2026**	**2025**
Land and water rights	$ 23,172,644	$ 22,972,644	$ 1,079,438	$ 529,527	$ 24,252,082	$ 23,502,171
Buildings	3,031,649	1,600,513	24,809	26,988	3,056,458	1,627,501
Improvements and infrastructure	18,072,260	18,788,784	32,640,137	31,301,825	50,712,397	50,090,609
Machinery and equipment	808,957	818,020	768,091	792,432	1,577,048	1,610,452
Total	**$ 45,085,510**	**$ 44,179,961**	**$ 34,512,475**	**$ 32,650,772**	**$ 79,597,985**	**$ 76,830,733**

Additional information on Alpine City's capital assets can be found in the notes to the financial statements.

Long-term debt

At the end of the current year, Alpine City had long term debt outstanding of $1,727,254. The debt represents revenue bonds secured solely by specified revenue sources, notes payable, and/or compensated absences.

	Governmental		Business-type		Total	
	2026	**2025**	**2026**	**2025**	**2026**	**2025**
Compensated absences	$ 137,321	$ 102,192	$ 116,933	$ 93,419	$ 254,254	$ 195,611
Revenue bonds	-	-	1,473,000	1,829,000	1,473,000	1,829,000
Total	**$ 137,321**	**$ 102,192**	**$ 1,589,933**	**$ 1,922,419**	**$ 1,727,254**	**$ 2,024,611**

Additional information on Alpine City's debt can be found in the notes to the financial statements.

Requests for Information

This financial report is designed to provide a general overview of Alpine City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to City Finance Officer, 20 N Main St, Alpine, Utah 84004

Basic Financial Statements

The basic financial statements include integrated sets of financial statements as required by accounting principles generally accepted in the United States of America. The statements include:

- Government-wide financial statements

- Fund financial statements
    - Governmental funds
    - Proprietary funds

Alpine City
Government-wide Statement of Net Position
As of June 30, 2026

	Primary Government		
	Governmental Activities	Business-type Activities	Totals
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES			
Cash and cash equivalents	$ 15,000,970	$ 9,629,284	**$ 24,630,254**
Restricted cash	3,881,808	1,856,157	**5,737,965**
Receivables, net			
Taxes	3,477,612	-	**3,477,612**
Accounts	-	354,435	**354,435**
Prepaid expenses	4,090	-	**4,090**
Net pension asset	15,730	15,113	**30,843**
Capital assets, not being depreciated	23,172,644	1,079,438	**24,252,082**
Capital assets, net of accumulated depreciation	21,912,866	33,433,037	**55,345,903**
Total Assets	**67,465,720**	**46,367,464**	**113,833,184**
Deferred outflows of resources - pensions	125,036	120,133	**245,169**
Total Assets and Deferred Outflows of Resources	**67,590,756**	**46,487,597**	**114,078,353**
LIABILITIES AND DEFERRED INFLOWS OF RESOURCES			
Accounts payable	3,319,318	342,459	**3,661,777**
Current portion of compensated absences	115,844	104,453	**220,297**
Customer deposits payable	-	27,100	**27,100**
Current portion of bonds payable	-	361,000	**361,000**
Non-current:			
Compensated absences	21,477	12,480	**33,957**
Bonds payable	-	1,112,000	**1,112,000**
Accrued interest payable	-	2,449	**2,449**
Net pension liability	27,647	26,562	**54,209**
Total Liabilities	**3,484,286**	**1,988,503**	**5,472,789**
Deferred inflows of resources - property taxes	2,743,304	-	**2,743,304**
Deferred inflows of resources - pensions	98,096	94,250	**192,346**
Total Liabilities and Deferred Inflows of Resources	**6,325,686**	**2,082,753**	**8,408,439**
NET POSITION			
Net investment in capital assets	45,085,510	34,512,475	**79,597,985**
Restricted	3,870,288	1,856,157	**5,726,445**
Unrestricted	12,309,272	8,036,212	**20,345,484**
Total Net Position	**$ 61,265,070**	**$ 44,404,844**	**$ 105,669,914**

The notes to the financial statements are an integral part of this statement

Alpine City
Government-wide Statement of Activities
For the Year Ended June 30, 2026

Function/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Assets Primary Government: Governmental Activities	Net (Expense) Revenue and Changes in Net Assets Primary Government: Business-type Activities	Net (Expense) Revenue and Changes in Net Assets Primary Government: Total
Primary government:							
Governmental Activities:							
General government	$ 314,495	$ 572,459	$ -	$ -	$ 257,964	$ -	**$ 257,964**
Public safety	3,173,501	87,398	-	-	(3,086,103)	-	**(3,086,103)**
Streets	3,186,449	2,667	694,637	1,000,000	(1,489,145)	-	**(1,489,145)**
Parks and recreation	801,901	-	-	-	(801,901)	-	**(801,901)**
Cemetery	254,873	216,300	-	-	(38,573)	-	**(38,573)**
Garbage	766,711	814,008	-	-	47,297	-	**47,297**
Total Governmental Activities	**8,497,930**	**1,692,832**	**694,637**	**1,000,000**	**(5,110,461)**	**-**	**(5,110,461)**
Business-type Activities:							
Water	1,111,697	948,000	-	99,719	-	(63,978)	**(63,978)**
Sewer	1,552,626	1,421,130	-	-	-	(131,496)	**(131,496)**
Pressurized irrigation	1,293,777	1,384,818	-	989,149	-	1,080,190	**1,080,190**
Storm drain	296,551	193,113	-	165,677	-	62,239	**62,239**
Total Business-type Activities	**4,254,651**	**3,947,061**	**-**	**1,254,545**	**-**	**946,955**	**946,955**
Total Primary Government	**$ 12,752,581**	**$ 5,639,893**	**$ 694,637**	**$ 2,254,545**	**$ (5,110,461)**	**$ 946,955**	**$ (4,163,506)**
General revenues:							
Property tax					$ 3,100,448	$ -	**$ 3,100,448**
Sales tax					2,286,141	-	**2,286,141**
Mass transit tax					214,945	-	**214,945**
Franchise and other taxes					1,114,661	-	**1,114,661**
Unrestricted investment earnings					727,221	482,958	**1,210,179**
Impact fees					-	662,214	**662,214**
Miscellaneous					427,608	40,626	**468,234**
Total general revenues and transfers					**7,871,024**	**1,185,798**	**9,056,822**
Change in net position					2,760,563	2,132,753	**4,893,316**
Net Position - Beginning					58,504,507	42,272,091	**100,776,598**
Net Position - Ending					**$ 61,265,070**	**$ 44,404,844**	**$ 105,669,914**

The notes to the financial statements are an integral part of this statement

Alpine City
Balance Sheet – Governmental Funds
As of June 30, 2026

	General Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS				
Cash and cash equivalents	$ 3,792,309	$ 11,208,661	$ -	**$ 15,000,970**
Restricted cash	1,307,089	-	2,574,719	**3,881,808**
Receivables	3,477,612	-	-	**3,477,612**
Prepaid expenses	4,090	-	-	**4,090**
Total assets	**8,581,100**	**11,208,661**	**2,574,719**	**22,364,480**
LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES				
Liabilities:				
Accounts payable	538,709	13,110	15,610	**567,429**
Developer completion bonds payable	500,380	-	-	**500,380**
Infrastructure protection bonds payable	-	2,251,509	-	**2,251,509**
Deferred inflows of resources	2,743,304	-	-	**2,743,304**
Total liabilities and deferred inflows	**3,782,393**	**2,264,619**	**15,610**	**6,062,622**
Fund balances:				
Non-spendable	4,090	-	-	**4,090**
Restricted	1,307,089	-	2,559,109	**3,866,198**
Committed	-	2,000,000	-	**2,000,000**
Assigned	-	6,944,042	-	**6,944,042**
Unassigned	3,487,528	-	-	**3,487,528**
Total fund balances	**4,798,707**	**8,944,042**	**2,559,109**	**16,301,858**
Total liabilities and fund balances	**$ 8,581,100**	**$ 11,208,661**	**$ 2,574,719**	**$ 22,364,480**

The notes to the financial statements are an integral part of this statement

Alpine City
Reconciliation of Total Governmental Fund Balances to Government-wide Net Position
As of June 30, 2026

Total fund balances - governmental fund types:	$ 16,301,858
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets and net pension assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:	45,085,510
Deferred inflows and outflows of resources, an acquisition or consumption of net position that applies to future periods, is not shown in the fund statements.	
Deferred outflows of resources relating to pensions	125,036
Deferred inflows of resources relating to pensions	(98,096)
Long-term liabilities, including bonds payable, compensated absences, and/or lease obligations are not due and payable in the current period and therefore are not reported in the funds.	
Compensated absences	(137,321)
Net pension asset	15,730
Net pension liability	(27,647)
Net Position of government activities	**$ 61,265,070**

The notes to the financial statements are an integral part of this statement

Alpine City
Statement of Revenues, Expenditures, and Changes in Fund Balance
Governmental Funds
For the Year Ended June 30, 2026

	General Fund	Capital Projects Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES				
Taxes	$ 6,716,194	$ -	$ -	**$ 6,716,194**
Licenses and permits	516,838	-	-	**516,838**
Intergovernmental revenue	1,694,637	-	-	**1,694,637**
Charges for services	972,254	-	116,342	**1,088,596**
Fines and forfeitures	87,398	-	-	**87,398**
Interest income	214,271	412,139	100,811	**727,221**
Miscellaneous	339,929	82,604	5,076	**427,609**
Total revenues	**10,541,521**	**494,743**	**222,229**	**11,258,493**
EXPENDITURES				
Current:				
General government	1,245,364	-	-	**1,245,364**
Public safety	3,173,501	-	-	**3,173,501**
Streets	2,451,873	-	-	**2,451,873**
Parks & recreation	605,455	-	-	**605,455**
Cemetery	201,107	-	47,432	**248,539**
Garbage	766,711	-	-	**766,711**
Capital outlay	456,410	382,864	-	**839,274**
Total expenditures	**8,900,421**	**382,864**	**47,432**	**9,330,717**
Excess revenues over (under) expenditures	**1,641,100**	**111,879**	**174,797**	**1,927,776**
Other financing sources (uses)				
Transfers in	-	910,000	-	**910,000**
Transfers out	(910,000)	-	-	**(910,000)**
Total other financing sources and uses	**(910,000)**	**910,000**	**-**	**-**
Excess of revenues and other sources over (under) expenditures and other uses	731,100	1,021,879	174,797	**1,927,776**
Fund balances - beginning of year	4,067,607	7,922,163	2,384,312	**14,374,082**
Fund balances - end of year	**$ 4,798,707**	**$ 8,944,042**	**$ 2,559,109**	**$ 16,301,858**

The notes to the financial statements are an integral part of this statement

Alpine City
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Government-wide Statement of Activities
For the Year Ended June 30, 2026

Net changes in fund balances - total governmental funds	$	1,927,776
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. Developer contributions of assets are also not reported in fund statements as they do not represent current resources, but rather are included with capital assets on the Statement of Net Position. This is the amount by which capital outlay and developer contributions of assets exceeded depreciation in the current period.		905,549
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.		
Change in compensated absences		(35,129)
Pension benefits/pension expenses resulting from pension liability		(37,633)
Change in net position of governmental activities	**$**	**2,760,563**

The notes to the financial statements are an integral part of this statement

Alpine City
Statement of Net Position – Proprietary Funds
As of June 30, 2026

	Business-Type Activities - Enterprise Funds				
	Water Fund	Sewer Fund	Pressure Irrigation	Storm Drain	Total
ASSETS AND DEFERRED OUTFLOWS					
Current assets:					
Cash and cash equivalents:					
Unrestricted	$ 3,900,387	$3,263,024	$ 1,605,799	$ 860,074	**$ 9,629,284**
Restricted	854,166	159,961	720,203	121,827	**1,856,157**
Receivables:					
Utilities (net of allowance)	96,849	97,750	142,966	16,870	**354,435**
Net pension asset	5,243	4,935	3,393	1,542	**15,113**
Total current assets	**4,856,645**	**3,525,670**	**2,472,361**	**1,000,313**	**11,854,989**
Noncurrent assets:					
Property and equipment:					
Land and water rights	492,400	221,072	50,000	315,966	**1,079,438**
Buildings	169,103	45,971	-	-	**215,074**
Less:accumulated depreciation	(144,294)	(45,971)	-	-	**(190,265)**
Improvements other than buildings	17,231,997	9,194,563	17,601,680	8,085,256	**52,113,496**
Less:accumulated depreciation	(7,292,477)	(3,949,887)	(5,841,147)	(2,389,848)	**(19,473,359)**
Machinery and equipment	1,312,674	518,437	405,040	-	**2,236,151**
Less:accumulated depreciation	(815,339)	(334,056)	(318,665)	-	**(1,468,060)**
Total noncurrent assets	**10,954,064**	**5,650,129**	**11,896,908**	**6,011,374**	**34,512,475**
Total assets	**15,810,709**	**9,175,799**	**14,369,269**	**7,011,687**	**46,367,464**
Deferred outflows of resources:					
Deferred outflows related to pensions	41,678	39,227	26,969	12,259	**120,133**
Total Assets and Deferred Outflows	**15,852,387**	**9,215,026**	**14,396,238**	**7,023,946**	**46,487,597**
LIABILITIES AND DEFERRED INFLOWS					
Current liabilities:					
Accounts payable	13,550	221,391	106,067	1,451	**342,459**
Compensated absences	30,201	30,201	24,358	19,693	**104,453**
Accrued interest payable		-	2,449	-	**2,449**
Customer deposits payable	27,100	-	-	-	**27,100**
Current portion of bonds payable	-	-	361,000	-	**361,000**
Total current liabilities	**70,851**	**251,592**	**493,874**	**21,144**	**837,461**
Noncurrent liabilities:					
Advances to other funds					
Net pension liability	9,216	8,673	5,963	2,710	**26,562**
Compensated absences	3,812	3,812	2,858	1,998	**12,480**
Bonds payable	-	-	1,112,000	-	**1,112,000**
Total noncurrent liabilities	**13,028**	**12,485**	**1,120,821**	**4,708**	**1,151,042**
Total liabilities	**83,879**	**264,077**	**1,614,695**	**25,852**	**1,988,503**
Deferred inflows of resources:					
Deferred inflows related to pensions	**32,699**	**30,775**	**21,158**	**9,618**	**94,250**
Total Liabilities and Deferred Inflows	**116,578**	**294,852**	**1,635,853**	**35,470**	**2,082,753**
NET POSITION					
Net investment in capital assets	10,954,064	5,650,129	11,896,908	6,011,374	**34,512,475**
Restricted:					
Impact fees	854,166	159,961	720,203	121,827	**1,856,157**
Unrestricted	3,927,579	3,110,084	143,274	855,275	**8,036,212**
Total Net Position	**$15,735,809**	**$8,920,174**	**$12,760,385**	**$6,988,476**	**$44,404,844**

The notes to the financial statements are an integral part of this statement

Alpine City
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
For the Year Ended June 30, 2026

	Business-Type Activities - Enterprise Funds				
	Water Fund	Sewer Fund	Pressure Irrigation	Storm Drain	Total Business Type
Operating revenues:					
Charges for services	$ 934,693	$ 1,417,545	$ 1,335,576	$ 193,113	**$ 3,880,927**
Connection fees	13,307	3,585	49,242	-	**66,134**
Miscellaneous	7,992	9,973	16,661	6,000	**40,626**
Total operating revenues	**955,992**	**1,431,103**	**1,401,479**	**199,113**	**3,987,687**
Operating expenses:					
Wages and benefits	339,084	338,533	291,267	111,498	**1,080,382**
Operations	366,819	1,003,494	577,701	27,511	**1,975,525**
Depreciation	405,794	210,599	398,192	157,542	**1,172,127**
Total operating expenses	**1,111,697**	**1,552,626**	**1,267,160**	**296,551**	**4,228,034**
Operating income	**(155,705)**	**(121,523)**	**134,319**	**(97,438)**	**(240,347)**
Nonoperating revenues (expenses):					
Impact fees	70,942	473,581	116,091	1,600	**662,214**
Developer contributions	99,719	-	89,149	165,677	**354,545**
Capital grants and contributions	-	-	900,000	-	**900,000**
Interest income	189,701	140,511	90,688	62,058	**482,958**
Interest and amortization expense	-	-	(26,617)	-	**(26,617)**
Total nonoperating revenues (expenses)	**360,362**	**614,092**	**1,169,311**	**229,335**	**2,373,100**
Change in net position	204,657	492,569	1,303,630	131,897	**2,132,753**
Total net position - beginning	15,531,152	8,427,605	11,456,755	6,856,579	**42,272,091**
Total net position - ending	**$ 15,735,809**	**$ 8,920,174**	**$ 12,760,385**	**$ 6,988,476**	**$ 44,404,844**

The notes to the financial statements are an integral part of this statement

Alpine City
Statement of Cash Flows – Proprietary Funds
For the Year Ended June 30, 2026

	Water Fund	Sewer Fund	Pressure Irrigation	Storm Drain	Total
Cash Flows From Operating Activities					
Receipts from customers	$ 963,789	$ 1,430,811	$ 1,416,714	$ 199,163	**$ 4,010,477**
Payments to suppliers	(377,259)	(1,029,551)	(523,378)	(27,970)	**(1,958,158)**
Payments to employees	(322,309)	(322,308)	(253,940)	(104,749)	**(1,003,306)**
Net cash provided (used) by operating activities	**264,221**	**78,952**	**639,396**	**66,444**	**1,049,013**
Cash Flows From Capital and Related Financing Activities					
Purchases of capital assets	(407,842)	(771,093)	(1,277,977)	(576,920)	**(3,033,832)**
Impact fee income	70,942	473,581	116,091	1,600	**662,214**
Developer Contributions	99,719	-	89,149	165,677	**354,545**
Principal paid on capital debt	-	-	(356,000)	-	**(356,000)**
Interest and amortization expense	-	-	(26,617)	-	**(26,617)**
Net cash provided (used) by capital and related financing activities	**(237,181)**	**(297,512)**	**(1,455,354)**	**(409,643)**	**(2,399,690)**
Cash Flows From Investing Activities					
Interest received	189,701	140,511	90,688	62,058	**482,958**
Net cash provided (used) by investing activities	**189,701**	**140,511**	**90,688**	**62,058**	**482,958**
Net increase (decrease) in cash and cash equivalents	216,741	(78,049)	(725,270)	(281,141)	**(867,719)**
Cash and cash equivalents, July 1	4,537,812	3,501,034	3,051,272	1,263,042	**12,353,160**
Cash and cash equivalents, June 30	**$ 4,754,553**	**$ 3,422,985**	**$ 2,326,002**	**$ 981,901**	**$ 11,485,441**
Cash and cash equivalents at end of year consists of:					
Unrestricted cash	$ 3,900,387	$ 3,263,024	$ 1,605,799	$ 860,074	$ 9,629,284
Restricted cash	854,166	159,961	720,203	121,827	1,856,157
	$ 4,754,553	**$ 3,422,985**	**$ 2,326,002**	**$ 981,901**	**$ 11,485,441**
Reconciliation of operating income to net cash provided (used) by operating activities:					
Operating income (loss)	**$ (155,705)**	**$ (121,523)**	**$ 134,319**	**$ (97,438)**	**$ (240,347)**
Adjustments to reconcile operating income to net cash provided (used) by operating activities:					
Depreciation and amortization expense	405,794	210,599	398,192	157,542	**1,172,127**
Noncash change in pension/benefit expense	9,349	13,733	36,058	4,292	**63,432**
Decrease (increase) in accounts receivable	7,797	(292)	15,235	50	**22,790**
Increase (decrease) in accounts payable	(11,340)	(26,057)	54,323	(459)	**16,467**
Increase (decrease) in customer deposits payab	900	-	-	-	**900**
Increase (decrease) in compensated absences	7,426	2,492	1,269	2,457	**13,644**
Total adjustments	**419,926**	**200,475**	**505,077**	**163,882**	**1,289,360**
Net cash provided (used) by operating activities	**$ 264,221**	**$ 78,952**	**$ 639,396**	**$ 66,444**	**$ 1,049,013**

The notes to the financial statements are an integral part of this statement

Notes to Financial Statements

The notes to the financial statements are included to provide information that is essential to a user's understanding of the basic financial statements.

Note 1 – Summary of Significant Accounting Policies

The accompanying financial statements of Alpine City have been prepared in conformity with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB).

The accompanying financial statements present the financial position of the various fund types and the results of their operations. The basic financial statements are presented for the year ended June 30, 2026

Reporting Entity

Alpine City was incorporated in 1855 under the laws of the State of Utah. The City is a municipal corporation governed by an elected five-member Council and Mayor. The City provides services under the following organizational structure:

General Government: Mayor and City Council, City Administrator, Justice Court, Treasurer and Recorder

Public Safety: Police, Fire and Emergency Medical Services, (through Lone Peak Public Safety District), Building Inspection, Planning and Zoning

Public Works: Streets, Water, Sewer, Garbage, Pressurized Irrigation and Storm Drains

Parks and Recreation: Parks, Cemetery and Recreation

The reporting entity is comprised of the primary government and other organizations that are included to ensure that the financial statements are not misleading. The primary government of the City consists of all funds, departments, boards, and agencies that are not legally separate from the City. The City has no component units and is not a component unit of another entity

Basis of Presentation

The City's basic financial statements consist of government-wide statements, including a statement of net position, a statement of activities, and fund financial statements, which provide a more detailed level of financial information.

Government-wide Financial Statements – The government-wide financial statements include the statement of net position and statement of activities. These statements report financial information for the City as a whole. For the most part, the effect of interfund activity has been removed from these statements. Individual funds are not displayed but the statements distinguish governmental activities, which normally are supported by taxes and general revenues, from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

The statement of net position presents the financial position of the governmental and business-type activities of the City at year-end.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities and for each identifiable activity of the business-type activities of the City. Direct expenses are those that are specifically associated with a function and are clearly identifiable to that particular function. The City does not allocate indirect expenses to functions in the statement of activities.

Note 1 – Summary of Significant Accounting Policies (Continued)

The statement of activities reports the expenses of a given function or segment offset by program revenues directly connected to the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include 1) charges to customers who directly benefit from goods or services provided by a given function or activity; 2) operating grants and contributions which finance annual operating activities, including restricted investment income; and 3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets.

For identifying to which function program revenue pertains, the determining factor for charges for services is which function generates the revenue. For grants and contributions, the determining factor is to which function the revenues are restricted.

Taxes, interest, and other revenue sources not properly included with program revenues are reported as general revenues. The comparison of direct expenses with program revenues identifies the extent to which each governmental function and each identifiable business activity is self-financing or draws from the general revenues of the City.

Fund Financial Statements – During the year, the City segregates transactions related to certain City functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the City at this more detailed level. Fund financial statements are provided for governmental and proprietary funds.

Major individual governmental and enterprise funds are reported in separate columns with composite columns for nonmajor funds.

Fund Accounting – The City uses funds to maintain its financial records during the year. A fund is a fiscal and accounting entity with a self-balancing set of accounts. The City uses two types of categories: governmental and proprietary.

Governmental Funds – Governmental funds are those through which most governmental functions typically are financed. Governmental fund reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purposes for which they may or may not be used. Fund liabilities are assigned to the fund from which they will be liquidated. The City reports the difference between governmental fund assets and liabilities as fund balance.

The City reports the following major governmental funds:

> The *general fund* is the government's primary operating fund. It accounts for all financial resources of the general government, except for those required to be accounted for in another fund.
>
> The *capital projects fund* accounts for the acquisition or construction of major capital facilities of the City (other than those financed by proprietary funds).

Proprietary Fund – Proprietary fund reporting focuses on the determination of operating income, changes in net position, financial position and cash flows. Proprietary funds are classified as either enterprise or internal service.

Note 1 – Summary of Significant Accounting Policies (Continued)

The City reports the following major proprietary funds:

The *water fund* accounts for the activities of the City's water production, treatment and distribution operations.
The *sewer fund* accounts for the activities of the City's sewer treatment operations.
The *pressure irrigation fund* accounts for the activities of the City's pressurized irrigation distribution operations.
The *storm drain fund* accounts for the activities of the City's storm drain operations.

Measurement Focus

Government-wide Financial Statements – The government-wide financial statements are prepared using the economic resources measurement focus. All assets and liabilities associated with the operation of the City are included on the statement of net position. The statement of activities reports revenues and expenses.

Fund Financial Statements – All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets and current liabilities are generally included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include reconciliation with brief explanations to better identify the relationship between the government-wide statements and the governmental fund statements.

Like the government-wide statements, all proprietary fund types are accounted for on a flow of economic resources measurement focus on both financial reporting levels. All assets and liabilities associated with the operation of these funds are included on the statements of net position. The statements of changes in fund net position present increases (i.e., revenues) and decreases (i.e., expenses) in net position. The statement of cash flows provides information about how the City finances and meets the cash flow needs of its proprietary activities.

Basis of Accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. At the fund reporting level, governmental funds use the modified accrual basis of accounting. Proprietary funds use the accrual basis of accounting at both reporting levels. Differences in the accrual and the modified accrual basis of accounting arise in the recognition of revenue, the recording of unearned revenue and in the presentation of expenses versus expenditures.

Revenues – Exchange Transactions – Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On the modified accrual basis, revenue is recorded when the exchange takes place and in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used

Note 1 – Summary of Significant Accounting Policies (Continued)

to pay liabilities of the current fiscal year. For the City, the phrase "available for exchange transactions" means expected to be received within 60 days of year-end.

Revenues – Non-exchange Transactions – Non-exchange transactions in which the City receives value without directly giving equal value in return, include sales tax, property tax, grants, and donations. On an accrual basis, revenue from sales tax is recognized in the period in which the taxable sale takes place. Revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions also must be available (i.e., collected by June 30, 2026 for property taxes and within 60 days for other non-exchange transactions) before it can be recognized.

Under the modified accrual basis, the following revenue sources are considered to be susceptible to accrual: sales taxes, property taxes, special assessments, and federal and state grants.

Unearned Revenue – Unearned revenue arises when assets are recognized before revenue recognition criteria have been satisfied. This unearned revenue is expected to be collected in the next fiscal year.

Expenses/Expenditures – On the accrual basis of accounting, expenses are recognized at the time they are incurred, if measurable. On the modified accrual basis, expenditures are generally recognized in the accounting period in which the related fund liability is incurred and due, if measurable.

Prepaid Expenses – Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both the government-wide and fund financial statements.

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Fund Equity

Cash, Cash equivalents, and Investments

Cash and cash equivalents include cash on hand, demand deposits with banks and other financial institutions, and deposits in other types of accounts or cash management pools that have the general characteristics of demand deposit accounts. The City's investment policy allows for the investment of funds in time certificates of deposit with federally insured depositories, investment in the Utah Public Treasurer's Investment Fund (Fund) and other investments allowed by the State of Utah's Money Management Act. Investments are reported at fair value. The Fund operates in accordance with state laws and regulations. The reported value of the City's cash in the Fund is the same as the fair value of the Fund shares.

Cash equivalents are generally considered short-term highly liquid investments with maturities of three months or less from the purchase date. Investments are recorded at fair value in accordance with GASB Statement No.72 *Fair Value Measurement and Application*. Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

Note 1 – Summary of Significant Accounting Policies (Continued)

Restricted Assets

Cash which is restricted to a particular use due to statutory, budgetary or bonding requirements is classified as "restricted cash" on the statement of net position and on the balance sheets. Restricted cash would be spent first and then unrestricted resources would be used when the restricted funds are depleted.

Receivables

All trade and property tax receivables are reported net of an allowance for uncollectible amounts, where applicable.

Interfund Balances

On the fund financial statements, receivables and payables resulting from short-term interfund loans are classified as interfund receivables/payables. These amounts are eliminated in the governmental and business-type activities columns of the statement of net position, except for any net residual amounts due between governmental and business-type activities, which are reclassified and presented as internal balances.

Capital Assets

General capital assets are those assets not specifically related to activities reported in the proprietary funds. These assets generally result from expenditures in governmental funds or contributions. The City reports these assets in the governmental activities column of the government-wide statement of net position but does not report these assets in the governmental fund financial statements. Capital assets utilized by proprietary funds are reported both in the business-type activities column of the governmentwide statement of net position and in the proprietary fund's statement of net position

Capital assets are defined by the government as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are capitalized at historical cost, if purchased and at fair market value at the date of the gift, if donated. Improvements to capital assets are capitalized. Major additions are capitalized, while maintenance and repairs which do not improve or extend the life of the respective assets are charged to expense.

All reported capital assets are depreciated except for land, rights-of-way, water rights, and construction in progress. Improvements are depreciated over the remaining useful lives of the related capital assets. Useful lives for infrastructure were estimated based on the City's historical records of improvements and replacements.

Capital asset depreciation is recognized using the straight-line method over the estimated useful lives as follows:

Classification	Range of Lives
Buildings and structures	20-50 years
Improvements and infrastructure	10-50 years
Machinery, equipment and vehicles	5-15 years

Compensated Absences

Accumulated unpaid vacation is accrued as incurred based on the years of service for each employee. Vacation is accumulated on a monthly basis. Proprietary funds expense all accrued vacation amounts when

Note 1 – Summary of Significant Accounting Policies (Continued)

incurred. Governmental funds report an expenditure as the vacation is paid. Compensated leave time may be accrued up to 160 hours. The accumulated sick leave is earned at a rate of one day per month. Sick pay amounts are charged to expenditures when incurred. Employees may accumulate up to 90 days of sick leave. Employees who retire are offered the choice to be paid 25% of accumulated sick leave at retirement or to have City pay the cost of the employee's health insurance for one month for every two days of sick leave until the employee can qualify for Medicare.

The total compensated absence liability is reported on the government-wide financial statements. Proprietary funds report the total compensated absences liability in each individual fund at the fund reporting level. Governmental funds report the compensated absence liability at the fund reporting level only when it is due for payment in the current fiscal year.

Long-term Liabilities

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements.

In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner, and in full from current financial resources, are reported as obligations to these funds. Bonds are recognized as a liability in the governmental fund financial statements only when they are due for payment in the current fiscal year.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes include a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expenditure) until then. The City currently has deferred outflows of resources related to debt refunding and pensions.

In addition to liabilities, the statement of net position will sometimes include a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until then. The governmental funds report deferred inflows of resources related to property taxes and pensions.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plans (URS),including additions to/deductions from URS's fiduciary net position, have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Fund Equity

Fund equity at the governmental fund financial reporting level is classified as "fund balance." Fund equity for all other reporting is classified as "net position."

Note 1 – Summary of Significant Accounting Policies (Continued)

Fund Balance – Generally, fund balance represents the difference between the current assets and current liabilities. In the fund financial statements, governmental funds report fund classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Fund balances are divided into five categories as follows.

Non-spendable – Any non-spendable fund balance includes amounts that are (a) not in spendable form, or (b) legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash, for example: inventories, prepaid amounts, and long-term notes receivable.

Restricted – Any restricted fund balance includes amounts that are restricted for specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may effectively be changed or lifted only with the consent of resource providers.

Committed – Any committed fund balance includes amounts that can only be used for the specific purposes determined by a formal action of the City's highest level of decision-making authority, the Alpine City Council. Commitments may be changed or lifted only by the City taking the same formal action that imposed the constraint originally (for example: resolution or ordinance).

Assigned – Any assigned fund balance includes amounts intended to be used by the City for specific purposes that are neither restricted nor committed. Intent is expressed by (a) the Alpine City Council or (b) a body to which the governing body has delegated the authority to assign amounts. Assigned amounts also include all residual amounts in governmental funds (except negative amounts) other than the General Fund that are not classified as non-spendable, restricted, or committed.

Unassigned – The unassigned fund balance is the residual classification for the General Fund. This designation is also used in other governmental funds to report a negative fund balance

Net Position Flow Assumptions – The City has established a flow assumption policy to use restricted net position first before using unrestricted net position.

Fund Balance Flow Assumptions – The City has established a flow assumption policy to use restricted fund balance before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, it is the City's policy to use the fund balance in the following order: 1) Committed, 2) Assigned, and 3) Unassigned.

Net Position – The net position represents the difference between assets and liabilities. The net position component, net investment in capital assets, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvements of those assets, and adding back unspent proceeds. The net position is reported as restricted when there are limitations imposed on its use either through enabling legislation or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. The balance of the net position is reported as unrestricted.

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. Operating expenses are necessary costs incurred to provide the good or service that

Note 1 – Summary of Significant Accounting Policies (Continued)

are the primary activity of each fund. All other revenues and expenses are classified as non-operating including investment earnings, interest expense, and the gain or loss on the disposition of capital assets.

Contributions of Capital

Contributions of capital reported in proprietary fund financial statements and the government-wide financial statements arise from outside contributions of capital assets (e.g. developers), and grants or outside contributions of resources restricted to capital acquisition and construction.

Inter-fund Transactions

During the course of normal operations, the City has transactions between funds to subsidize operations in certain funds, to allocate administrative costs, to construct assets, to distribute grant proceeds, etc. These transactions are generally reflected as operating transfers. Inter-fund transfers are reported as other financing sources/uses in governmental funds and after the non-operating revenues/expenses section in proprietary funds.

Transfers between governmental and business-type activities on the government-wide statement of activities are reported as general revenues. Transfers between funds reported in the governmental activities column are eliminated. Transfers between funds reported in the business-type activities column are eliminated.

Estimates and Assumptions

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the amounts reported in the financial statements and the accompanying notes. Actual results may differ from those estimates.

Note 2 – Reconciliation of Government-wide and Fund Financial Statements

Explanation of certain differences between the Governmental Fund Balance Sheet and the Government-Wide Statement of Net Position

The governmental fund balance sheet includes a reconciliation between total governmental fund balances and of governmental activities in the government-wide statement of net position. This difference primarily results from the long-term economic focus of the statement of net position versus the current financial resources focus of the governmental fund balance sheets.

Capital Asset Differences

When capital assets (land, buildings, improvements and equipment) are purchased or constructed for use in governmental fund activities, the costs of those assets are reported as expenditures in the governmental funds. However, those costs are reported as capital assets in the statement of net position. The details of these differences are presented below:

Note 2 – Reconciliation of Government-wide and Fund Financial Statements (Continued)

Land	$ 23,172,644
Buildings and improvements	4,536,040
Infrastructure	46,146,848
Machinery and equipment	2,056,015
Less accumulated depreciation	(30,826,037)
Net Capital Asset Difference	$ 45,085,510

Long-Term Liability Differences

Long-Term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental fund balance sheet. All liabilities (both current and long-term) are reported in the statement of net position. The details of these differences are presented below:

Net pension liability	$ (27,647)
Compensated absences	(137,321)
Total long-term liability difference	$(164,968)

Explanation of certain differences between the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances and the Government-Wide Statement of Activities

The governmental fund financial statements include reconciliation between changes in fund balances in the governmental funds and changes in net position in the government-wide statement of activities. This difference primarily results from the long-term economic focus of the statement of activities versus the current financial resource focus of the governmental fund financial statements.

Capital Outlay and Depreciation Differences

Capital outlays are reported as expenditures in the statement of revenues, expenditures and changes in fund balances. They are reported as capital assets, with the costs allocated over the useful lives of the assets, as depreciation, in the statement of activities. The details of these differences are reported below:

Capital Outlay	$ 2,199,658
Depreciation Expense	(1,294,109)
	$ 905,549

Long-Term Debt Issuance and Repayment Differences

The change in long-term compensated absences is not reported in the statement of revenues, expenditures and changes in fund balance. This change is reported in the statement of activities. The detail of this difference is reported below:

Change in pension benefits payable	$ (35,129)
Change in compensated absences	(37,633)
	$ (72,762)

Note 3 – Stewardship, Compliance and Accountability

Budgetary Information

Prior to the first regularly scheduled meeting of the City Council in May, the Mayor and the City Manager submit to the City Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes proposed expenditures and proposed sources of revenues.

Between May 1 and June 22, the City Council reviews and adjusts the proposed budget. On or before June 22, a public hearing is held and the budget is legally adopted through passage of a resolution, unless a property tax increase is proposed. If a property tax increase is proposed, a hearing must be held on or before August 17, which does not conflict with other taxing entities that have proposed a property tax increase. At this time the final balanced budget is adopted.

Under Utah State law, the City's budget establishes maximum legal authorization for expenditures during the fiscal year. Expenditures are not to exceed the budgeted amounts, including revisions, except as allowed by the code for certain events.

The Mayor, in conjunction with the appropriate department head, has the authority to transfer budget appropriations within and between any divisions of any budgetary fund. The City Council has the authority to transfer budget appropriations between individual budgetary funds by resolution. A public hearing must be held to increase the total appropriations of any one governmental fund type; however, after the original public hearing, operating and capital budgets of proprietary fund types may be increased by resolution without an additional hearing.

Annual budgets for the general fund, all debt service funds and capital projects funds were legally adopted by the City and prepared on the modified-accrual method of accounting. Annual budgets for the proprietary funds were legally adopted by the City and prepared on the accrual method of accounting.

Although Utah State law requires the initial preparation of budgets for all City funds (both governmental and proprietary), it only requires the reporting of comparisons of actual results to budgets for the general fund and any major special revenue funds.

Tax Revenues

Property taxes are collected by the County Treasurer and remitted to the City in two to three installments in November, December, and a final settlement in the first quarter of the calendar year. Taxes are levied and are due and payable on November 1st and are delinquent after November 30th of each year, at which time they become liens if not paid. An accrual of uncollected current and prior year's property taxes beyond that which was received within 60 days after the fiscal year end has not been made, as the amounts are not deemed to be material.

Sales taxes are collected by the Utah State Tax Commission and remitted to the City monthly. An accrual has been made for all taxes received by the State for the period ended June 30th and thus due and payable to the City.

Franchise taxes are charged to various utility companies doing business with the City including telephone, cable television, gas utility, and electric utility companies. The fees are remitted on a monthly, quarterly, or annual basis. An accrual has been made for all fees due and payable to the City at June 30th

Note 4 – Deposits and Investments with Financial Institutions

The City follows the requirements for the Utah Money Management Act (Utah Code, Section 51, Chapter 7) in handling its depository and temporary investment transactions. This Act requires the depositing of City funds in a "qualified depository." The Act defines a "qualified depository" as any financial institution whose deposits are insured by an agency of the federal government, and which has been certified by the Utah Commissioner of Financial Institutions as meeting the requirement of the Act and adhering to the rules of the Utah Money Management Council. Following are discussions of the City's exposure to various risks related to its cash management activities.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that in the event of a bank failure, the City's deposits may not be recovered. The City does not have a formal deposit policy for custodial credit risk. None of the City's bank deposits were uninsured or uncollateralized on June 30, 2026.

Credit Risk

Credit risk is the risk that the counterparty to an investment will not fulfill its obligations. The City's policy for limiting the credit risk of investments is to comply with the Money Management Act. The Act requires investment transactions to be conducted only through qualified depositories, certified dealers, or directly with issuers of the investment securities. Permitted investments include deposits of qualified depositories; repurchase agreements; commercial paper that is classified as "first-tier" by two nationally recognized statistical rating organizations, one of which must be Moody's Investor Services or Standard & Poor's; bankers acceptances; obligations of the U.S. Treasury and U.S. Government sponsored enterprises; bonds and notes of political subdivisions of the State of Utah; fixed rate corporate obligations and variable rate securities rated "A" or higher by two nationally recognized statistical rating organizations as defined in the Act.

The City is authorized to invest in the Utah Public Treasurer's Investment Fund (PTIF), an external pooled investment fund managed by the Utah State Treasurer and subject to the Act and Council requirements. The PTIF is not registered with the SEC as an investment company, and deposits in the PTIF are not insured or otherwise guaranteed by the State of Utah. The PTIF operates and reports to participants on an amortized cost basis. The income, gains, and losses, net of administration fees, of the PTIF are allocated based on the participants' average daily balances. The fair value of the City's position in the pool is the same as the value of its pool shares. The PTIF has not been rated.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates of debt investments will adversely affect the fair value of an instrument. The City manages its exposure to declines in fair value by investment mainly in the PTIF and adhering to the Money Management Act. The Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested.

As of June 30, 2026 the City had the following investments and maturities:

Investment Type	Fair Value	Maturity
PTIF	$30,148,056	less than 1 year

Investments are measured at fair value on a recurring basis. Recurring fair value measurements are those the Governmental Standards Board (GASB) Statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value. Level 1 inputs are quoted prices in active markets for identical assets;

Note 4 – Deposits and Investments with Financial Institutions (Continued)

Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The City's investments of $30,148,056 are with the Utah PTIF as aforementioned and are considered Level 2 inputs.

The deposits and investments described above are included on the Statement of Net Position as per the following reconciliation:

Reconciliation to Government-wide Statement of Net Position:		
Deposits	Deposits	$ 219,285
Investments	Investments	30,148,056
Cash on hand	Cash on hand	878
	Total	**$ 30,368,219**
Government - wide		
Cash and Cash Equivalents	Unrestricted	$ 24,630,254
Restricted Cash	Restricted	5,737,965
	Total	**$ 30,368,219**

Note 5 – Receivables

Property taxes are levied on January 1 of 2026, are due in November of 2026, and are budgeted for the 2026 fiscal year. Even though they are not intended to fund the 2026 fiscal year, they must be recognized as an asset because the City has an enforceable claim to the revenue. The property taxes that have been remitted to the City within 60 days of the end of the current fiscal period have been recognized as revenue. The uncollected, measurable amounts have been accrued as deferred revenue.

Franchise taxes, licenses and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other items are considered to be measurable and available only when cash is received by the City.

The following is a summary of receivables and the associated allowances for uncollectible accounts as of June 30, 2026.

	Governmental Activities	Business-type Activities	Total
Accounts Receivable	$ 77,017	$ 355,517	$ 432,534
Property taxes receivable	2,743,305	-	2,743,305
Class C road receivable	143,142	-	143,142
Sales Tax Receivable	383,454	-	383,454
Arts & Zoo Receivable	22,513	-	22,513
Franchise Tax Receivable	71,360	-	71,360
Mass Transit Tax Receivable	36,822	-	36,822
Allowance for Uncollectible Accounts	-	(1,084)	(1,084)
Net receivables	$ 3,477,613	$ 354,433	$ 3,832,046

Note 6 – Capital Assets

Capital Asset activity for the year ended June 30, 2026 was as follows:

	June 30, 2025	Additions	Retirements	June 30, 2026
Governmental Assets				
Assets not Depreciated				
Land	$ 22,972,644	$ 200,000	$ -	$ 23,172,644
Assets being Depreciated				
Building & Improvements	3,022,723	1,513,317	-	4,536,040
Infrastructure	45,747,264	399,584	-	46,146,848
Machinery & Equipment	1,969,258	86,757	-	2,056,015
Total Governmental Assets	**73,711,889**	**2,199,658**	**-**	**75,911,547**
Accumulated Depreciation				
Building & Improvements	(1,422,210)	(82,181)	-	(1,504,391)
Infrastructure	(26,958,480)	(1,116,108)	-	(28,074,588)
Machinery & Equipment	(1,151,238)	(95,820)	-	(1,247,058)
Total Accumulated Depreciation	**(29,531,928)**	**(1,294,109)**	**-**	**(30,826,037)**
Net Governmental Capital Assets	**$ 44,179,961**			**$ 45,085,510**

Business-Type Assets	June 30, 2025	Additions	Retirements	June 30, 2026
Assets not Depreciated				
Land	$ 456,127	$ 549,911	$ -	$ 1,006,038
Water Shares	73,400	-	-	73,400
Assets being Depreciated				
Buildings & Improvements	215,074	-	-	215,074
Improvements & Infrastructure	49,721,606	2,391,887	-	52,113,493
Machinery & Equipment	2,144,121	92,030	-	2,236,151
Total Business-Type Assets	**52,610,328**	**3,033,828**	**-**	**55,644,156**
Accumulated Depreciation				
Buildings & Improvements	(188,083)	(2,180)	-	(190,263)
Improvements & Infrastructure	(18,419,784)	(1,053,577)	-	(19,473,361)
Machinery & Equipment	(1,351,687)	(116,370)	-	(1,468,057)
Total Accumulated Depreciation	**(19,959,554)**	**(1,172,127)**	-	**(21,131,681)**
Net Business-Type Capital Assets	**$ 32,650,774**			**$ 34,512,475**

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental		**Business-type**	
General Government	$ 196,446	Water	$ 405,794
Public Safety	734,576	Sewer	210,599
Highways and public improvements	356,753	Storm drain	157,542
Parks and recreation	6,334	Pressure irrigation	398,192
	$ 1,294,109		**$ 1,172,127**

Note 7 – Long-Term Debt

Long-term liability transactions for the fiscal year ended June 30, 2026, were as follows:

Type of Debt	Balance June 30, 2025	Additions	Deductions	Balance June 30, 2026	Due within one year
Governmental					
Compensated absences	$ 102,192	$ 35,129	$ -	**$ 137,321**	$ 21,477
Business-Type Activities:					
Compensated absences	$ 93,419	$ 23,514	$ -	**$ 116,933**	$ 12,480
Revenue bonds					
2020 Water bond	$ 1,829,000	$ -	$ (356,000)	$ 1,473,000	$ 361,000
	$ 1,829,000	**$ -**	**$ (356,000)**	**$ 1,473,000**	**$ 361,000**

Details of long-term debt for business-type activities consists of the following:

Notes and bonds payable

2020 Water Revenue Bonds	
$5,875,000 bond payable, due in various annual installments, including interest at 1.33%, through October 2029.	$ 1,473,000
	$ 1,473,000

All revenue bonds are secured and collateralized by their respective future revenue streams.

The following is a summary of the annual payments to maturity for the business-type revenue bonds:

Year Ending June 30	Business-type Activities Bonds Payable Principal	Interest
2027	$ 361,000	$ 17,190
2028	366,000	12,356
2029	370,000	7,461
2030	376,000	2,500
Total	**$ 1,473,000**	**$ 39,507**

Note 8 – Fund Equity

Restricted net position represents amounts required to be maintained to satisfy third party agreements or legal requirements. On June 30, 2026 the City's enterprise funds held $1,856,157 restricted for impact fees.

Note 8 – Fund Equity (Continued)

Pursuant to GASB No. 54 (see Note 1, *Net Position*) the governmental fund balances are classified as follows:

Restricted fund balance - $3,866,198 for future roads, parks, impact fees, and cemetery
Assigned fund balance - $6,034,042 for future capital projects
Committed fund balance - $2,000,000 for in process capital projects
*Nonspendable fund balance- $*4,090 for prepaid expenses

Note 9 – Pension Plans

General information about the Pension Plan

Plan Description: Eligible plan participants are provided with pensions through the Utah Retirement Systems. Utah Retirement Systems are comprised of the following Pension Trust Funds:

Defined Benefit Plans

The **Public Employees Noncontributory Retirement System (Noncontributory System)** is a multiple-employer, cost sharing, retirement system.

The **Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System)** is a multiple employer, cost sharing, public employee retirement systems.

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

URS issues a publicly available financial report that can be obtained in writing Utah Retirement Systems, 560 E. 200 S, Salt Lake City, Utah 84102 or visiting the website: www.urs.org/general/publications.

Summary of Benefits by System

Benefits provided: URS provides retirement, disability, and death benefits.

Retirement benefits are as follows:

Note 9 – Pension Plans (Continued)

Summary of Benefits by System

Retirement benefits are as follows:

System	Final Average Salary	Years of service required and/or age eligible for benefit	Benefit percent per year of service	COLA**
Noncontributory System	Highest 3 years	30 years any age 25 years any age* 20 years age 60* 10 years age 62* 4 years age 65	2.0% per year all years	Up to 4%
Tier 2 Public Employees System	Highest 5 years	35 years any age 20 years any age 60* 10 years age 62* 4 years age 65	1.5% per year all years	Up to 2.5%

** Actuarial reductions are applied.*
*** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.*

Contribution Rate Summary

As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by state statute and specified by the Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of June 30, 2026 are as follows:

	Employee	Employer	Employer 401(k) Plan
Contributory System			
111-Local Government Division Tier 2	0.81	14.19%	-
Noncontributory System			
15-Local Government Division Tier 1	-	15.97%	-
Tier 2 DC Only			
211-Local Government	-	4.19%	10.00%

***Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For fiscal year ended June 30, 2026, the employer and employee contributions to the Systems were as follows:

System	Employer Contributions	Employee Contributions
Noncontributory System	$ 86,262	$ -
Tier 2 Public Employees System	106,669	6,057
Total Contributions	**$ 192,931**	**$ -**

Contributions reported are the URS Board-approved required contributions by System. Contributions ir the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Note 9 – Pension Plans (Continued)

Contributions reported are the URS board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows and Inflows of Resources Relating to Pensions

At June 30, 2026, we reported a net pension asset of $30,843 and net pension liability of $54,209.

	(Measurement Date): December 31, 2025				
	Net Pension Asset	Net Pension Liability	Proportionate Share	Proportionate Share December 31, 2024	Change (Decrease)
Noncontributory System	$ 30,843	$ -	0.0630304%	0.0646871%	-0.0016567%
Tier 2 Public Employees System	-	54,209	0.0219873%	0.0159533%	0.0060340%
Total Net Pension Asset / Liability	**$ 30,843**	**$ 54,209**			

The net pension asset and liability were measured as of December 31, 2025, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2025 and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended June 30, 2026, we recognized pension expense of $250,098

At June 30, 2026 we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 122,382	$ 270
Changes in assumptions	19,306	-
Net difference between projected and actual earnings on pension plan investments	-	190,477
Changes in proportion and differences between contributions and proportionate share of contributions	13,030	1,599
Contributions subsequent to the measurement date	90,450	-
Total	**$ 245,168**	**$ 192,346**

$90,450 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2025.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Note 9 – Pension Plans (Continued)

Year Ended December 31,		Deferred Outflows (inflows) of Resources
2026	$	108,475
2027	$	(68,620)
2028	$	(59,154)
2029	$	(54,608)
2030	$	7,776
Thereafter	$	28,502

Noncontributory System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2026, we recognized pension expense of $174,716.

At June 30, 2026, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 84,681	-
Changes in assumptions	-	-
Net difference between projected and actual earnings on pension plan investments	-	170,806
Changes in proportion and differences between contributions and proportionate share of contributions	674	915
Contributions subsequent to the measurement date	40,817	-
Total	**$ 126,172**	**$ 171,721**

$40,817 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2025.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ended December 31,		Deferred Outflows (inflows) of Resources
2026	$	100,984
2027	$	(69,468)
2028	$	(61,171)
2029	$	(56,710)
2030	$	-
Thereafter	$	-

Note 9 – Pension Plans (Continued)

Tier 2 Public Employees System Pension Expense, and Deferred Outflows and Inflows of Resources

For the year ended June 30, 2026, we recognized pension expense of $75,382.

At June 30, 2026, we reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 37,701	$ 270
Changes in assumptions	19,306	-
Net difference between projected and actual earnings on pension plan investments	-	19,672
Changes in proportion and differences between contributions and proportionate share of contributions	12,356	685
Contributions subsequent to the measurement date	49,633	-
Total	**$ 118,996**	**$ 20,627**

$49,633 reported as deferred outflows of resources related to pensions results from contributions made by us prior to our fiscal year end, but subsequent to the measurement date of December 31, 2025.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Deferred Outflows (inflows) of Resources
2026	$ 7,491
2027	$ 848
2028	$ 2,017
2029	$ 2,102
2030	$ 7,776
Thereafter	$ 28,502

Actuarial Assumptions

The total pension liability in the December 31, 2025, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

- Inflation — 2.50 Percent
- Salary Increase — 3.5-9.5 percent, average, including inflation
- Investment rate of return — 6.85 percent, net of pension plan investment expense, Including inflation

Note 9 – Pension Plans (Continued)

Mortality rates were adopted from an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

The actuarial assumptions used in the January 1, 2025, valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investments expense and inflation) are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table.

		Expected Return Arithmetic Basis	
Asset Class	Target Asset Allocation	Real Return Arithmetic Basis	Long-Term expected portfolio real rate of return
Equity securities	35%	6.68%	2.34%
Debt securities	20%	2.06%	0.41%
Real assets	18%	5.26%	0.95%
Private equity	12%	9.80%	1.18%
Absolute return	15%	3.96%	0.59%
Cash and cash equivalents	0%	0.49%	0.00%
Totals	100%		5.47%
	Inflation		2.50%
	Expected arithmetic nominal return		7.97%

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50%, and a real return of 4.35% that is net of investment expense.

Discount rate: The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate, and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments, to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

Sensitivity of the proportionate share of the net pension asset and liability to changes in the discount rate: The following presents the proportionate share of the net pension liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1.00 percentage-point lower (5.85 percent) or 1.00 percentage-point higher (7.85 percent) than the current rate:

Note 9 – Pension Plans (Continued)

System	1% Decrease 5.85%	Discount Rate 6.85%	1% Increase 7.85%
Noncontributory System	$ 635,073	$ (30,843)	$ (596,923)
Tier 2 Public Employees System	213,198	54,209	(69,852)
Total	$ 848,271	$ 23,366	$ (666,775)

*** Pension plan fiduciary net position: Detailed information about the pension plans fiduciary net position is available in the separately issued URS financial report.

Defined Contribution Savings Plans

The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b), and 408 of the Internal Revenue Code. Detailed information regarding plan provisions is available in the separately issued URS financial report.

Alpine City participates in the following Defined Contribution Savings Plans with Utah Retirement Systems:
*401(k) Plan
*457(b) Plan
*Roth IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contributions Savings Plan for fiscal year ended June 30, were as follows

	2026	2025	2024
401(k) Plan			
Employer Contributions	$ 6,191	$ 659	$ 826
Employee Contributions	$ 20,478	$ 8,009	$ 6,853
457 Plan			
Employer Contributions	$ -	$ -	$ -
Employee Contributions	$ 3,680	$ 4,292	$ 4,744
Roth IRA Plan			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	$ 3,700	$ 2,145	$ 8,900

Note 10 – Risk Management

Alpine City is exposed to various risks of losses related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The City joined together with other governments in the State of Utah to form the Utah Local Governments Trust (ULGT), a public entity risk pool currently operating as a common risk management and insurance program for Utah State governments. The City pays an annual premium to ULGT for its general insurance coverage.

The City also carries comprehensive general liability insurance coverage through a commercial insurance company. Settled claims from this risk type have not exceeded coverage in any of the past three fiscal years.

Note 11 – Rounding Convention

A rounding convention to the nearest whole dollar has been applied throughout this report, therefore, the precision displayed in any monetary amount is plus or minus $1.

Note 12 – Subsequent Events

In preparing these financial statements, the City has evaluated events and transactions for potential recognition or disclosure through October 8, 2026, the date the financial statements were available to be issued.

Intentionally left blank

Changes in Assumptions Related To Pensions

There were no changes in the actuarial assumptions or methods since the prior actuarial valuation.

Budgetary Comparison Schedule

The Budgetary Comparison Schedule presented in this section of the report is for the General Fund.

Budgeting and Budgetary Control

The budget for the General Fund is legally required and is prepared and adopted on the modified accrual basis of accounting.

Original budgets represent the revenue estimates and spending authority authorized by the City Council prior to the beginning of the year. Final budgets represent the original budget amounts plus any amendments made to the budget during the year by the City Council through formal resolution. Final budgets do not include unexpended balances from the prior year because such balances automatically lapse to unreserved fund balance at the end of each year.

Current Year Excess of Expenditures over Appropriations

No General Fund departmental budgets were exceeded during the fiscal year. Also, the overall General Fund budget was not exceeded for the fiscal year.

All departments and funds were within budgeted appropriations for the fiscal year ending June 30, 2026.

Intentionally left blank

Alpine City
Notes to Required Supplementary Information (Unaudited)
For the Year Ended June 30, 2026

	Budgeted Amounts		Variance of Original and Final Budget Over (Under)	Actual Amounts	Variance with Final Budget Over (Under)
	Original	Final			
REVENUES					
Taxes					
Sales taxes	$ 2,200,000	$ 2,200,000	$ -	$ 2,286,140	$ 86,140
Property taxes	3,069,300	3,069,300	-	3,100,448	31,148
Franchise taxes	750,000	750,000	-	1,114,661	364,661
Mass transit taxes	275,000	275,000	-	214,945	(60,055)
Licenses and permits	380,000	380,000	-	516,838	136,838
Intergovernmental revenue	525,000	525,000	-	1,694,637	1,169,637
Charges for services	1,092,766	1,092,766	-	972,254	(120,512)
Fines and forfeitures	84,000	84,000	-	87,398	3,398
Interest income	229,000	229,000	-	214,271	(14,729)
Miscellaneous	239,122	1,239,122	(1,000,000)	339,929	(899,193)
Total revenues	**8,844,188**	**9,844,188**	**(1,000,000)**	**10,541,521**	**697,333**
EXPENDITURES					
Current:					
General government	3,444,691	2,657,991	786,700	1,701,774	(956,217)
Public safety	3,188,501	3,188,501	-	3,173,501	(15,000)
Streets	637,950	2,452,950	(1,815,000)	2,451,873	(1,077)
Parks & recreation	604,696	605,496	(800)	605,455	(41)
Cemetery	214,800	214,800	-	201,107	(13,693)
Garbage	758,550	787,100	(28,550)	766,711	(20,389)
Total expenditures	**8,849,188**	**9,906,838**	**(1,057,650)**	**8,900,421**	**(1,006,417)**
Excess revenues over (under) expenditures	**(5,000)**	**(62,650)**	**57,650**	**1,641,100**	**1,703,750**
Other financing sources (uses)					
Transfers in (out)	(34,666)	(34,666)	-	(910,000)	875,334
Fund balance appropriation	(5,000)	(34,100)	-	-	(34,100)
Total other financing sources and uses	**(39,666)**	**(68,766)**	**29,100.00**	**(910,000)**	**841,234**
Excess of revenues and other sources over (under) expenditures and other uses	$ (44,666)	$ (131,416)	86,750	731,100	828,416
Fund balances - beginning of year				4,067,607	
Fund balances - end of year				**$ 4,798,707**	

Alpine City

Schedule of the Proportionate Share of the Net Pension Liability (unaudited)

Utah Retirement Systems

For the Year Ended June 30, 2026

Last 10 Fiscal Years*

	As of fiscal year ended June 30,	Proportion of the net pension liability (asset)	Proportionate share of the net pension liability (asset)	Covered employee payroll	Proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	Plan fiduciary net position as a percentage of its covered employee payroll
Noncontributory System	2026	0.0630304%	$ (30,843)	$ 541,160	-5.70%	100.58%
	2025	0.0646871%	205,130	610,141	33.62%	96.02%
	2024	0.0729627%	169,242	574,447	29.46%	96.90%
	2023	0.0607796%	104,100	417,688	24.92%	97.50%
	2022	5.7686600%	(330,377)	377,370	-87.55%	108.70%
	2021	0.0598456%	30,697	418,487	7.34%	99.20%
	2020	0.0627981%	236,678	456,516	51.84%	93.70%
	2019	0.0636569%	468,752	458,229	102.30%	87.00%
	2018	0.0587781%	257,524	428,491	60.10%	91.90%
	2017	0.0583695%	374,804	450,218	83.25%	87.30%
Tier 2 Public Employees System*	2026	0.0219873%	$ 54,209	$ 709,967	7.64%	91.60%
	2025	0.0159533%	47,579	472,636	10.07%	87.44%
	2024	0.0142133%	27,664	367,460	7.53%	89.58%
	2023	0.0206280%	22,642	450,895	4.98%	92.30%
	2022	2.3963700%	(10,142)	445,097	-2.28%	103.80%
	2021	0.0245101%	3,525	391,633	0.90%	98.30%
	2020	0.0255586%	5,748	355,395	1.62%	96.50%
	2019	0.0247514%	2,182	424,465	0.90%	97.40%
	2018	0.0221268%	2,468	181,457	1.36%	95.10%
	2017	0.0314853%	(69)	203,382	-0.03%	100.20%

* In accordance with paragraph 81.a of GASB 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset) in their RSI. The 10 year schedule will need to be built prospectively. The schedule above is only for the past 10 years.

The notes to the financial statements are an integral part of this statement

Alpine City
Schedule of Contributions (unaudited)
Utah Retirement Systems
For the Year Ended June 30, 2026
Last 10 Fiscal Years*

	As of fiscal year ended June 30,	Actuarial Determined Contributions	Contributions in Relation to the contractually required contribution	Contribution deficiency (excess)	Covered employee payroll	Contributions as a percentage of covered employee payroll
Noncontributory System	2017	78,860	78,860	-	474,145	16.63%
	2018	76,939	76,939	-	435,690	17.66%
	2019	83,411	83,411	-	448,202	18.61%
	2020	81,374	81,374	-	635,961	12.80%
	2021	70,322	70,322	-	391,755	17.95%
	2022	68,264	68,264	-	374,787	18.21%
	2023	93,772	93,772	-	509,948	18.39%
	2024	104,640	104,640	-	587,872	17.80%
	2025	93,908	93,908	-	553,676	16.96%
	2026	86,262	86,262	-	540,749	15.95%
Tier 2 Public Employees System*	2017	32,391	32,391	-	236,683	13.69%
	2018	39,264	39,264	-	259,434	15.13%
	2019	55,751	55,751	-	358,761	15.54%
	2020	54,487	54,487	-	347,118	15.70%
	2021	65,932	65,932	-	422,185	15.62%
	2022	77,394	77,394	-	477,486	16.21%
	2023	65,747	65,747	-	410,664	16.01%
	2024	61,285	61,285	-	382,792	16.01%
	2025	81,654	81,654	-	540,271	15.11%
	2026	106,669	106,669	-	751,721	14.19%
Tier 2 Public Employees DC Only System*	2017	4,598	4,598	-	74,716	6.15%
	2018	6,373	6,373	-	95,906	6.65%
	2019	5,570	5,570	-	83,847	6.64%
	2020	8,200	8,200	-	125,058	6.56%
	2021	10,031	10,031	-	149,948	6.69%
	2022	11,992	11,992	-	179,246	6.69%
	2023	20,381	20,381	-	329,265	6.19%
	2024	30,191	30,191	-	487,743	6.19%
	2025	-	-	-	-	0.00%
	2026	-	-	-	-	0.00%

* Contributions in Tier 2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems.
Tier 2 systems were created effective July 1, 2011

Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. The schedule above is only for the past 9 years.
Contributions as a percentage of covered payroll may be different than the board certified rate due to rounding and other administrative practices.

Supplementary Information

Alpine City
Combining Balance Sheet – Nonmajor Governmental Funds
As of June 30, 2026

	Special Revenue	Permanent Fund	Total Governmental Funds
ASSETS			
Restricted cash	$ 637,151	$ 1,937,568	**$ 2,574,719**
Total assets	**$ 637,151**	**$ 1,937,568**	**$ 2,574,719**
LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES			
Liabilities:			
Accounts payable and accrued liabilities	$ 15,610	**$ -**	**$ 15,610**
Total liabilities and deferred inflows	**15,610**	**-**	**15,610**
Liabilities, Deferred Inflows and Fund Balances:			
Restricted	621,541	1,937,568	**2,559,109**
Total fund balances	**621,541**	**1,937,568**	**2,559,109**
Total liabilities and fund balances	**$ 637,151**	**$ 1,937,568**	**$ 2,574,719**

The notes to the financial statements are an integral part of this statement

Alpine City
Combining Statement of Revenues, Expenditures, and Change in Fund Balance
Nonmajor Governmental Funds
For the Year Ended June 30, 2026

	Special Revenue	Permanent Fund	Total Governmental Funds
REVENUES			
Interest income	$ 25,480.0	$ 75,331	**$ 100,811.0**
Charges for services	2,666	113,676	**116,342**
Miscellaneous	5,076	-	**5,076**
Total revenues	**33,222**	**189,007**	**222,229**
EXPENDITURES			
Current:			
Cemetery	22,425	25,007	**47,432**
Total expenditures	**22,425**	**25,007**	**47,432**
Excess revenues over (under) expenditures	**10,797**	**164,000**	**174,797**
Other financing sources (uses)			
Excess of revenues and other sources over (under) expenditures and other uses	10,797	164,000	**174,797**
Fund balances - beginning of year	610,744	1,773,568	**2,384,312**
Fund balances - end of year	**$ 621,541**	**$ 1,937,568**	**$ 2,559,109**

The notes to the financial statements are an integral part of this statement

Additional Reports

Additional Auditor's Reports

- Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*.
- Independent Auditor's Report on Compliance and Report on Internal Control Over Compliance as Required by the State Compliance Audit Guide.

Intentionally left blank

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

City Council Members
Alpine City
Alpine, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, *(Government Auditing Standards)* the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Alpine City, as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise Alpine City's basic financial statements and have issued our report thereon dated October 21, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Alpine City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Alpine City's internal control. Accordingly, we do not express an opinion on the effectiveness of Alpine City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of Alpine City's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Alpine City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Alpine City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Alpine City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Larson & Company

Spanish Fork, Utah
October 21, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE AS REQUIRED BY THE *STATE COMPLIANCE AUDIT GUIDE*

To the City Council Members
Alpine City
Alpine , Utah

Report on Compliance with State Requirements

Opinion on Each State Compliance Requirement

We have audited Alpine City's compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide,* issued by the Office of the Utah State Auditor, for the year ended June 30, 2026.

State compliance requirements were tested for the year ended June 30, 2026 in the following areas:

Budgetary Compliance	Governmental Fees
Fund Balance	Fraud Risk Assessment
Restricted Taxes and Related Revenues	Debt Limits
Component Units	

In our opinion, Alpine City complied, in all material respects, with each state compliance requirement referred to above for the year ended June 30, 2026.

Basis for Opinion on Each State Requirement

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Auditing Standards); and the audit requirements outlined in the *State Compliance Audit Guide* (Guide), issued by the Office of the Utah State Auditor. Our responsibilities under those standards and the State Compliance Audit Guide are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of Alpine City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion for each state compliance requirement identified above. Our audit does not provide a legal determination of Alpine City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to Alpine City's government programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on Alpine City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about Alpine City's compliance with the requirements referred to above as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Guide, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Alpine City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of Alpine City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Guide but not for the purpose of expressing an opinion on the effectiveness of Alpine City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent or to detect and correct noncompliance with a state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented or detected and corrected on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Purpose of This Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Guide. Accordingly, this report is not suitable for any other purpose. However, pursuant to *Utah Code* Title 63G, Chapter 2, this report is a matter of public record, and as such, its distribution is not limited.

Larson & Company, PC

Spanish Fork, Utah
October 21, 2026

Alpine City
Schedule of Findings and Recommendations
For the Year Ended June 30, 2026

Current Year Findings

Financial Statement and State Compliance Findings

None noted

Prior Audit Findings

Financial Statement and State Compliance Findings

None noted

Alpine Days 2026 -Financials

Alpine Days Event	Expense	Revenue	Difference	
5K Race	(8,387.37)	9,125.83	738.46	
Auto Show	(500.00)		(500.00)	
Bake Off	(87.33)	122.59	35.26	
Boutiques	(90.74)	19,923.85	19,833.11	
Carnival	(4,481.80)	29,118.50	24,636.70	
Chalk the Walk		516.07	516.07	
Disc Golf	(48.68)		(48.68)	
Event Operations	(11,194.47)		(11,194.47)	
Firefighter BBQ	(2,097.00)	2,097.00	-	Collected for LPFD
Fireworks	(6,600.00)		(6,600.00)	
Golf Tournament	(3,874.31)	2,022.28	(1,852.03)	Net Revenue rolls to 2027: $1,434.53
Golf Tournament Sponsorship	(337.59)	3,624.15	3,286.56	
Home Run Derby	(276.26)		(276.26)	
Kickball	(160.42)		(160.42)	
Kids Activity	(1,054.95)		(1,054.95)	
Kids Fun Run	(27.99)		(27.99)	
Mountain Bike Race	(2,362.97)	2,389.70	26.73	
Movie in the Park	(1,550.94)		(1,550.94)	
Music in the Park	(24,700.00)		(24,700.00)	
Parade	(328.27)	1,035.67	707.40	
Pet Show	(697.33)		(697.33)	
Pickleball Tournament	(4,786.42)	5,483.72	697.30	Ear-marked for Pickleball
Senior Dinner	(92.56)		(92.56)	
Sponsor Donation		25,500.00	25,500.00	
Storytime & Craft	(97.65)	334.03	236.38	
T-Shirts: Alpine Days	(9,370.00)	6,687.35	(2,682.65)	
T-Shirts: Auto Show	(615.00)	381.89	(233.11)	
T-Shirts: AYC	(620.00)		(620.00)	
T-Shirts: Volunteer	(1,432.00)		(1,432.00)	
Youth Market		2,205.24	2,205.24	
Total:	(85,872.05)	110,567.87	24,695.82	
Staff Overtime Hours:	(9,779.00)			
Grand Total:	(95,651.05)	111,118.01	15,466.96	

Rodeo 2026 - Financials

Description	Expenses	Revenue
Event Operations	34,993.73	
Gate & Shirt Change	500.00	
Prizes and Promotions	13,971.64	1,765.01
Rodeo Grounds Improvements	3,604.98	
Rodeo: Hat		957.59
Rodeo: Mutton Bustin		1,900.99
Rodeo: Tickets		47,657.14
Rodeo: T-shirt	7,645.25	1,934.24
Sponsor		26,500.00
Grand Total	60,715.60	80,714.97

19,999.37

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Approval of Main Street Traffic Safety Features**

FOR CONSIDERATION ON: **October 27, 2026**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Consider approval of recommended Main Street traffic safety features.**

BACKGROUND INFORMATION:

Jason Judd, City Engineer, reported on the Main Street traffic changes to the council at the October 13, 2026, city council meeting. As part of this report, it was recommended that parking continue to be restricted on Main Street along Legacy Park during certain hours. In addition, it was recommended that the delineators in Main Street be extended north to restrict left hand turns at 120 South.

The parking restrictions along Legacy Park are currently being indicated with temporary signage on candlestick type cones. With the parking restrictions being ratified at the last city council meeting, staff recommends that permanent signage be installed, with language as shown on the sample included in this packet. Staff recommends at least four signs be installed. The cost of the signs would be approximately $150 per sign, with a black powder coated post.

Another recommendation was to extend the temporary median and restrict west turning movements onto 120 South from northbound Main Street. This could be accomplished by extending the delineators approximately 200 feet north, which would require about 40 additional delineators. The existing delineators are 42” tall. There has been some discussion about lowering the height of the delineators to increase visibility. One option would be to purchase 40 36” tall delineators and either replace the existing delineators around the crosswalk or every other one or some other pattern. The cost of the delineators is about $100 each, for a total cost of $4,000.

STAFF RECOMMENDATION
Consider approval of permanent no parking signage at Legacy Park and extending the delineators north to restrict left turns at 120 South, with an expense up to $5,000.

SAMPLE MOTION TO APPROVE:
I move to approve permanent no parking signage at Legacy Park and extending the delineators north to restrict left turns at 120 South, with an expense up to $5,000.

SAMPLE MOTION TO APPROVE WITH CONDITIONS:
I move to approve permanent no parking signage at Legacy Park and extending the delineators north to restrict left turns at 120 South, with an expense up to $5,000, subject to the following conditions/changes:
insert finding

SAMPLE MOTION TO TABLE/DENY:
I move to table/deny the proposed Main Street traffic safety features based on the following:
insert finding

ALPINE
1850

NO PARKING

Monday-Thursday

2:30-3:30 pm

Friday

11:30 am-12:30 pm



Mountainville Crosswalk Relocation

ALPINE CITY COUNCIL AGENDA

SUBJECT: Commercial Site Plan – Alpine Fitness

FOR CONSIDERATION ON: October 27, 2026

PETITIONER: Staff

ACTION REQUESTED BY PETITIONER: Review proposed update to Alpine Fitness Commercial Site Plan

BACKGROUND INFORMATION:

Paul Anderson, owner of Alpine Fitness on 235 S Main St, is requesting an update to his commercial site plan. Originally a pergola was approved as part of the landscape plan with the site plan for the new gym building. Mr. Anderson is now requesting that the pergola be replaced by an enclosed 8'6"x 30'4" building to complement the activities of the gym. He is hoping to place a warm area for hot yoga or other activities plus a small storage area. The Planning Commission (PC) and City Council are required to review any commercial site plan and any new commercial building (*DCA 3.07.080(2)*).

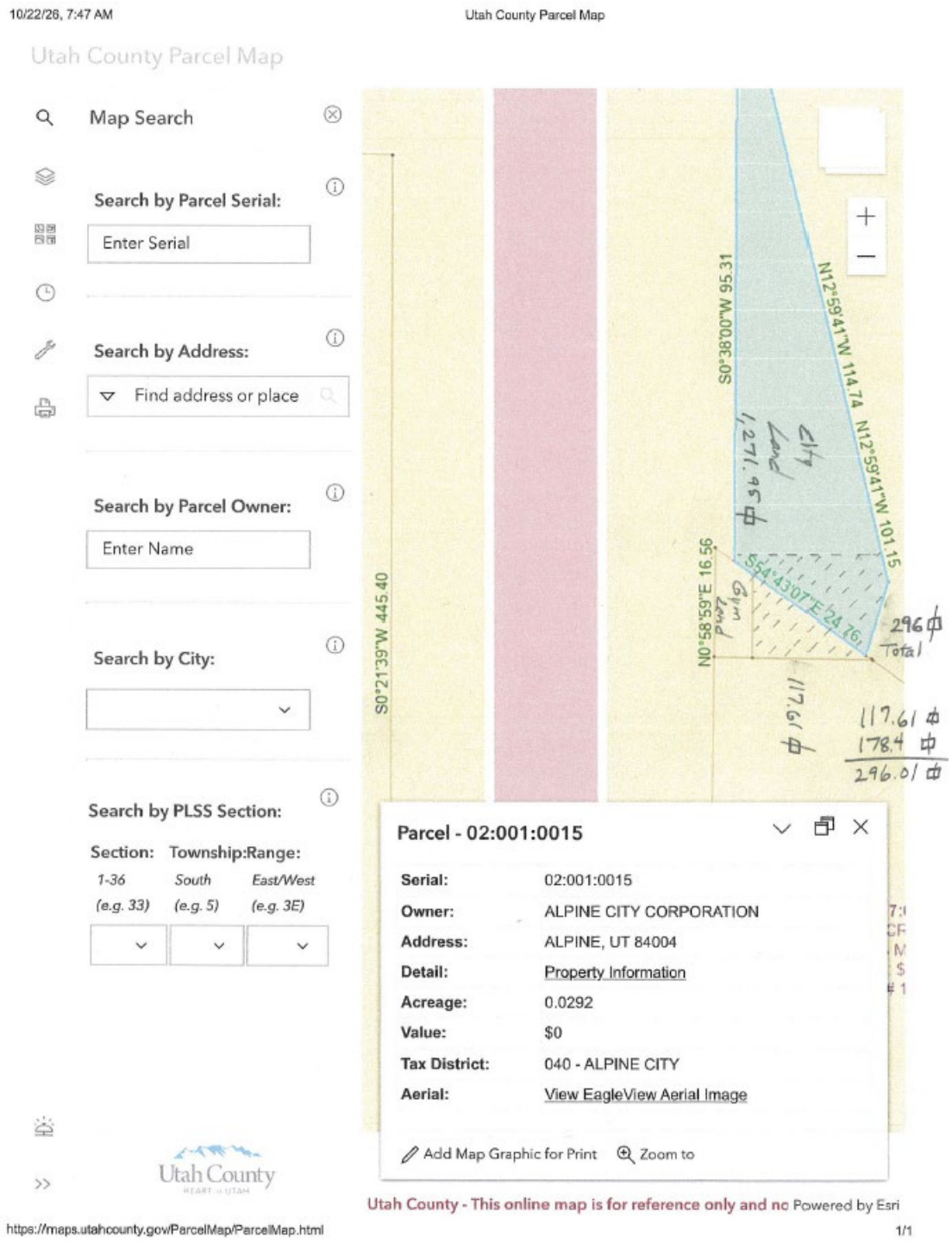
To do this, Mr. Anderson is requesting the City Council consider granting/selling to him certain portions of City property on the north side of his property. The reason for this is that Mr. Anderson needs to replace the landscaped area where his pergola was somewhere else on his site, since his new enclosed building would eliminate over 200 square feet counted as landscaping. The Business-Commercial (BC) zone has a 20% landscaping requirement for commercial properties, so Mr. Anderson needs to continue to meet this requirement.

This discussion is for the Council to consider a disposition of City property so that Mr. Anderson can meet the requirements of adding a new commercial building onto his property. If there is a consideration for disposition, staff would say that the City should retain an access easement across the property for City use.

As a reminder, there is a process for a municipal disposition of property that the City would need to follow per State law:

- Determine if the parcel is significant
    - Exceeds $1,000 in value; or
    - Is greater than 0.01 acres
- Advertise the property for at least 45 days
- Post a physical sign on the property
- Announce the intended disposal at a public meeting

- Provide at least 14 days of Class A public notice
- Approve the disposition at a public meeting



Mr. Anderson would like to purchase the small triangle parcel of 117.61 feet and the piece of the larger parcel of 178.4 feet to get to his required 296.01 feet needed for the landscaping. Assuming $400,000 per acre, the fair market value estimate of this land would be $2,718.18.

City Council should also discuss whether they would prefer to break off a piece of the larger parcel as part of this purchase, or would rather have it be sold in its entirety.

STAFF RECOMMENDATION:

Staff would like the Council to consider Mr. Anderson's proposal and decide if they would be amenable to a potential disposition of City property. If there is a desire to dispose of City property, the process for property disposition according to state requirements can be initiated. An easement should be granted for City Access to Dry Creek.

Alpine Fitness Accessory Building

235 S Main St

Alpine, UT

GENERAL PROJECT INFO	
PROJECT ADDRESS:	235 S MAIN ST
	ALPINE, UT
SCOPE OF WORK:	NEW CONSTRUCTION
COVERNING BUILDING CODES:	2024 IRC & 2024 IBC
STRUCTURAL ENGINEER:	HESTIA STRUCTURAL DESIGN
	(801) 855-6321
	JOLEASE@HESTIASD.COM
SEE DESIGN CRITERIA ON SHEET G1.0 FOR MORE PROJECT INFO	

SHEET INDEX	
COVER	COVER SHEET
G1.0	GENERAL NOTES
SP1.0	SITE PLAN
S1.0	STRUCTURAL PLANS
E1.0	ELEVATIONS

HESTIA STRUCTURAL DESIGN
801-855-6321
www.hestiasd.com

HESTIA STRUCTURAL DESIGN
801-855-6321
www.hestiasd.com

REVISIONS
REV: | DATE | BY | COMMENTS

SCALE: MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET
1" 0

DATE: AUGUST 2026
DRAWING NAME: Alpine Fitness Accessory Building
DESIGNED/DRAWN BY: JDM
CHECKED: JDM
APPROVED: JDM

COVER SHEET
Alpine Fitness Accessory Building
235 S Main St
Alpine, UT

REVISION:

PROJ. # 2026.016

COVER

GENERAL STRUCTURAL NOTES

Design Criteria:

1. Building code: Utah Title 15A
2. Referenced building code: 2024 IRC & 2024 IBC
3. Dead loads:
   a. Roof =15 psf
   b. Exterior walls =12 psf
   c. Floor =12 psf
4. Live loads:
   a. Roofs (ordinary construction) =20 psf
   b. Floor =40 psf
   c. Deck =60 psf
5. Snow load
   a. Ground snow load =40 psf
   b. Flat roof snow load =33.6 psf
6. Earthquake design data
   a. Short period acceleration S_S= 1.5 g, S_{DS}= 1.06 g
   b. Seismic Design Category D
   c. Seismic force resisting system: Light-frame wood walls (wood sheathing)
   d. Response Modification Coefficient, R 6.5
7. Wind design data
   a. Ultimate design wind speed, V-Ult= 103 mph
   b. Exposure Category B
8. Geotechnical design data
   Geotechnical Report Unavailable.
   a. Site class= D-default
   b. Soil bearing pressure= 2000 psf (per Geotech Report)
   c. Minimum Frost Cover= 30 inches

Hestia Structural Design recommends that a geotechnical study be completed for the site. Hestia Structural Design assumes no responsibility or liability for structural damage or other problems related to soil conditions.

General:

1. Construction documents are intended for single use at the address listed. Construction documents, details, or calculations shall not be copied, re-used, or re-produced without the express written consent of Hestia Structural Design.
2. Structural drawings and calculations are based on information provided by the client (in writing) and architectural drawings. The Engineer is not responsible for omissions, conflicts, or inaccuracies in architectural plans provided.
3. The contractor shall verify all conditions and dimensions prior to fabrication or construction in any area. Do not scale drawings. The Engineer shall be notified of any discrepancies, omissions, or inconsistencies. In case of conflict, follow the most stringent requirements as directed by the Engineer before proceeding with any changes, substitutions, or modifications. Any work completed before receiving a written response shall be at the contractor's risk.
4. The general contractor shall review and approve all shop drawings before submitting them to the Engineer. A reviewed copy of all shop drawings shall be kept at the construction site for reference. The shop drawing review is for general conformance to the project drawings only and does not relieve the general contractor of responsibility for completion of the project according to the contract documents.
5. The Engineer is not responsible for the design and construction of existing structures, except for modifications that are explicitly designed.
6. All details and notes are intended to be typical and shall apply to similar situations elsewhere unless noted or shown otherwise.
7. The owner and/ or contractor shall notify the Engineer of Record, before construction, of any conditions or criteria that are different than what is specified on structural drawings or calculations, including but not limited to third party reports or criteria, site conditions, design criteria, and material specifications.
8. Structural drawings and specifications represent the finished structure, not the method of construction. The contractor shall be responsible for all measures necessary to protect the structure during construction. These measures include, but are not limited to: bracing, shoring, etc. Bracing and shoring shall remain in place until all permanent members are in place and connections complete. Observation visits to the site by the Engineer or his representatives does not include inspection of these items.
9. Any and all structural specifications that are unclear or not understood shall be brought to the attention of the Engineer prior to construction.
10. Any changes to the structural design must be made with the approval of the Engineer of Record prior to construction. Notify the Engineer prior to making any changes.
11. Approval by building inspectors does not guarantee or imply approval by Engineer.
12. Construction materials shall be spread out if placed on framed floor or roofs. Loads shall not exceed the design strength of the construction. Provide adequate shoring or bracing where structure has not attained design strength.

Foundations and Soil:

1. Footings and foundations shall be supported by undisturbed natural soil or compacted engineered fill (IRC R403.1). The contractor shall follow all recommendations of the soils report, if available.
2. The contractor shall investigate the site during clearing, excavation, or other earthwork operations for filled excavations, buried structures or unnatural soil conditions. If any of these conditions are found, the Architect and Engineer shall be notified immediately.
3. The contractor shall provide for proper de-watering of any and all excavations if necessary.
4. The contractor shall provide for the design and installation of all shoring and bracing required to safely and adequately retain any excavations.
5. The minimum depth of footings below the undisturbed ground surface shall be 30 inches. Foundation walls, piers, and other permanent supports shall be extended below the frost line, except where otherwise protected from frost. (IRC 403.1.4 and IRC 403.1.4.1).
6. Backfill shall not be placed against foundation walls until the walls have sufficient strength and have been anchored to the floor above, or has been sufficiently braced to prevent damage by the backfill (IRC R404.1.7).
7. Concrete slab-on-ground floor shall be a minimum 3-1/2 inches thick and shall have a 4-inch-thick base course consisting of clean graded sand, gravel, crushed stone, crushed concrete or crushed blast-furnace slag passing a 2-inch sieve placed on the prepared subgrade (IRC R506.1 and R506.2.2) U.N.O.
8. Grading shall allow for positive drainage (5 percent minimum) away from the structure, other footings and foundations, drives and sidewalks.
9. All fill supporting concrete slabs, footings, or etc. shall be moistened and compacted to at least 95 percent of the maximum dry density as determined by ASTM D-1557 (Modified Proctor) or as specified by the Geotechnical Engineer. All other fill shall be compacted to a minimum relative compaction of ninety (90) percent of maximum dry density. An approved testing agency shall perform the compaction testing and submit the results to the Structural Engineer. Sufficient field density tests shall be performed to certify building pads as conforming to these specifications.

Concrete:

1. All phases of work pertaining to concrete construction shall conform to the 'Building Code Requirements for Reinforced Concrete' (ACI 318) and the 'Specifications for Structural Concrete for Buildings' (ACI 301) latest approved editions, with modifications as noted in the drawings or specifications.
2. Reinforcement shall be secured in the proper location in the forms with tie wire or other bar support system to prevent displacement during the concrete placement operation.
3. Vertical and horizontal wall reinforcement shall be the longest lengths practical. Where splices are necessary in reinforcement, the length of the lap splice shall be in accordance with Table R608.5.4(1) and Figure R608.5.4(1) (IRC R404.1.3.3.7.5).
4. All concrete shall be thoroughly cured according to ACI recommendations. Follow ACI 306R "Cold Weather Concreting" and ACI 305R "Hot Weather Concreting" for all concrete and masonry work when required by current weather conditions.
5. Forms shall provide sufficient strength to contain concrete during the concrete placement operation (IRC R404.1.3.3.6).
6. Lintels shall be provided over all openings equal to or greater than 2 feet in width. (IRC 608.8.2).
7. Pipes and conduits that run through concrete walls, foundations, or footings shall be approved by the Engineer.
8. Hole drilling and epoxying of post-installed anchoring or reinforcement shall conform to manufacturer's requirements of training, cleaning, installation, and inspection.
9. Clear coverage of concrete over outer reinforcement bars shall be as follows (U.N.O.).
   A. cast against and permanently in contact with ground - 3 in.
   B. exposed to weather or in contact with ground
      a. No. 6 through No. 18 - 2 in.
      b. No. 5 and smaller - 1-1/2 in.
   C. Not exposed to weather or in contact with ground.
      a. slabs, joints, and walls
         • No. 11 and smaller - 3/4 in.
      b. Beams, Columns, pedstals and tension ties
         • primary reinforcement, stirrups, ties, spirals and hoops - 1-1/2 in.
10. Concrete mixes shall be designed by a qualified testing laboratory.

Type	f'_c psi	Max W/C Ratio	Air Content (%)	Exposure Classes F	S	C
Footings	3,000	0.5	--	F0	S0	C0
Foundations	4,000	0.5	5	F1	S0	C0
Int Flatwork	4,000	0.45	3	F0	S0	C0
Ext Flatwork	5,000	0.4	6	F2	S0	C2

A. All concrete shall contain Portland Cement in accordance with ASTM C150
   a. Type I or II for Exposure class S0.
   b. Type II or V for Exposure class S1.
   c. Type V plus pozzolan or slag cement for Exposure class S2.
B. Calcium chloride shall not be used.

Reinforcing Steel:

1. All reinforcing steel shall be detailed and placed in conformance with the "Building Code Requirements for Reinforce Concrete" (ACI 318) and "The Manual of Standard Practice For Reinforced Concrete Construction" by the CRSI and the WCRSI, as modified by the project drawings and specifications.
2. All steel reinforcement shall conform to ASTM A615 Grade 60 with minimum yield strength of 60,000 psi. All reinforcing that is to be welded shall be ASTM A706 Grade 60 deformed weld-able bar.
3. All reinforcing bars shall be free of rust, scale, grease, form oil, or other material that might affect or impair bond.
4. Splices of reinforcing bar, if required, shall be avoided at points of maximum stress. See the lap splice schedule for minimum lap lengths. Splices shall be made in a region of compression, unless shown otherwise.
5. Reinforcing bars shall neither be welded nor bent by heating. Where inserts require welding to plates, angles of the like, ASTM A706 deformed weld-able bars shall be used.
6. All 90 degree hooks in reinforcing bars shall be bent with an inside diameter of 6 bar diameters for No. 3 through No. 8 bars. Extend bars 12 bar diameters beyond bend. All 180 degree hooks in reinforcing bars shall be bent with an inside diameter of 6 bar diameters for No. 3 through No. 8. Extend bars a minimum of 4 diameters, or 2-1/2 in. beyond bend.
7. Dowels between footings and walls or columns shall be the same grade, size, and spacing or number as the vertical reinforcing, respectively, U.N.O.
8. Where concrete girths, beams, or walls are continuous around a corner, add corner bars to lap from each direction. Reinforcing bars in the interior faces shall extend to within 2 in. or the outer face and shall terminate in a standard hook or bend.
9. Reinforcing around openings in concrete walls, unless noted otherwise and in addition to the regular wall reinforcement: at least one #4 horizontal bar for each 5 in. of wall thickness or fraction thereof with a minimum of (2) #4 placed 2" above the head of the opening that extend 24" beyond the corners of the opening. The minimum depth of wall (in inches) over the opening shall be 1/2 times the span of the opening (in feet) or 12", whichever is greater. At the sides and across the bottom of the opening, add (2) #4 bars that extend 24" beyond the corners of the opening.

Wood and Framing:

1. Wood materials used for the structure shall be marked or identified by the provider with their grade and/ or material properties.
2. All phases of work pertaining to wood framing or wood construction shall conform to the requirements listed in Chapter 6 of the IRC.
3. Joists shall be supported laterally at the ends by full-depth solid blocking not less than 2 inches nominal in thickness; or by attachment to a full-depth header, band or rim joist, or to an adjoining stud or shall be otherwise provided with lateral support to prevent rotation.
4. Trusses, structural composite lumber, structural glued-laminated members and I-joists shall be supported laterally as required by the manufacturer's recommendations.
5. All wood beams, joists and columns shall be #2 Douglas-Fir Larch grade lumber or better (U.N.O.) having a minimum allowable base bending stress of 900 psi.
6. All wall studs shall be Douglas-Fir Larch Stud grade lumber or better (U.N.O.).
7. Isolated posts shall bear on footings in accordance with structural details and shall be restrained to prevent lateral displacement at the bottom support. Such lateral restraint shall be provided by manufactured connectors installed in accordance with manufacturers' instructions.
8. Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset not less than 24 inches. Joints in plates need not occur over studs. Plates shall be not less than 2-inches nominal thickness and have a width not less than the width of the studs.
9. Structural Composite Lumber shall have the following minimum design values:

Material	Modulus	Fb (psi)
LSL	1.3 E	1700
LSL	1.7 E	2600
LVL	2.0 E	2600
PSL	2.0 E	2900

10. Glue laminated structural members shall conform to the standards of section R602.1.3 of the International Residential Code. All Glue Laminated timber members shall be combination of 24F-V4 DF/DF when used as simple span. Type 24F-V8 DF/DF shall be used at cantilevers, or when beams are continuous over supports as noted. When exposed to weather or moisture, members shall be pressure treated or manufactured with wood of natural resistance to decay as per section R317.1 of the IRC.
11. Studs shall have full bearing on a nominal 2x or larger plate or sill having a width not less than the width of the studs.
12. Interior load-bearing walls shall be constructed, framed and fire-blocked as specified for exterior walls.
13. All posts shall extend down through the entire structure to the foundation and shall be laterally supported at all floor levels; install squash blocking at rim joist under all posts, trimmers, and columns.
14. Wall studs shall not be spliced vertically and shall be continuous from bottom plate to double top plate except where interrupted by a header, beam, truss, or joist.
15. No less than three studs shall be installed at corners of exterior walls.
16. Trimmers, king studs, posts, and columns shall be the same size lumber as the wall studs U.N.O.
17. Columns, posts, and trimmers shall be as wide as the member they support. Girder trusses, beams, and other members shall have full bearing on supports.
18. Dimensional lumber joists and rafters shall have 1-1/2 inches of bearing on wood or bear on hanger designed for the load. I-joists and rafters shall have bearing per manufacturer specifications or bear on hangers designed for the load.
19. Full height of bearing walls and shear walls shall not be interrupted with ceiling joists or plates. Sheathing shall run continuous from floor sheathing to roof sheathing or from slab to floor framing U.N.O.
20. No structural member shall be cut or notched unless shown on structural plans or approved by engineer.
21. Hangers, hardware, and connectors shall have all nail/ screw holes filled U.N.O.
22. All wood structural panels shall be APA-RATED Exposure 1 panels manufactured in accordance with DOC PS 1 or PS 2, U.N.O.
23. All plates or other lumber in contact or within 6 inches of earth shall be Foundation redwood marked or branded by the Redwood Inspection Service or pressure treated (SBX/DOT & Zinc Borate) for moisture protection.
24. Fasteners or preservative-treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. The coating weight of zinc-coated fasteners shall be in accordance with ASTM A153.
25. Nails or other approved sheathing connectors shall be driven flush but shall not break the surface of the sheathing.
26. Connect all wood to concrete, wood to steel, and wood to wood (except stud to plate) with Simpson or equivalent connectors, U.N.O. Connectors used in exterior applications shall be galvanized or stainless steel.
27. Provide holdowns at each end of shear walls as noted on the drawings.
28. Unsupported edges of wall, floor, and roof sheathing shall be blocked as indicated on the plans.
29. REQUIRED MINIMUM NAILING SCHEDULE: (See IBC Table 2304.10.1)

8d common	2-1/2" x 0.131"	8d box	2-1/2" x 0.113"
10d common	3" x 0.148"	10d box	3" x 0.128"
16d common	3-1/2" x 0.162"	16d box	3-1/2" x 0.135"

Stud to plates	Toe nails (4) 8d common or end nail (2) 16d common
Double Top Plates laps and (3) 10d box at intersections	Face nail 10d box @ 12" o.c., staggered with (12) 10d box
Double Studs	Face nail 10d box @ 16" o.c.
Corner Studs or Angles	12" o.c. with 16d box
Joist to sill or girders	toe nail with (3) 8d common
Sole plate to rim board	face nail with 16d box @ 4" o.c.

EXTERIOR WALL FRAMING CHART

FRAMING SPECIFICATION	MAXIMUM STUD HEIGHT
2x4's @ 16" O.C.	9'-6"
2x4's @ 12" O.C.	10'-6"
2x4's @ 8" O.C. or (2) 2x4's @ 16" O.C.	12'-6"
2x6's @ 16" O.C.	15'-0"
2x6's @ 12" O.C.	17'-0"

SHEARWALL STAPLE EQUIVALENCY CHART

COMMON NAILS	16 Ga.	15 Ga.	14 Ga.
8d @ < 3"		Staples Not Allowed	
8d @ 3"	2"	3"	3.5"
8d @ 4"	2.5"	3.5"	4"
8d @ 6"	4"	5"	6"
8d @ 8"	5.5"	6.5"	8"
8d @ 10"	6.5"	8"	10"
8d @ 12"	8"	10"	12"

1. Minimum staple penetration into main member is 1"
2. Place staples parallel to panel edge.
3. Provide 3/8" distance from panel edge to staple.

NAILING EQUIVALENCY CHART

NAIL PENNY WEIGHT	EQUIVALENT SPACING IN INCHES (O.C.) COMMON NAIL	BOX NAIL	16 GAGE STAPLE
6d	4" O.C.	4" O.C.	3 1/2" O.C.
	6" O.C.	6" O.C.	5" O.C.
	8" O.C.	8" O.C.	6 1/2" O.C.
	10" O.C.	10" O.C.	8 1/2" O.C.
	12" O.C.	12" O.C.	10" O.C
8d	3" O.C.	3" O.C.	2" O.C.
	4" O.C.	4" O.C.	2 1/2" O.C.
	6" O.C.	6" O.C.	4" O.C.
	8" O.C.	8" O.C.	5 1/2" O.C.
	10" O.C.	10" O.C.	6 1/2" O.C.
	12" O.C.	12" O.C.	8" O.C.
10d	4" O.C.	4" O.C.	2" O.C.
	6" O.C.	6" O.C.	3 1/2" O.C.
	8" O.C.	8" O.C.	4 1/2" O.C.
	10" O.C.	10" O.C.	5 1/2" O.C.
	12" O.C.	12" O.C.	6 1/2" O.C.

1. Spacing valid for lateral load only, 7/16" structural II plywood or OSB sheathing.
2. Staples shall have a minimum crown width of 7/16".
3. Fasteners in preservative-treated and fire-retardant-treated wood shall be of hot dipped zinc-coated galvanized steel, silicon bronze or copper.

Trusses:

1. Design Criteria
   A. Roof Trusses
      a. Dead Load Top Chord 10 psf
      b. Dead Load Bottom Chord 5 psf
      c. Trusses shall be designed for the following load combinations:
         a. Full Snow Load - Including drift loads
         b. Unbalanced Snow Load Required by ASCE 7
      d. Full Wind Load
      e. Net Wind Uplift per ASCE 7
2. Trusses shall be braced to prevent rotation and provide lateral stability in accordance with the requirements specified in the construction documents for the building and on the individual truss design drawings.
3. Truss members and components shall not be cut, notched, spliced or otherwise altered in any way without the approval of the registered design professional.
4. Truss design drawings shall be submitted to the Engineer of Record to be verified for general conformance with structural design prior to fabrication and installation. Truss manufacturer is responsible for design and specification of trusses, bracing, and connections.
5. Follow Truss Plate Institute BCSI for handling, installing and bracing wood trusses. All truss webs that require permanent lateral bracing by the truss manufacturer also require diagonal bracing. See structural details.

Epoxy Instructions for Anchoring Rebar and Bolts:

1. Use epoxy that meets ICC AC308 criteria for cracked concrete, ie. Hilti RE 500 V3, or Simpson Set-XP
2. Use cold-weather epoxy (Simpson AT-XP) when installation conditions are outside of termperature settings. Verify temperature ranges with manufacturer.
3. Bars must be deformed or threaded for the full embedment depth in epoxy.
4. Over-drill bar diameter as recommended by the manufacturer and to depth indicated in the drawings. Maximum hole size is to be no larger than 1/4' larger than bar diameter.
5. Remove all dirt, dust, water, and ice by vacuum from the holes. Brush and blow hole with oil-free compressed air twice.
6. Clean dirt, rust, and oil from the bars.
7. During the epoxy mixing and application process, follow the epoxy manufacturer's instructions exactly.
8. Inject the holes drilled for the bars halfway with epoxy and then insert the bars while twisting slightly. Insure that the bar is seated at bottom of hole and that epoxy has flowed from the top of the hole.
9. Use an epoxy gel for all horizontal holes or vertical holes filled from the bottom.
10. All bars anchored in epoxy are to be special inspected during installation in accordance with the manufacturer's requirements.

Masonry and Stone Veneer:

1. Masonry and stone veneer shall be installed over a backing of wood and shall not exceed 4 inches in thickness.
2. 2 inch adhered veneer and other thin-cut stone shall be anchored per manufacturer's specifications
3. Masonry veneer shall not support any vertical load other than the dead load of the veneer above.

801-855-6321
www.hestiasd.com
HESTIA STRUCTURAL DESIGN

PROFESSIONAL ENGINEER
08/28/2026
No. 13906609
JOLEASE D. MELDRUM
STATE OF UTAH

REVISIONS

REV:	DATE	BY	COMMENTS

SCALE: MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET
1" 0

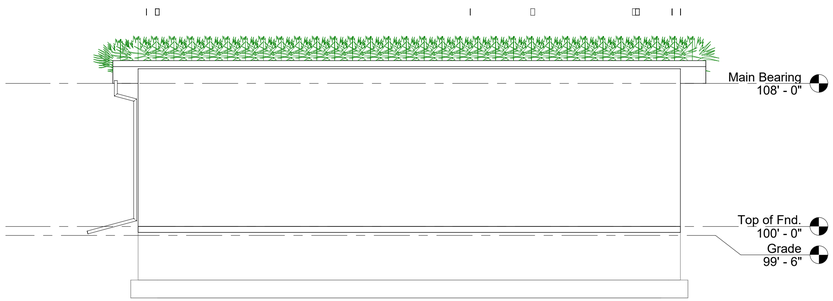
DATE: AUGUST 2026
DRAWING NAME: Alpine Fitness Accessory Building
DRAWN/DESIGNED BY: JDM
CHECKED: JDM
APPROVED: JDM

GENERAL NOTES
Alpine Fitness Accessory Building
235 S Main St
Alpine, UT

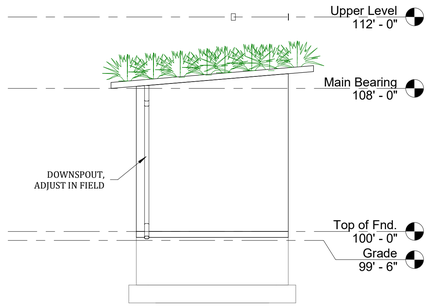
REVISION:

PROJ. # 2026.016

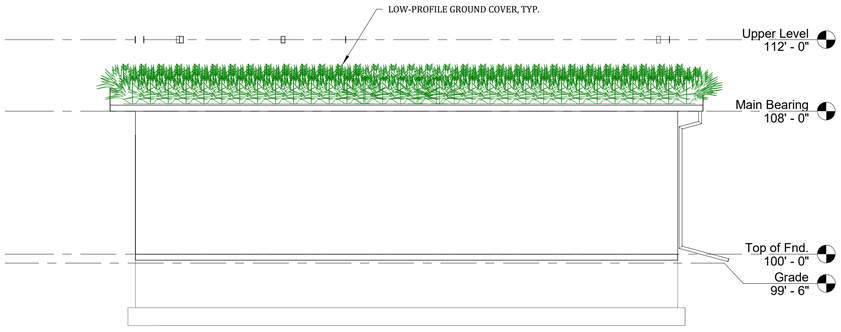
G1.0



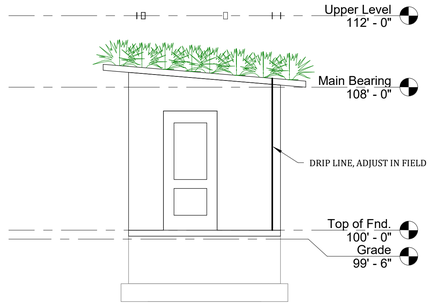
FRONT ELEVATION



LEFT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



SCALE IN INCHES
24x36 = 10'

HESTIA STRUCTURAL DESIGN
801-855-6321
www.hestiasd.com

PROFESSIONAL ENGINEER
09/28/2026
No. 13906609
JOLEASE D. MELDRUM
STATE OF UTAH

REVISIONS

REV:	DATE	BY	COMMENTS

SCALE: MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET
1"
0

DATE: AUGUST 2026
DRAWING NAME: Alpine Fitness Accessory Building
DESIGNED/DRAWN BY: JDM
CHECKED: JDM
APPROVED: JDM

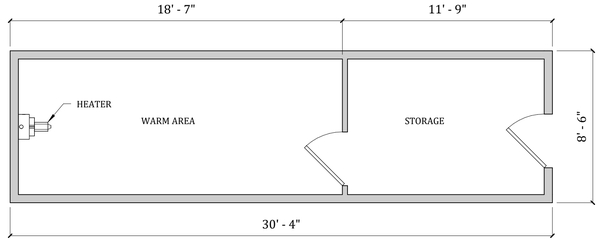
ELEVATIONS

Alpine Fitness Accessory Building
235 S Main St
Alpine, UT

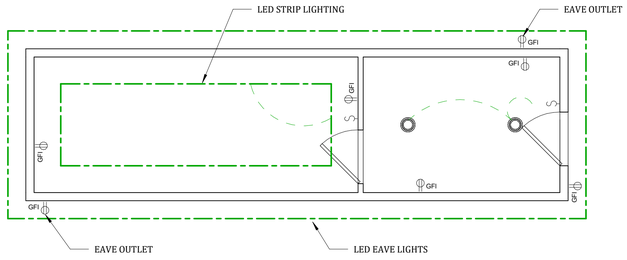
REVISION:

PROJ. # 2026.016

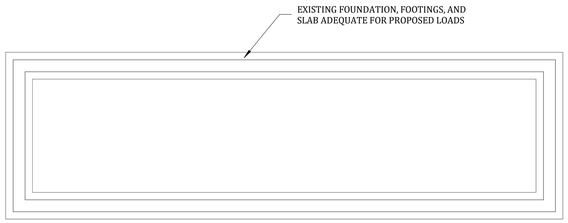
E1.0



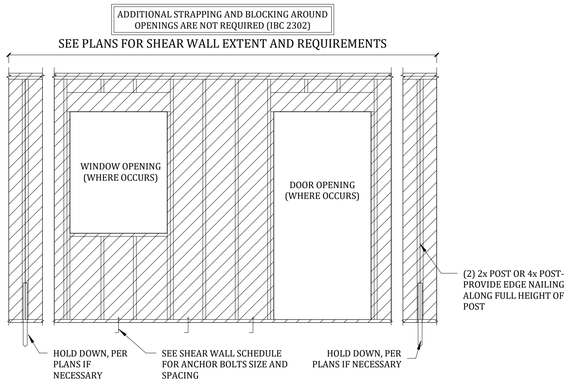
Building Layout



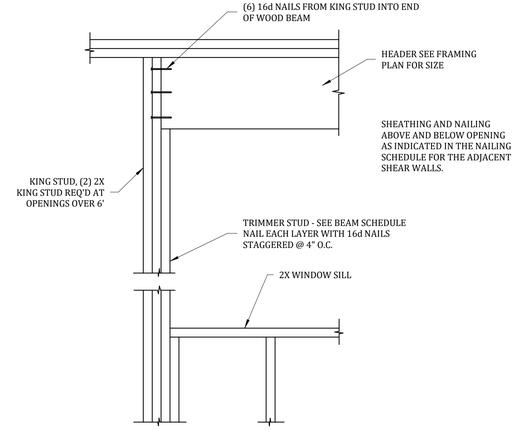
Electrical Plan



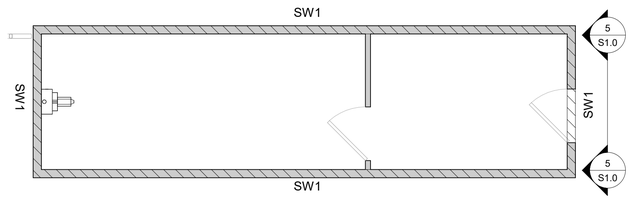
Footing & Foundation Plan



1

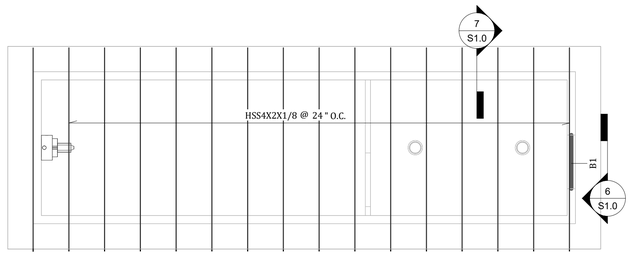


2



Main Floor Shear Wall Plan

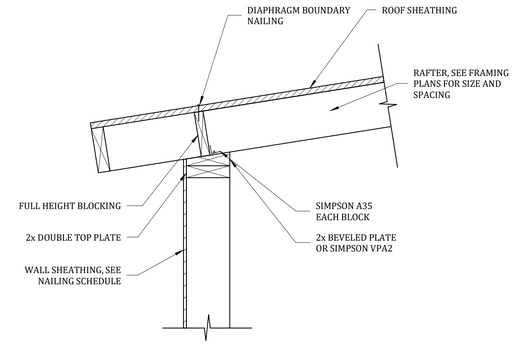
SHEARWALL SCHEDULE						
MARK	SIZE	TYPE	GRADE	NAILING		NOTES
				EDGE	FIELD	
SW1	7/16"	O.S.B.	APA RATED C-C, C-D	8d @ 6" O.C.	8d @ 12" O.C.	1,2,3
1	Use common or galvanized box nails					
2	Block all edges					
3	See Sheet G1.0 for Staple Equiv. Chart					



Roof Framing Plan

BEAM SCHEDULE	
MARK	TYPE
B1	(2) 2X6 DF/L #2
1	Suffixes (A, B, etc.) denote alternatives for the specified beam
2	All headers in bearing walls to have min. (1) trimmer & (1) king stud U.N.O All other beams and girder trusses to have min. (2) 2x supports U.N.O.

3



-1 0 1 2

SCALE IN INCHES
24x36 = 10'

801-855-6321
www.hestiasd.com
HESTIA STRUCTURAL DESIGN

PROFESSIONAL ENGINEER
08/28/2026
No. 13906609
JOLEASE D. MELDRUM
STATE OF UTAH

REVISIONS

REV:	DATE	BY	COMMENTS

SCALE: MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET
1"
0

DATE: AUGUST 2026
DRAWING NAME: Alpine Fitness Accessory Building
DESIGNED/DRAWN BY: JDM
CHECKED: JDM
APPROVED: JDM

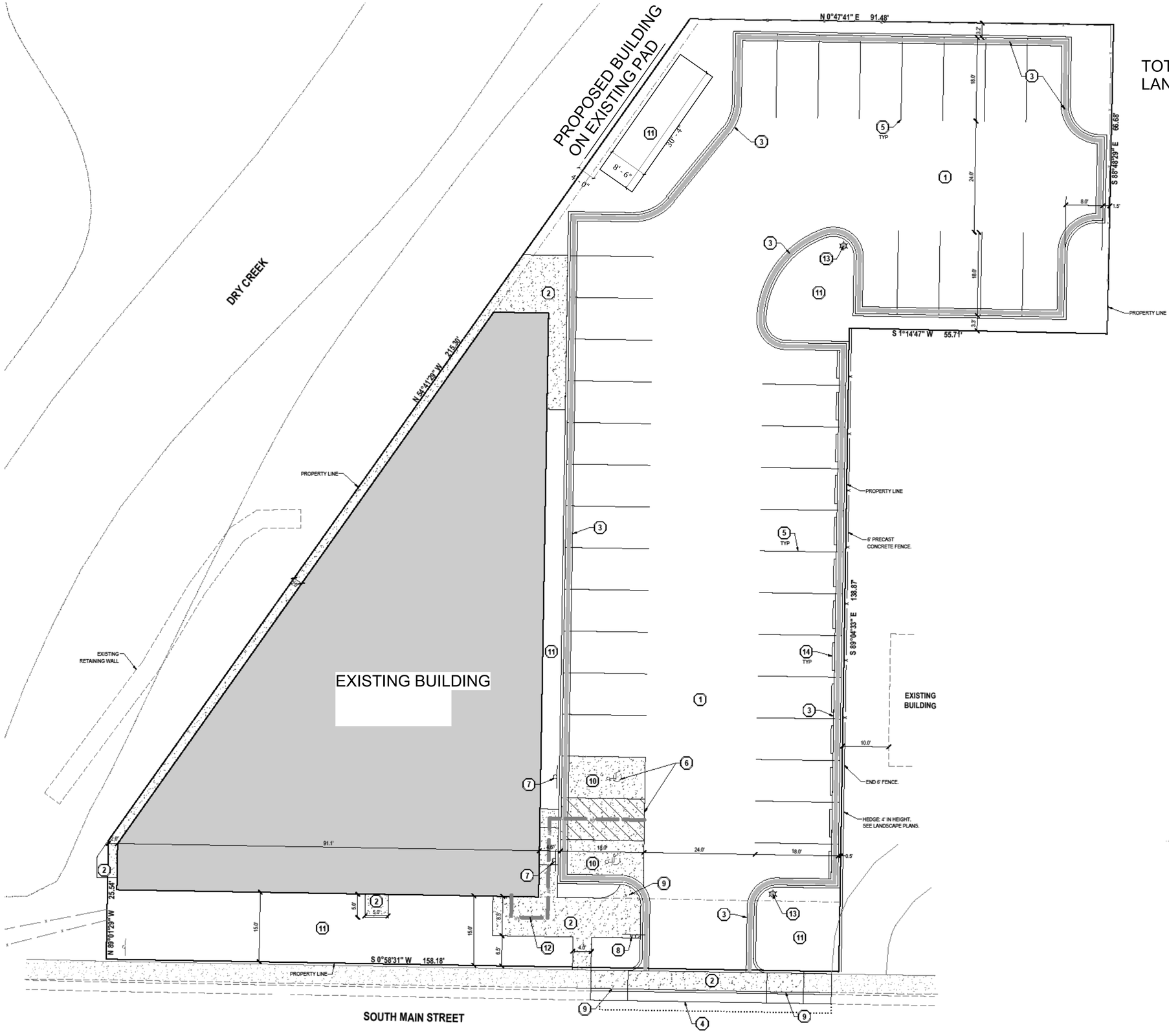
STRUCTURAL PLANS

Alpine Fitness Accessory Building
235 S Main St
Alpine, UT

REVISION:

PROJ. # 2026.016

S1.0



TOTAL SITE: 25128 SQ FT
LANDSCAPING: 5026 SQ FT (20%)

HESTIA STRUCTURAL DESIGN
801-855-6321
www.hestiasd.com

REVISIONS

REV:	DATE	BY	COMMENTS

1" SCALE: MEASURES 1" ON FULL SIZE SHEET
ADJUST FOR HALF SIZE SHEET

DATE: AUGUST 2026
DRAWING NAME: Alpine Fitness Accessory Building
DESIGNED/DRAWN BY: JDM
CHECKED: JDM
APPROVED: JDM

SITE PLAN
Alpine Fitness Accessory Building
235 S Main St
Alpine, UT

REVISION:

PROJ. # 2026.016

SP1.0

SCALE IN INCHES
24x36 = 10'

1 01 - Main Level
1" = 10'-0"









Habits
Limits!

ALPINE CITY COUNCIL AGENDA

SUBJECT: **Discussion Item - Consideration for Installing No Sports Parking Signs along Timberline Middle School Sports Fields**

FOR CONSIDERATION ON: **October 27, 2026**

PETITIONER: **City Staff**

ACTION REQUESTED BY PETITIONER: **Discuss the possibility of installing no sports parking signs along Long Drive near the sports fields at Timberline Middle School.**

BACKGROUND INFORMATION:

Over the last several years, measures have been taken in an effort to reduce the impact of parking in the neighborhoods around Timberline Middle School. The school rents their fields to various soccer and other sports teams. It appears that most of those attending these events park on the streets rather than in the parking lot for the school. Curbs have been painted red on one side of most of the corner lots in the area, which still leaves on-street parking on one side of the lots. Signs that read "No Sports Event Parking" have been installed in most of the neighborhood adjacent to the school fields. Following is a photo of one of the signs:



It has been requested that the city install "No Sports Event Parking" signs on the chain link fence along the Timberline Sports field, adjacent to Long Drive. Most of the curb on the opposite side of Long Drive is painted red. Parking was not restricted when the initial red curb and signs were installed since it didn't create a situation where people were parking in front of someone's home.

Following are some arguments for and against installing the signs:

- Arguments for installing the signs
    - The school has available parking in their parking lot approximately 650 feet south of the sports fields, which may be adequate without allowing parking on street.

    - Parking on the street narrows the travel way on Long Drive.
    - Restricting parking along the school fields but allowing drop-off or pickup could potentially create a safer situation.
- Arguments for not installing signs or leaving it as is
    - Long Drive is a public street and parking should be allowed.
    - Parking is already restricted on the opposite side of Long Drive, so allowing parking on the sports field side of the street still allows cars to travel.
    - Enforcement of who is parking for a "sports event" can be challenging.

The highlighted line in the aerial photo below shows what is understood as the area to consider for additional parking restrictions.



STAFF RECOMMENDATION

Discuss the possibility of installing "No Sports Event Parking" on the chain link fence along the Timberline Middle School sports fields.