

**BLUFFDALE CITY
CITY COUNCIL,
LOCAL BUILDING AUTHORITY AND
REDEVELOPMENT AGENCY BOARD**

COMBINED MEETING AGENDA

City Council Chambers

Wednesday, June 10, 2026, at 6:00 p.m.



Mayor Natalie Hall
Councilmember Steve Austin
Councilmember Wendy Aston
Councilmember Greg Wilding
Councilmember Mackey Smith
Councilmember Alan Lord

Notice is hereby given that the Bluffdale City Council, Local Building Authority and Redevelopment Agency will hold a meeting on Wednesday, June 10, 2026, at Bluffdale City Hall, 2222 West 14400 South, Bluffdale, Utah. The meeting will begin at **6:00 PM** or as soon thereafter as possible. This meeting will also be broadcast live to the public at: www.bluffdale.gov. The public may comment at the meeting or by emailing comments to councilmeetingcomment@bluffdale.gov by **4:00 PM** the day of the meeting. Emailed comments will be submitted to the City Council but will not be read at the meeting. Notice is further given that access to this meeting by the City Council may be by electronic means.

In the event the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate.

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING 6:00 P.M.

1. **Call to Order:** (Roll Call, Invocation, Pledge of Allegiance*).
2. **Minute and Agenda Approval:**
 - 2.1 May 27, 2026, City Council Meeting Minutes.
 - 2.2 Approval of this meeting's agenda.
3. **Presentation Items:**
 - 3.1 Youth Council End of Year Report. (*Presenters, Isabel Flynn, Outgoing YC Mayor and Reed Simmons, Incoming YC Mayor*)
4. **Public Comment:** (This is a time and place for any person who wishes to comment on items **not** scheduled on the agenda for public hearing. Any person or group wishing to comment on any item not otherwise scheduled for public hearing on the agenda may address the City Council at this point by stepping to the microphone and giving his or her name for the record or by emailing councilmeetingcomment@bluffdale.gov. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Chair. Groups wishing to comment will be asked to appoint a spokesperson. Items brought forward to the attention of the City Council will be turned over to staff to provide a response outside of the City Council meeting.)
5. **Consent Agenda:** (These items are considered by the City Council to be routine and will be enacted by a single motion. If discussion is desired on any particular consent item, that item may be removed from the consent agenda and considered separately. No public comment will be permitted.)
 - 5.1 **Resolution 2026-30-** Authorizing a Reimbursement Agreement between the City and Bluffdale Flex PropCo, LLC.
6. **Action or Discussion Items; Items Continued from Previous Meeting:** (These items are considered by the City Council individually. No public comment will be permitted.)

None.

7. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
 - 7.1 **Public Hearing** - Consideration of compensation increase for statutorily-defined executive municipal officers. (*Staff Presenter, Fred Donaldson*)
 - 7.2 **Resolution 2026-25** - Adopting the final tax rate for Salt Lake County for the purpose of levying taxes within the City of Bluffdale General Fund for the Fiscal Year 2026-2027. The General Fund **does not** have a tax increase. (*Staff Presenters, Stephanie Thayer and Bruce Kartchner*)
 - 7.3 **Resolution 2026-26** - Adopting the final tax rate for Utah County for the purpose of levying taxes within the City of Bluffdale General Fund for the Fiscal Year 2026-2027. The General Fund **does not** have a tax increase. (*Staff Presenters, Stephanie Thayer and Bruce Kartchner*)
 - 7.4 **Resolution 2026-27** – Adopting a final operating budget for the 2026-2027 Fiscal Year Budget for all Funds except LBA, and the RDA (*Staff Presenters, Stephanie Thayer and Bruce Kartchner*) [**LBA, & RDA Public Hearings held in conjunction**]
 - 7.5 **Ordinance 2026-09**- An Ordinance adopting an Amended Consolidated Fee Schedule for Administrative, Service and Development Fees including Water Rates charged by the City of Bluffdale. (*Staff Presenter, Stephanie Thayer and Merrill Terry*)

LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE BOARD MEETING

1. **Call to Order:** (Roll Call)
2. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
 - 2.1 **LBA Resolution 2026-28**- Adopting a final operating budget for the 2026-2027 Fiscal Year Budget. (*Staff Presenters, Stephanie Thayer and Bruce Kartchner*) [**LBA Public Hearing held in conjunction with the City Budget Hearing**]
3. **LBA Discussion:**
4. **Adjournment.**

BLUFFDALE CITY REDEVELOPMENT AGENCY BOARD MEETING

1. **Call to Order:** (Roll Call)
2. **Public Hearing Items:** (Public comments must abide by the requirements listed above).
 - 2.1 **RDA Resolution 2026-29**- Adopting a final operating budget Adjustment for the 2026-2027 Fiscal Year Budget. (*Staff Presenters, Stephanie Thayer and Bruce Kartchner*) [**RDA Public Hearing held in conjunction with the City Budget Hearing**]
3. **RDA Discussion:**
4. **Adjournment.**

BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING- continued

7. **Staff Reports, Additional Council Discussion, and Calendaring Items:**
8. **Closed Meetings** - if any: (This meeting will be closed to the public for one of the stated purposes found in Utah Code § 52-4-205(1), which is usually for one of the following purposes: discussion of the character, professional competence, or physical or mental health of an individual; discuss collective bargaining; discuss pending or reasonably imminent litigation; discuss the purchase, exchange, sale, or lease of real property, including water rights or water shares).
9. **Adjournment.**

CERTIFICATE OF POSTING

I hereby certify that the foregoing notice and agenda was posted at the Bluffdale City Hall and on the City's website (www.bluffdale.gov), delivered to each member of the Bluffdale City Council; and posted on the Utah State Public Notice website (www.utah.gov.pmn).

Published and posted on **June 05, 2026**.

A handwritten signature in black ink, appearing to read "Tami Timothy".

Tami Timothy
City Recorder

In compliance with the American with Disabilities Act, individuals needing assistance or other services or accommodation for this meeting should contact Bluffdale City Hall at least 24 hours in advance of this meeting at 801-254-2200. TTY 7-1-1.
*Contact the City Recorder if you desire to give the Invocation or lead the Pledge of Allegiance.

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
REGULAR BUSINESS MEETING MINUTES
Wednesday, May 27, 2026**

1 **Present:**

2

3 **City Council:**

Natalie Hall, Mayor

4 **Wendy Aston**

5 **Steve Austin**

6 **Alan Lord**

7 **Mackey Smith (via telephone)**

8

9 **Staff:**

Bruce Kartchner, City Manager

Fred Donaldson, City Attorney

Stephanie Thayer, Administrative Services Director

Pauline Matagi, Deputy Recorder

Caitlyn Tubbs, Planning Manager

Ellen Oakman, Associate City Planner

Matt Evans, Fire Chief

Shane Paddock, Public Works Director

Merrill Terry, Finance Manager

Michael Fazio, City Engineer

Dan Tracer, Assistant City Engineer

Bart Barton, Emergency Manager

Amanda Luker, Communications Specialist

Jaren Franchina, Fire Captain

Scott Byrne, Fire Captain

24

25 **BLUFFDALE CITY COUNCIL REGULAR BUSINESS MEETING**

26

27 **1. Call to Order.**

28

29 Mayor Hall called the meeting to order at 6:00 PM.

30

31 All members of the City Council were present with the exception of Council Member Wilding, who
32 was excused.

33

34 Suzanne Harrison offered the invocation and led the Pledge of Allegiance.

35

36 **2. Minutes and Agenda Approval.**

37

38 **2.1 May 13, 2026, City Council Meeting Minutes.**

39

40 **2.2 Approval of this Meeting's Agenda.**

41

42 **Council Member Austin moved to APPROVE the Consent Agenda, as presented. Council**

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
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1 **Member Aston seconded the motion. The motion passed with the unanimous consent of the**
2 **Council.**

3
4 **3. Presentation Items.**

5
6 **3.1 Recognition of Riverton High School Student Body Officer, President Seth**
7 **Christensen. (Presenter, Mayor Hall)**

8
9 Mayor Hall reported that Riverton High School Student Body President, Seth Christensen, was unable
10 to attend. Mr. Christensen personally handwrote notes to 2,800 students this year and did a great job
11 representing Bluffdale. He would be invited to a later City Council Meeting.

12
13 **3.2 Promotion of Fire Captains, Alec Moyer, Jaren Franchina and Scott Byrne.**
14 **(Staff Presenter, Fire Chief Matt Evans) Oath of Office Administered by Caitlyn**
15 **Tubbs.**

16
17 Fire Chief, Matt Evans, reported that three firefighters would be promoted to Captain. Scott Byrne
18 had been with the City since July 2021 and West Valley City for 22 years. Most of the City's
19 firefighters also work with other departments. Jaren Franchina has been with Bluffdale since August
20 2018 and spent the last nine years in South Jordan and Sandy. Alec Moyer, who was unable to attend,
21 has been with the City since December 2014 and has 10 years with the Unified Fire Authority.

22
23 Planning Manager, Caitlyn Tubbs, administered the Oath of Office. Photographs were then taken
24 with the City Council.

25
26 **3.3 Presentation by Budget Review Committee. (Presenter, Japeth McGee, Chair)**

27
28 Budget Review Committee Chair, Japeth McGee, introduced new Budget Review Committee
29 Member, Ean Bigelow, who was also in attendance.

30
31 The City Council created the Budget Review Committee approximately three years previously. The
32 volunteer-led committee was formed to help the City's budget process to be more transparent and
33 help residents better understand municipal finance.

34

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1 With the help of the City’s Finance Intern, they reached out to peer cities in Utah for data used in
2 creating the comparison presentation. Cities included in the report were Cottonwood Heights, Draper,
3 Holladay, Mapleton, Payson, Saratoga Springs, Spanish Fork, Springville, and Vineyard. Some of
4 the information they requested was not received for various reasons. For example, Cottonwood
5 Heights contracts its fire services out to the Unified Fire Authority.

6
7 Bluffdale’s population is very young compared to all peer cities, with the exception of Saratoga
8 Springs. It is also an affluent community, second only to Mapleton in median household income.

9
10 Mr. McGee reviewed fund balance comparisons. For an accurate comparison, City-specific funds
11 were removed, and only the General Fund and Capital Projects Fund were compared. Bluffdale’s
12 total unrestricted cash was significantly lower than that of almost all other cities. As a percentage of
13 General Fund revenues, unrestricted cash was still on the lower end but not as drastically so. The
14 City’s RDA Fund cash balance of almost \$50 million was much higher than all other cities, but those
15 funds are restricted to specific uses related to the RDA.

16
17 General Fund revenues were reviewed next. On a per-capita basis, most cities’ General Fund revenues
18 are similar. Bluffdale ranked in the middle, with four cities having higher per-capita revenues and on
19 par with Springville and Vineyard. Mayor Hall noted that the charts were available in the Meeting
20 Packet for further review.

21
22 Mr. McGee reported that the Public Safety Fund was included in Bluffdale’s General Fund
23 calculations, as that fund is unique to the City. He then reviewed Full-Time Equivalent (“FTE”)
24 employees per 1,000 residents and reported that Bluffdale was in the middle of the range. Spanish
25 Fork is on the high end of the range, but they provide multiple services, including fiber internet. It
26 can be difficult to do an accurate comparison due to such variations in the services each city provides.

27
28 Mr. Bigelow reported that in 2025, Bluffdale had the highest number of incoming calls per Police
29 FTE and 17 total dedicated police officers, which could indicate that the City was understaffed. There
30 were also more arrests in Bluffdale than in any other city.

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1
2 Mr. McGee stated that some cities were not excluded from specific charts, as that information was
3 not received. Bluffdale had doubled its park acreage over the past five years. Vineyard was a fast-
4 growing city, but had barely increased acreage in the same time period. Data was not received from
5 other cities. Mr. Bigelow pointed out that although park acreage was increasing, the number of Parks
6 FTEs had remained relatively flat. Bluffdale spent more on parks per FTE, but when acreage is
7 considered, the per-square-foot cost was low.

8
9 Mr. Bigelow reported that Bluffdale had fewer miles of roads, but in 2024 had the third-highest cost
10 per mile, which could be due to the large number of road projects in the City.

11
12 Mr. McGee stated that the report was an interesting exercise for the Budget Review Committee and
13 provided data to consider in the future. They intended to create smaller, one-page reports for
14 residents. Residents with specific questions can contact JMcGee@bluffdale.gov.

15
16 Council Member Aston thanked Mr. McGee and Mr. Bigelow for their hard work on the comparisons,
17 as they were very helpful.

18
19 **3.4 Salt Lake County Budget, Services and Priorities. (Presenter, Aimee Winder**
20 **Newton, Salt Lake County Chair, and Suzanne Harrison, Council Member)**
21

22 Salt Lake County Council Chair, Aimee Winder Newton, introduced herself and stated that her son is
23 an English teacher at Hidden Valley Middle School. She served on the County Council for 12 ½
24 years and represented Taylorsville, Murray, West Jordan, West Valley, and portions of South Salt
25 Lake and Midvale. County Council Member, Suzanne Harrison, is an at-large member who has
26 served for 3 ½ years.

27
28 County Council Member Newton reported that they created a similar slide presentation for the State
29 Legislature, and it was such a great experience that they wanted to share it with their cities. She
30 indicated that there had been a lot of incorporation efforts over the years. Bluffdale was incorporated
31 in 1978 during the first wave of incorporations, and a second wave occurred in the 1990s. Recently,
32 some remaining townships and other areas have been incorporated. A bill passed in 2024 required all

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1 unincorporated islands to be annexed or incorporated by 2027, after which the only remaining
2 unincorporated areas will be in the canyons. Salt Lake County historically had separate budgets for
3 its municipal and regional roles, but after 2027, its role would be purely regional.

4
5 Services the County provides include the following:

- 6
7 • Criminal justice and public safety. They are responsible for the jail, prosecution, indigent
8 defense, etc.
- 9 • The County Clerk runs both general and municipal elections.
- 10 • The Salt Lake County Health Department inspects restaurants, offers immunizations, and
11 cleans up homeless sites.
- 12 • Aging and Adult Services provides Meals on Wheels for indigent elderly residents and offers
13 a lunch program at its senior centers.
- 14 • In Utah, counties are the designated behavioral health authorities. The 24-hour receiving
15 center was now open at 3100 South and 900 West and was a partnership between Salt Lake
16 County and the Huntsman Mental Health Institute. They also do a lot of work with police
17 departments' Mobile Crisis Outreach Teams.
- 18 • The County owns Abravanel Hall and the Capitol Theater, and co-owns Eccles Theater with
19 Salt Lake City. Expenses for these venues are paid through revenue they generate and tourism
20 dollars.
- 21 • The Salt Palace Convention Center and Mountain America Expo Center are both located in
22 Salt Lake County.
- 23 • Tourism and sales taxes in the County saves each household approximately \$1,900 per year
24 in property taxes. Tourism taxes also pay for the free My County Rec Pass and fund projects
25 throughout the County, including the Bluffdale Rodeo Arena and Wardle Fields Regional
26 Park.
- 27 • The County's parks and recreation focus is on regional recreation venues like Wardle Fields.
- 28 • Library services are provided as a separate line item on residents' property tax statements.
29 Because Murray and Salt Lake City had their own library systems and in order to avoid double

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1 taxation, libraries are funded through a property tax levy in all other jurisdictions. All library
2 expenses are funded through property taxes.

- 3 • The County also collects and distributes property taxes with a 97% collection rate.

4
5 Salt Lake County has a mayor-and-council form of government. Mayor Wilson is the executive in
6 charge of day-to-day operations. The County Council consists of nine members, with three at-large
7 and six representing districts. Independent officials are also elected for specific County roles.

8
9 County Council Member Newton discussed the County budget and reported that the State Auditor
10 had recommended that all pass-through taxes and Utah Transit Authority ("UTA") funds should be
11 run through the budget, even though the County has no control over those monies. Although the
12 budget appears to be \$2 billion, it is actually only \$1.5 billion. The general fund is approximately
13 \$500 million, and those monies are used for core government services, primarily public safety.
14 Special revenue funds include libraries and behavioral health, and are restricted to specific uses.
15 Enterprise funds like the golf course, landfill, and public works funds are self-sustaining; fees
16 collected for services cover all expenses.

17
18 A total of 74% of the County's general fund goes to public safety, including the jail, district attorney,
19 indigent legal services, and criminal justice. Because the bulk of the budget is related to public safety,
20 it can be hard to find areas to cut as costs increase. Due to Truth in Taxation, inflation does not
21 increase revenue. As a result, Salt Lake County enacted a 15% property tax increase this year. An
22 increase of 20% was originally proposed, but they were able to find 5% in general fund cuts. County
23 Council Member Newton reported that the last tax increase was in 2019, and the 15% increase did
24 not match inflation over the same period. They had contemplated moving to small yearly inflationary
25 increases to avoid large increases every five to six years.

26
27 The Salt Lake County Council conducts regular stress testing of all departments, where each agency
28 must propose 3% in cuts to use as a budgeting tool. Due to its fiscal discipline, it is one of only 42
29 counties in the nation that holds a AAA bond rating.

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1 County Council Member Harrison reviewed the County’s public safety needs. County Council
2 Member Harrison reported that a top need was jail expansion. The jail had not been expanded in over
3 20 years, yet the population had increased by over 300,000 in that time. There were also more mental
4 health and substance use issues, and more people leaving the jail into homelessness. The County
5 Council was committed to expanding the metro and mental health services, including adding
6 approximately 70 new treatment beds for those with severe mental illness. The crisis care center
7 opened in 2025, and anyone experiencing a mental health crisis can go to the center for assistance.
8 The average time for law enforcement drop-offs was only four minutes.

9
10 County Council Member Newton reported that Salt Lake County currently had two jails, the very old
11 Oxbow facility and the main metro jail, and the County Council was committed to addressing deferred
12 maintenance issues at Oxbow and expanding the main jail.

13
14 Mayor Hall thanked them for the presentation and invited a representative of the County Council to
15 attend City Council meetings at least annually. County Council Member Harrison was an at-large
16 member who was always available to help, which showed her level of commitment. The presentation
17 was very helpful in understanding how large Salt Lake County is and the amount of services it
18 provides.

19
20 Council Member Lord asked about the County’s plans now that bonding for the new jail did not pass.
21 County Council Member Harrison confirmed that the bond narrowly failed. However, the County
22 had known for decades that jail capacity needed to be increased to add mental health beds and
23 accommodate the growing population. They were considering options and would likely move
24 forward with a lease revenue bond. They had also set aside \$100 million toward the expansion.

25
26 Council Member Lord asked if State money was available. County Council Member Newton reported
27 that no funding was available for the jail, but they were providing behavioral health funding. They
28 were also investing in homelessness, which would benefit the community because many of those who
29 cycle in and out of the jail are homeless.

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1 Mr. McGee reported that the Salt Lake County Debt Review Committee reviews potential bonding
2 and makes recommendations to the County Council. Their meetings are public, and they have a
3 thorough process of evaluating potential debt.

4
5 Mayor Hall asked how residents with questions should contact the County. County Council Member
6 Harrison stated that tax-related questions should be directed to the appropriate independently elected
7 official, as indicated on the County website. Council and policy issues can be directed to their County
8 Council member or council@saltlakecounty.gov.

9
10 **4. Public Comment.**

11
12 Mayor Hall opened the public comment period.

13
14 *Johnny Kennedy* reported that he lives in Independence and spoke with Council Members Lord and
15 Aston earlier in the week. He is an electrician by trade and a superintendent with Big-D Construction.
16 He was very concerned with the hazards posed by holiday fireworks. The homes in Independence
17 are on top of each other, and Governor Cox recently declared a statewide drought emergency. After
18 the New Year holiday, he picked up a half dozen large fireworks from his backyard. Many residents
19 will not be home for July 4. He will be camping and unable to protect his home. He asked that the
20 City Council consider restrictions or a ban in neighborhoods.

21
22 Mr. Kennedy was also concerned about the traffic signal at 14600 South and Porter Rockwell
23 Boulevard. He believes the light should have green arrows in both directions on 14600 South and
24 left onto Porter Rockwell Boulevard, especially while the bridge is closed. He had almost been struck
25 by cars making a left-hand turn at the intersection multiple times over the past years.

26
27 Mayor Hall asked Mr. Kennedy to provide his email address so Staff could follow up on his concerns.
28 There were no further comments. The public comment period was closed.

29
30 **5. Consent Agenda**

31
32 **5.1 Resolution 2026-23 – Reappointing Board Members to the Healthy Bluffdale**
33 **Coalition.**

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1
2 Council Member Aston moved to APPROVE the Consent Agenda. Council Member Austin
3 seconded the motion. The motion passed with the unanimous consent of the Council.

4
5 6. **Action or Discussion Items; Continued from Previous Meeting.**
6

7 6.1 **Resolution 2026-24 – Consideration for Adoption of a Resolution Authorizing the**
8 **Issuance and Sale of Not More Than \$15,000,000 Aggregate Principal Amount of**
9 **Water Revenue Bonds Series 2026, and Related Matters. (Presenters, Bruce**
10 **Kartchner, Matt Dugdale).**
11

12 City Manager Bruce Kartchner reported that Bluffdale needs a Zone 2 West water tank to meet its
13 water pressure needs. The City had been relying on the Jordan Valley Water Conservancy District
14 ("JVWCD") water treatment plant pump system, which was neither efficient nor cost-effective. The
15 new tank would be located between the Zone 1 and Zone 3 tanks, saving on electricity costs because
16 less water would need to be pumped to the Zone 3 tank.

17
18 The Parameters Resolution specified the maximum bond amount to cover the cost of the tank, as well
19 as a portion of the effluent water recapture project. Staff anticipated that the actual bond amount
20 would be less than \$15 million. Bond payments would be made from the Water Operating Fund using
21 water rates and water Impact Fees, and no rate increase was anticipated. Impact Fees could be utilized
22 as the tank is needed due to growth and development within the City.

23
24 Mayor Hall remarked that the Water Operating Fund can only be used for water-related expenditures
25 and asked if Water Impact Fees were collected in that fund. Mr. Kartchner reported that there are
26 multiple Impact Fee Funds, including a Water Impact Fee Fund. Later in the meeting, the Council
27 would be discussing the Impact Fee Facilities Plan Study. As the cost of both water and delivery
28 infrastructure increases, the Impact Fee increases accordingly. Impact Fees are never used for
29 maintenance or staffing costs, only the infrastructure needed to support additional development as it
30 occurs. The rationale is that people moving into the City should bear the cost of the additional
31 capacity.
32

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1 Matt Dugdale of Stifel Nicolaus and Company reported that the resolution was similar to the one
2 adopted for the railway underpass project. The adoption of a Parameters Resolution does not require
3 the City to issue bonds, and no costs were incurred until the bonds closed. With the resolution, the
4 Council would delegate authority to approve the final terms to Mayor Hall or Mr. Kartchner. The
5 accompanying documents included a supplemental indenture and purchase agreement. Mr. Dugdale’s
6 report also included supplementary information on the process, including analysis, strategy, timing,
7 and a summary of the City’s other bonds.

8
9 Mayor Hall stated that the City also secured federal funding toward the water tank project and thanked
10 Congressman Burgess Owens for adding the funding to his bill. A Request for Proposals (“RFP”)
11 would be sent out prior to securing the bond.

12
13 Mr. Kartchner stated that as a Certified Public Accountant (“CPA”), he has always been debt-averse.
14 However, after working with the City for so many years, he had realized that municipalities have a
15 different philosophy regarding how debt is utilized. In this case, Bluffdale was bonding for
16 infrastructure that would be used for up to 50 years. By bonding instead of saving to cover costs, the
17 people who will benefit from the infrastructure will be the ones paying for it through Impact Fees.

18
19 Mayor Hall noted that when you build something today for future generations, you save them money
20 because you are paying for it in today’s dollars. Bluffdale is very good at planning for its future water
21 needs, and to that end, the Council will need to plan for future needs at the Gravel Pit as well.

22
23 Mayor Hall asked about the tank capacity. Mr. Kartchner reported that it would hold three million
24 gallons, which is approximately one day of water usage.

25
26 Council Member Austin stated that, like Mr. Kartchner, he was debt-averse. He appreciated the
27 explanation that future users will pay the debt.

28
29 **Council Member Aston moved to APPROVE Resolution 2026-24. Council Member Lord**
30 **seconded the motion. Vote on Motion: Council Member Austin-Yes, Council Member Aston-**
31 **Yes, Council Member Smith-Yes, Council Member Lord-Yes. The motion passed unanimously.**

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1
2 **6.2 Budget Discussion. (Staff Presenter, Stephanie Thayer)**
3

4 Mayor Hall stated that a budget discussion would be included on every agenda until the Final Budget
5 is passed.

6
7 Finance Director, Stephanie Thayer, reported that the Final Budget will be adopted at the June 10,
8 2026, City Council Meeting. She then provided updates on minor changes that had occurred since
9 the last FY2027 budget discussion.

10
11 General Fund

- 12 • A line-by-line General Fund review determined that the Engineering Department expenditures
13 for books, subscriptions, and memberships would be \$2,500 higher than originally anticipated
14 due to increased software subscription costs.
15 • The anticipated use of Fund balance was approximately \$394,000.

16
17 Capital Projects Fund

- 18 • The Traffic Calming Measures budget had been increased by \$30,000 based on citizen
19 feedback. This brought the budget back to FY2026 levels.
20 • A total of \$90,000 was added to purchase and equip a vehicle for the proposed new Battalion
21 Chief.

22
23 Fire and Police Protection Fund

- 24 • A new full-time Battalion Chief position had been requested to assume the Fire Chief’s
25 responsibilities when Chief Evans is unavailable. The estimated cost was \$185,000, including
26 salary and benefits.
27 • A \$185,000 increase in the Public Safety Fee was proposed to offset the ongoing cost of the
28 above position.

29
30 Mr. Kartchner discussed the position in detail with Chief Evans, and the person will likely be hired
31 as an Operations Chief, not a Battalion Chief, so they would be one step above the existing Battalion

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1 Chiefs. All Battalion Chiefs are part-time employees and cannot provide adequate coverage when
2 Chief Evans is on vacation, for example.

3
4 Mayor Hall wanted to be very transparent about what is happening with public safety. The Police
5 Department requested four positions, and the Fire Department desperately needs this full-time
6 position. As a compromise, the City will only be hiring three police officers. It is very important that
7 all the Fire Chief’s responsibilities be covered, so the position is vital.

8
9 **6.3 Internal Control Risk Assessment Discussion. (Staff Presenters, Stephanie Thayer**
10 **and Bruce Kartcher).**
11

12 Ms. Thayer reported that the City completes an Internal Control Risk Assessment annually as required
13 by the Utah State Auditor’s Office to assess each agency’s internal fraud risk. The assessment also
14 includes a Separation of Duties Checklist.

15
16 The City can maintain a high score due to the efforts of various individuals. Contract Finance
17 Director, Dave Sanderson, performs bank reconciliations and other tasks that help the City maintain
18 separation of duties. The Audit Committee also does an amazing job and aids in the City’s score.
19 Mr. Kartchner is a CPA, and Ms. Thayer is a Certified Government Financial Manager (“CGFM”),
20 and other staff members were in the process of obtaining certifications. Mayor Hall asked Ms. Thayer
21 to explain the difference. Ms. Thayer reported that a CGFM is similar to a CPA but focused on
22 government.

23
24 Ms. Thayer reported that Bluffdale rated 365 out of a total of 395 points, which puts the City at very
25 low risk of fraud. The small number of staff members made achieving a perfect score challenging,
26 but the City had maintained a score of 365 since the Audit Committee was formed.

27
28 **7. Public Hearing Items.**
29

30 **7.1 Ordinance 2026-04 – Adopting Impact Fee Facility Plan and Impact Fee Analysis.**
31 **(Staff Presenter, Dan Tracer and Guest Presenter, Cami Hamilton, EFG**
32 **Consulting)**
33

DRAFT – FOR DISCUSSION PURPOSES ONLY

**BLUFFDALE CITY COUNCIL
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1 Assistant City Engineer, Dan Tracer, introduced Cami Hamilton of EFG Consulting, who has worked
2 with the City on several other Impact Fee updates.

3
4 Ms. Hamilton provided an overview of Impact Fees.

- 5
- 6 • A payment imposed upon new development to mitigate its impact on public infrastructure.
- 7 • Only charged to new growth to pay for projects needed by growth.
- 8 • Cannot be used to fund existing deficiencies or maintenance costs or increase the current level
9 of service.
- 10 • Can be charged to new homes and businesses, as well as new connections to City
11 infrastructure. It cannot be charged for remodels.
- 12 • The study proposed charging detached accessory dwelling units (“ADU”) as multi-family
13 units.
- 14 • Bluffdale reviews and updates Impact Fees every few years, with minor revisions as needed.
15 Mayor Hall noted that some Impact Fees actually decreased after a previous analysis.

16
17 In analyzing Impact Fees, EFG reviews the expected demand on the system over the next 10 years
18 and what will be required to maintain the current level of service. They then review existing capacity
19 to determine if there is excess capacity or if new facilities will be required to service that new growth.
20 Finally, they review funding sources such as grants and their associated interest costs. Any required
21 Impact Fee adjustments are then proposed.

22
23 Demand Analysis

- 24 • 2025 Equivalent Residential Units (“ERU”): 6,188
- 25 • 10-year growth: 1,333
- 26 • Additional trips: 19,273

27
28 Level of Service

- 29 • Parks: \$9,900 (calculated by dividing the level of existing investment in parks by residential
30 ERUs)

DRAFT – FOR DISCUSSION PURPOSES ONLY

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- 1 • Public Safety: \$3,621
- 2 ○ Residential: 4.61 square feet of building space per ERU
- 3 ○ Commercial: Equipment cost divided by ERU
- 4 • Transportation: Service Level C
- 5 • Storm Water: The study proposed elimination of this fee as most projects that qualify for
- 6 Impact Fee funding were already funded, and most properties will be required to retain their
- 7 own water moving forward.
- 8 • Culinary Water: varies

9
10 Existing Capacity

- 11 • Parks and Public Safety: No excess capacity for future residents.
- 12 • Water: Approximately \$5.1 in excess capacity across various facilities.
- 13 • Transportation: Approximately \$1.8 million in excess capacity throughout the City.

14
15 New Facilities

- 16 • Parks: \$81.8 million in potential new parks and trails as identified in the Parks Master Plan
- 17 • Public Safety:
 - 18 ○ Facilities:
 - 19 ▪ A new 18,000 square foot facility will be needed within the next 10 years at a
 - 20 cost of approximately \$12 million.
 - 21 ▪ The basement of City Hall will need to be remodeled for the Police Department
 - 22 at a cost of approximately \$1 million.
 - 23 ○ Equipment: \$590,000 fire truck needed within the next several years.
- 24 • Transportation: Approximately \$137 million in new road projects were anticipated within the
- 25 next 10 years, approximately \$7.2 million of which will be Impact Fee eligible.
- 26 • Water: Approximately \$11.6 million in water projects will be Impact Fee eligible.

27
28 Proposed Impact Fees

- 29 • Residential:

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- 1 ○ Single Family: \$28,381, an increase of \$10,161 or 56%.
- 2 ○ Multi-Family: \$21,286, an increase of \$7,621 or 56%.
- 3 ● Commercial: \$33,141, an increase of \$12,857 or 63%.

4
5 Ms. Hamilton reported that the above recommendation represented the maximum Impact Fees that
6 could be charged. The City Council could choose to enact a lower fee, but doing so would result in
7 inadequate funding for future projects.

8
9 Mr. Kartchner reported that the Water Impact Fee will increase by the greatest percentage. When the
10 City built its first water tank, the cost was estimated at \$1 per gallon. However, the new tank would
11 cost between \$3 and \$4 per gallon due to the high rate of inflation on components like concrete.

12
13 Council Member Lord asked if the Water Impact Fees would be used to pay future debt.

14 Mr. Kartchner clarified that the fees will pay for a portion of each project. Impact fees can only be
15 used for improvements related to new development, and any portion needed to correct deficiencies
16 must be funded through a different source.

17
18 Mayor Hall reiterated that if new Impact Fees are not approved for new development, current residents
19 will pay those costs. Ms. Hamilton confirmed that the projects need to be funded through different
20 means, which could disproportionately impact existing residents.

21
22 Ms. Hamilton reviewed Impact Fees from comparable cities and noted that in-process Impact Fee
23 studies will affect rates. Mr. Kartchner reported that Bluffdale was one of the first cities in the area
24 to increase rates this year. Prior to the increase, the City had one of the lowest Water Impact Fees.
25 Mayor Hall remarked that some cities charge additional fees, such as park fees. Mr. Kartchner noted
26 that those fees are for ongoing maintenance. Prior to beginning development of Independence, the
27 developer requested that the City increase its Parks Impact Fee to build an extensive park and trail
28 network. That set a new level-of-service benchmark for the entire City.

29
30 Ms. Hamilton reported that notices of the proposal were mailed and posted on the Utah Public Notice
31 and City websites. If the ordinance were adopted, the new Impact Fees would go into effect 90 days

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1 after approval. Mayor Hall noted that this may encourage developers to begin projects quickly before
2 fees increase.

3
4 Council Member Aston expressed concern about the proposed inclusion of ADUs increasing non-
5 compliance. Additionally, if ADUs were subject to Impact Fees, the City should consider allowing
6 them to have individual addresses. She was in favor of all other elements of the proposal.

7
8 Mr. Tracer reported that the Planning Department received 13 ADU permits in the past year. Mayor
9 Hall stated that she applied for one of the permits, and the Jordan Basin Improvement District fee was
10 so high that she considered halting the project. Bluffdale collaborated with Salt Lake County on a
11 loan program to encourage ADUs, and adding Impact Fees may discourage their construction.

12
13 Council Member Lord stated that it would be difficult to hide the construction of an ADU. Mayor
14 Hall clarified that in the past, people hid ADUs they had added to an existing building. Council
15 Member Aston stated that they would apply to build a garage with storage or office space, but would
16 actually build an ADU. Council Member Lord was in favor of a lower Impact Fee for ADUs. Mr.
17 Tracer reported that multi-family ERUs are charged 75% of the single-family ERU Impact Fees, and
18 something similar could be done for ADUs. It was noted that ADUs were currently subject to a permit
19 fee. Mr. Kartchner remarked that 13 units per year would have little real impact. If ADU permit
20 applications increased drastically, the Council could reconsider making them subject to Impact Fees.

21
22 Council Member Lord stated that external ADUs are expensive to build, and as a result, few are
23 constructed each year. Per the study, remodels were already exempt from Impact Fees. Mr. Kartchner
24 clarified that if someone remodeled their garage to install an ADU, it would go through the same
25 process as a new building. The ADU aspect addresses whether there is an existing apartment, not
26 whether there is an existing building. The thought behind charging Impact Fees for ADUs is that they
27 are living quarters, which affects water and road use and uses existing capacity. The rationale behind
28 charging Impact Fees for ADUs was solid. However, if the City wanted to encourage ADUs to
29 provide additional housing, making them subject to Impact Fees would be counter to that goal.

30

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1 Mayor Hall opened the public hearing. There were no comments. The public hearing was closed.

2

3 Council Member Smith stated that he would like to make it easier for residents to build an ADU in
4 their backyard. Impact Fees should be different for ADUs and actual new development.

5

6 Council Member Austin stated that while the City does want to encourage ADUs, they do have a
7 small impact on infrastructure. A smaller fee, for example, 25% of the single-family residential
8 Impact Fee, would be more appropriate. He asked if any projections were available on how the new
9 ADU Loan Program was expected to affect the number of applications. City Attorney, Fred
10 Donaldson, reported that no projections were available. Mr. Kartchner noted that no applications had
11 been received to date. Council Member Austin expected a small increase from the program.

12

13 Mayor Hall commented that the people living in her ADU were previously living in her home, which
14 was one reason the sewer fee was so frustrating. Infrastructure usage did not change because they
15 moved from her basement into the ADU. Thirteen ADUs did not really change the impact of the
16 existing homes. She was unsure how a split Council could reach an agreement on an appropriate
17 percentage and recommended that they focus on the remainder of the Impact Fee Study.
18 Mr. Kartchner reported that the calculations included in the study did not include ADUs. If they were
19 included, the total Impact Fees would only decrease by approximately \$2.

20

21 Mayor Hall liked that Impact Fees are paid by new growth to support its infrastructure and not by
22 current residents. When she started working for the City and learned about Impact Fees, she asked
23 her husband if they had paid one. He confirmed that they wrote a \$30,000 check to cover them. She
24 had paid Impact Fees for her home and did not want to pay more. The increase seemed high, but she
25 was curious about other cities' increases once their analyses are complete.

26

27 Council Member Austin agreed that new development should pay for the infrastructure it requires.
28 Current residents have already paid Impact Fees. While the new fees were much higher than they
29 were previously, and developers would likely complain, the fees were needed to cover the impact of
30 their developments.

31

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1 Council Member Aston was also in favor of the proposed fees. Impact Fees were built into everyone’s
2 mortgage when their home was constructed. Her only issue was with ADUs.

3
4 Council Member Lord stated that the Water Impact Fee had the highest increase and asked whether
5 townhomes are charged a different fee from single-family homes. Mr. Tracer clarified that attached
6 residential units like townhomes and apartments pay the lower multi-family fee. Council Member
7 Lord stated that the Impact Fees seemed very straightforward, and he believes people understand that
8 the City must plan for future water consumption. There may be complaints, but there must be
9 adequate funding for future needs.

10
11 Council Member Smith agreed with his colleagues, especially given the recent drought announcement
12 and water trends. He appreciated Staff’s clear articulation of the fact that, without the Impact Fees,
13 existing residents would bear the financial burden of new development. Any future growth should be
14 favorable to the City.

15
16 Mayor Hall stated that the Impact Fee Analysis did not include ADUs. If Staff noticed a large increase
17 in ADUs, the Council could reconsider making them subject to Impact Fees as had been done before
18 when circumstances changed. Mr. Tracer gave the example of the large influx of flex warehousing
19 that did not fit into other use categories; a new use category was created in the Transportation section
20 to address that specific problem. The City could take a similar approach with ADUs.

21
22 Council Member Lord stated that each of the homes on his cul-de-sac had some form of internal ADU,
23 many of which could house the same number of people as a detached ADU. He believed it would be
24 egregious to only assess Impact Fees on detached ADUs simply because they were not inside the
25 home.

26
27 **Council Member Aston moved to APPROVE Ordinance 2026-04. Council Member Austin**
28 **seconded the motion. Vote on Motion: Council Member Smith-Yes, Council Member Lord-**
29 **Yes, Council Member Austin-Yes, Council Member Aston-Yes. The motion passed with the**
30 **unanimous consent of the Council.**

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**BLUFFDALE CITY COUNCIL
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1
2 **7.2 Ordinance 2026-05 – Proposed Text Amendment to Chapter 3.40 of the Bluffdale**
3 **City Code to Update the City’s Regulations on Seasonal Fireworks Sales and to**
4 **Section 11.180.020 of the Bluffdale City Code to Allow Outdoor Fireworks Sales**
5 **as an Allowed Temporary Use. (Staff Presenter, Caitlyn Tubbs)**
6

7 Ms. Tubbs reported that the existing Fireworks Code was written in 1988 and had not been updated
8 since that time. The applicant, Joe Witter, hoped to modernize the code to reflect current State
9 standards outlined and allow retail fireworks sales in all commercial and industrial zones.

10
11 Bluffdale City Code would be updated to directly reference the Utah Fireworks Act (Utah Admin
12 Code R710-20), allow fireworks to be stored overnight in a steel shipping container, and remove
13 individual solicitor’s license provisions. Section 11.180.020, Permitted Temporary Uses, would be
14 updated to add outdoor sales of fireworks with a Temporary Use Permit (“TUP”).

15
16 Ms. Tubbs reviewed the administrative TUP process. The applicant would submit an application
17 including a description of the proposed use, a site layout demonstrating compliance with distancing
18 requirements from other fireworks sales outlets and flame sources, and a copy of their insurance
19 policy. If the TUP is approved by the Zoning Administrator, they are eligible to apply for a business
20 license. In accordance with the State code, the stand would need to be removed within 14 days of
21 the last legal day for fireworks sales.

22
23 The proposal was reviewed and approved by both the Fire Chief and Fire Marshall. The Planning
24 Commission held a public hearing on the item on May 20, 2026, and unanimously forwarded a
25 positive recommendation to the City Council. In accordance with Utah Code 10-3-702.1, the City
26 must consider impacts on family health, stability, and formation before enacting this or any ordinance.

27
28 The applicant, Joe Witter with Phantom Fireworks, stated that Bluffdale’s code was outdated and
29 conflicted with current laws that were updated in 2011. The idea was to bring City Code in line with
30 the State. Any future changes made by the Fire Prevention Board would not require another Text
31 Amendment.

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1 Council Member Lord asked if the State Code clearly defined where fireworks could be sold. Mr.
2 Witter confirmed that fireworks sales are not allowed in residential areas. Storage in residential areas
3 is also prohibited. Council Member Lord asked about compliance. Mr. Witter stated that the State
4 Fire Chief performs a pre-opening inspection. The current City Code does not reference the
5 International Fire Code, and adopting State requirements would give them the ability to hold
6 businesses to those stricter standards.

7
8 Mayor Hall opened the public hearing. There were no comments. The public hearing was closed.

9
10 Council Member Smith stated that he was in favor of allowing fireworks sales, but would not be in
11 favor of changing restrictions on the use of fireworks in the City.

12
13 **Council Member Austin moved to APPROVE Ordinance 2026-05. Council Member Lord**
14 **seconded the motion. Vote on Motion: Council Member Austin-Yes, Council Member Aston-**
15 **Yes, Council Member Smith-Yes, Council Member Lord-Yes. The motion passed unanimously.**

16
17 **8. Staff Reports, Additional Council Discussion, and Calendaring Items.**

18
19 City Manager, Bruce Kartchner, reported on the following:

- 20
21 • The bridge had been completed over the canal in the Crump Hollow area, which will extend
22 the trail from Vintage Park to Redwood Road. Tree trimming and path installation was
23 ongoing.
- 24 • The Pickle Park parking lot in Independence was in development. The project was partially
25 funded by DAI. This project would also extend the trail across the Rocky Mountain Power
26 corridor into Independence Village.
- 27 • Registration was open for the Old West Days Pickleball Tournament.
- 28 • The \$30 million revenue anticipation bonds closed that day, and the money was now available
29 to continue the 14600 South project. Union Pacific had also given formal approval to access
30 their right-of-way.

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- 1 • Mr. Kartchner stated that some issues occurred at City Hall while he was on vacation the
2 previous week, and he appreciated the staff members who stepped in to ensure that the City
3 continued to operate smoothly. That experience highlighted the importance of the additional
4 Fire Department position, and he appreciated the Council for considering that need.

5
6 Mayor Hall reported that Love Where You Live was a very successful event. All departments and
7 City partners participated, and an Audit Committee member had a lot of fun at the Finance Department
8 table. She thanked Communications Specialist, Amanda Luker, for designing the collectible event
9 stickers, and the Council for their support and participation.

10
11 The Ben Franklin Fly a Kite event was the previous evening. The Arts Advisory Board brought kites
12 for everyone to decorate, and the entire field was full of flying kites due to the perfect wind conditions.
13 It exceeded her expectations, and she thanked everyone involved.

14
15 Riverton was under a boil water order due to a cross connection. It is not easy to contaminate a City
16 water system. However, once a cross connection is found, by law, it must be reported. Riverton
17 Mayor Buroker informed her that the Department of Water Quality forced a boil order even though
18 tests indicated that the water was clean.

19
20 Public Works Director, Shane Paddock, confirmed that the protocols must be followed if
21 contaminants enter the system. Backflow testers were out in full force in the City because residents
22 were contacting them. A tester found a cross connection the previous Friday evening; it had not
23 contaminated the culinary water system, but was within a few days of doing so. The City sent out a
24 flyer on the matter a few weeks previously, and he commended residents for taking action and
25 reaching out to testing companies. Those companies were also doing a good job of communicating
26 their findings. There were many unknowns with secondary water systems, and they were working to
27 get the message out that the Water Department is available to answer questions and perform
28 inspections.

29

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1 Mayor Hall stated that the City has redundancies and ways to close off different areas of the water
2 system. She asked who was responsible for backflow testing. Mr. Paddock reported that it is the
3 responsibility of Trenton Ellis, who was recognized at a recent City Council meeting for his dedication
4 and efforts. Mr. Paddock had been concerned about cross connections, but Staff was doing everything
5 they could to protect the City’s complicated systems, and Mr. Ellis samples the system weekly.

6
7 Mayor Hall reported that Mr. Ellis had also been working closely with Ms. Luker to create a question-
8 and-answer page on the City website to help residents with questions about backflow. Now that the
9 City had a staff member dedicated to the task, they would be able to remain vigilant. Mr. Paddock
10 reported that Mr. Ellis also performs final inspections on new businesses to ensure that their plumbing
11 is installed correctly in relation to cross connections.

12
13 Mr. Paddock thanked Recreation Director, Jessica Brandt, and her staff for their efforts. He attended
14 several soccer games with his grandsons, and it is really a top-notch program.

15
16 Council Member Lord asked if information on backflow prevention would be included in the
17 newsletter. Mayor Hall confirmed that there would be an article on the backflow system, boil water
18 orders, system redundancies, etc. Council Member Lord recommended including reminders in all
19 newsletters. Mayor Hall asked Ms. Luker to have Mr. Ellis compile “fun facts” to be included each
20 month. Council Member Lord stated that he spoke with Mr. Ellis at Love Where You Live and was
21 very appreciative of the display he created.

22
23 Mayor Hall stated that Mr. Kennedy’s email regarding fireworks had been forwarded to the Council.
24 She had spoken with Chief Evans, and he was comfortable with the current Fireworks Map. Chief
25 Evans remarked that if the City were to make one resident happy, it would make 100 other residents
26 unhappy, and he did not have the staffing to police fireworks use in the area. He recommended that
27 concerned residents speak with their neighbors. Mayor Hall stated that fireworks are not allowed in
28 Bringhurst or along the canal and river.

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1 Council Member Aston asked if fireworks were allowed in City parks. Chief Evans stated that they
2 were allowed last year. Mr. Paddock noted that a lot of cleanup is required, but fireworks were not
3 currently banned. Council Member Aston stated that a compromise may be to encourage residents of
4 Independence to light fireworks in the park. She understood that it would require Staff effort, but
5 Mr. Kennedy had valid concerns. The homes are very close together, and she did not want any of
6 them to catch fire. Chief Evans agreed that it may be a good alternative.

7
8 Mayor Hall stated that the Council should continue the discussion on staffing, as adequate staffing
9 was important on big holidays. Regarding fireworks, they could include an article about fireworks
10 safety in the newsletter.

11
12 Council Member Smith stated that any safety information that can be shared leading up to the July 4
13 holiday would be helpful.

14
15 Council Member Lord asked if large fireworks were allowed at homes with very small yards. Mayor
16 Hall stated that the majority of residents light fireworks in the street. Council Member Lord stated
17 that they should be encouraged to do so. Council Member Lord suggested making signs about
18 fireworks safety.

19
20 Mayor Hall noted that Mr. Kennedy expressed concern about a light that was owned by the Utah
21 Department of Transportation ("UDOT"), and Staff would follow up on that matter.

22
23 **9. Closed Meeting.**

24
25 There was no Closed Meeting.

26
27 **10. Adjournment.**

28
29 **Council Member Aston moved to ADJOURN. Council Member Austin seconded the**
30 **motion. The motion passed with the unanimous consent of the Council.**

31
32 The Regular Business Meeting adjourned at 8:29 PM.

33

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**BLUFFDALE CITY COUNCIL
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Wednesday, May 27, 2026**

1
2
3
4
5
6
7

Tami Timothy, UCC
City Recorder

Approved: _____



Memo

Date: June 1, 2026

From: Dan Tracer, Assistant City Engineer

To: Mayor Natalie Hall
Bruce Kartchner, City Manager
City Council

CC:

RE: Reimbursement Agreement for System Improvements on 2950 West

The City does not have a drainage system along 2950 west between 13900 S and 13800 S. The City has the opportunity to install a new drainage system that meets City Standards as part of the private development “Bluffdale Exchange”. The developer has agreed to install these improvements if they are reimbursed.

The City agrees that the missing drainage features are a system deficiency and eligible for reimbursement.

We recommend that the City Council pass the ordinance allowing the City Manager to enter into this Reimbursement Agreement.

A handwritten signature in blue ink that reads 'Dan Tracer'.

Dan Tracer, P.E. – Assistant City Engineer

City of Bluffdale

Att: Reimbursement Agreement

FACILITIES COMPLETION AND REIMBURSEMENT AGREEMENT

This FACILITIES COMPLETION AND REIMBURSEMENT AGREEMENT (this “**Agreement**”) is between BLUFFDALE FLEX PROPCO LLC, a Utah limited liability company (“**Developer**”), and THE CITY OF BLUFFDALE, a municipality organized under the laws of the State of Utah (the “**City**”). Developer and the City are sometimes referred to individually as a “**Party**” and collectively as the “**Parties**”. This Agreement shall become effective upon the date this Agreement is signed by both Parties (the “**Effective Date**”).

RECITALS

A. Developer and its affiliates are developing property located at the northeast corner of 13900 South and 2950 West in Bluffdale, Utah (the “**Development**”).

B. In connection with the Development, Developer and its affiliates are installing certain improvements in or about 2950 West (the “**Developer Improvements**”).

C. The City desires to have certain system improvements that will be owned and operated by the City, installed in or about 2950 West (the “**Public Improvements**”). The Public Improvements are more particularly described in the Estimate attached hereto as Exhibit A (the “**Estimate**”) and will be located in the area depicted in purple on Exhibit B.

D. In connection with the completion of the Developer Improvements, City has requested that Developer install, and Developer is willing to install, at Developer’s initial cost and expense, the Public Improvements, subject to reimbursement by City according to the terms of this Agreement.

NOW THEREFORE, in consideration of the promises, covenants, and conditions herein contained and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer and City agree as follows:

AGREEMENT

1. Incorporation of Recitals. Each of the recitals set forth above are hereby incorporated into this Agreement by this reference and are made a part hereof.

2. Construction. Upon execution of this Agreement, Developer will promptly commence and prosecute to completion the installation of the Public Improvements, pursuant to the plans and specifications attached or referenced on Exhibit B (the “**Plans**”).

3. Reimbursement. In consideration of Developer’s agreement to complete the Public Improvements, upon completion of the Public Improvements, within ten (10) days of receipt of written certification from the general contractor installing the Public Improvements that the Public Improvements have been installed pursuant to the Plans, the City shall reimburse and pay Developer an amount equal to \$ _____, which is the amount estimated for the costs of the Public Improvements as set forth on the Estimate (the “**Reimbursement Amount**”). Notwithstanding anything to the contrary, if Developer’s costs and expenses to complete the Public Improvements exceed the estimated Reimbursement Amount as demonstrated by Developer’s submission of its actual costs and expenses incurred in connection with such completion, including reasonable supporting documentation, the City hereby agrees that the Reimbursement Amount shall be automatically increased to an amount equal to the actual costs and expenses incurred by Developer in completing the Public Improvements.

4.

5. Attorney Fees and Costs. Each Party hereto shall bear its own attorney fees and costs incurred in connection with the execution of this Agreement. However, if any Party shall seek to enforce or protect its rights under this Agreement, the substantially prevailing Party shall be entitled to receive from the other Party full payment of its costs and expenses, including reasonable attorney fees incurred (whether such costs or fees were incurred before or after the commencement of litigation or mediation to resolve the dispute). If either Party fails to pay when due any amount required to be paid by such Party under this Agreement, such unpaid amount shall bear interest at twelve percent (12%) per annum from the due date of such amount to the date of payment in full.

6. Binding Effect. This Agreement is binding upon and inures to the benefit of the Parties and their respective successors and assigns. Each Party represents to the other that all requisite action has been taken by such representing Party in connection with entering into this Agreement and the consummation of the transaction contemplated hereby. Each of the persons signing this Agreement and the other documents contemplated by this Agreement on behalf of a Party represents that such person has the legal right, power and authority to bind such Party.

7. Force Majeure. No Party hereto will be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, transportation stoppages or slowdowns or the inability to procure parts or materials.

8. Amendments and Waivers. This Agreement may not be modified, amended or terminated except by an instrument in writing, signed by each of the Parties affected thereby. No failure to exercise and no delay in exercising any right, remedy or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

9. Counterparts; Electronic Delivery. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and all of which shall be deemed to constitute one and the same instrument. Signatures delivered electronically shall have the same force and effect as an original.

10. Written Notice. All notices, requests, demands or other communications hereunder shall be in writing and deemed to have been given only if hand delivered or sent by nationally recognized overnight courier service (e.g., Federal Express) or certified or registered mail, return receipt requested, through the United States Postal Service with sufficient postage prepaid, or by email (provided that a copy is also sent by any of the other methods set forth in this Section) to the Parties as follows:

If to City:

City of Bluffdale
Dan Tracer
2222 W 14400 S
Bluffdale, UT 84065
Email: dtracer@bluffdale.gov

If to Developer:

Bluffdale Flex PropCo LLC
2101 E Murray Holladay Rd, Suite 201
Holladay, Utah 84117
Attn: Brett Lovel
Email: lovelldevelopmentgroup@gmail.com

or such other address as either Party shall designate by notice pursuant to this paragraph. Notices given by hand delivery shall be effective when so delivered, notices given by overnight courier service shall be effective upon the date of delivery, whereby delivery is deemed to have occurred on the business Day following deposit with the courier, notices given by certified or registered mail shall be effective on the

third business day following the date of mailing, and notices given by email transmission shall be deemed given upon receipt, except when received on day other than a Business Day, in which case same shall be effective on the next business day. Legal counsel for a Party may provide notice on behalf of such Party.

11. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Utah without giving effect to any choice or conflict of law provisions or rules that could cause the application of the laws of any jurisdiction other than the State of Utah. Each Party hereto irrevocably agrees that any legal action or proceeding with respect to this Agreement or for recognition and enforcement of any judgment in respect hereof brought by any other Party hereto or its successors or assigns may only be brought and determined in the courts of Salt Lake County, in the State of Utah.

12. Severability. If for any reason any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement nevertheless shall be construed, performed and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

13. Entire Agreement. All agreements, covenants, representations and warranties, express or implied, oral or written, of the Parties concerning the subject matter hereof are contained herein. No other agreements, covenants, representations or warranties, express or implied, oral or written, have been made by any Party to any other Party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement. The provisions of this Agreement are solely for the benefit of the Parties and will not be construed as benefiting any third party.

[Signatures appear on the next page.]

IN WITNESS WHEREOF, the Parties have executed this Agreement on the respective dates below, to be effective as of the Effective Date.

DEVELOPER:

BLUFFDALE FLEX PROPCO LLC

By: _____
Name: _____
Its: _____
Date: _____

THE CITY OF BLUFFDALE

By: _____
Name: Bruce Kartchner
Its: City Manager
Date: _____

Exhibit A

To

Facilities Completion and Reimbursement Agreement

Estimate

[see attached]

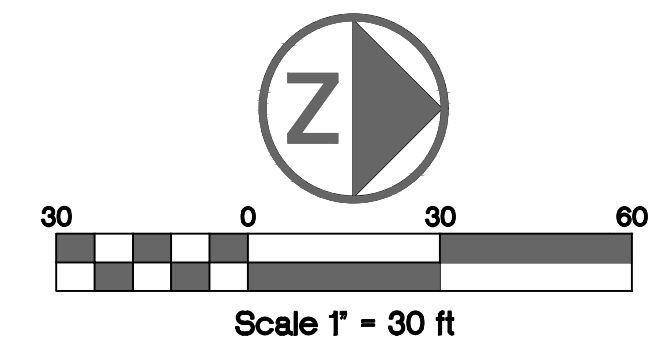
Exhibit B

To

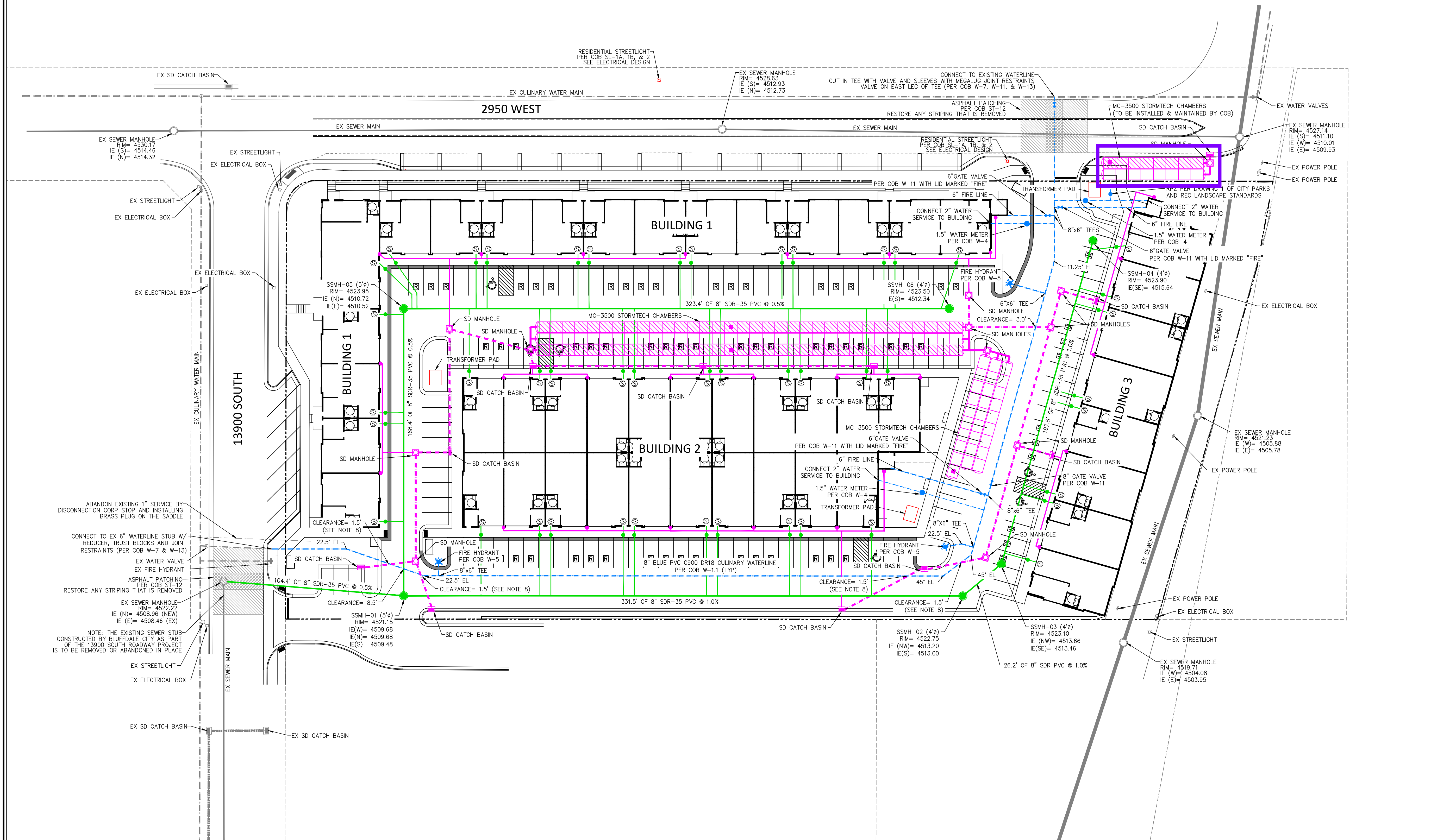
Facilities Completion and Reimbursement Agreement

Depiction of City Improvements

[see attached]



- DRAWING NOTES:
- DATE OF TOPOGRAPHY SURVEY: AUGUST 26, 2025
 - THE BOUNDARY (AND ASSOCIATED SETBACKS AND EASEMENTS THAT MAY BE OFFSETS FROM THE PARCEL BOUNDARY) ARE FROM A RECORD OF SURVEY PREPARED BY WILDING ENGINEERING. REFER TO THAT DRAWING FOR FURTHER INFORMATION REGARDING THE BOUNDARY AND PARCEL.
 - CONTRACTOR IS RESPONSIBLE FOR ALL BURIED UTILITIES, SHOWN OR NOT SHOWN.
 - A MINIMUM OF 18" OF VERTICAL CLEARANCE IS REQUIRED BETWEEN THE CULINARY WATERLINES AND SEWER OR STORM DRAIN LINES. WATERLINES ARE TO BE LOOPED IF NEEDED TO MAINTAIN VERTICAL CLEARANCE.
 - ALL WATER SERVICES, BENDS, FITTINGS, VALVES, TEES, CROSSES, ETC. ARE TO HAVE AT LEAST 4.0' OF SEPARATION ON THE WATER MAIN.
 - PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL FITTINGS, BENDS, TEES, AND VALVES ARE TO BE PER COB W-13.
 - PROVIDE TRUST BLOCKS ON ALL FITTINGS, BENDS, TEES, AND VALVES ARE TO BE PER COB W-7.
 - AT LOCATIONS WHERE THERE IS A CONFLICT BETWEEN WATERLINES AND STORM DRAIN LINES, THE CONTRACTOR IS TO GRADUALLY DEFLECT THE WATERLINE BELOW THE STORM DRAIN LINE TO ENSURE A MINIMUM OF 18" OF VERTICAL SEPARATION. NO WATERLINE LOOPS ARE TO BE USED UNLESS APPROVED BY THE BLUFFDALE CITY ENGINEER.
 - THERE IS AN EXISTING WATERLINE NEAR THE NORTHERN PROPERTY LINE THAT HAS BEEN ABANDONED IN PLACE.



LEGEND

	EXISTING CULINARY WATERLINE
	PROPOSED CULINARY WATERLINE
	PROPOSED FIRE HYDRANT
	EXISTING SEWER
	PROPOSED SEWER
	SEWER CLEANOUT
	4" SEWER LATERAL
	EXISTING STORM DRAIN (MAIN LINE)
	PROPOSED STORM DRAIN (DOWNSPOUT LINES)
	DOWNSPOUT

NO.	REVISION	DATE
2	CITY COMMENTS	3.12.26
1	CITY COMMENTS	2.27.26

PROJECT INFORMATION

BLUFFDALE EXCHANGE

UTILITY PLAN

13855 SOUTH 2950 WEST
BLUFFDALE, UTAH

DRAWN	BDA	CHECKED	MSS	PROJECT #	25398
DATE	2/10/26				
SCALE	1" = 30'				
SHEET	C202				



ACCEPTED FOR CONSTRUCTION

ACCEPTANCE DOES NOT GUARANTEE THE CORRECTNESS OR COMPLETENESS OF THE PLANS OR THAT THEY MEET ALL CITY REQUIREMENTS AND STANDARDS

Mar 25, 2026

THE CITY MAY REQUIRE FIELD MODIFICATION TO RECTIFY ANY POSSIBLE DEFICIENCIES

SIGNED: Michael Casio

G:\DATA\25398 Lovell 2950W 13855S.dwg 25398 Lovell Trk Bluffdale.dwg
PLOT DATE: Mar 11, 2026

RESOLUTION NO. 2026-30

A RESOLUTION OF THE BLUFFDALE CITY COUNCIL APPROVING A REIMBURSEMENT AGREEMENT WITH BLUFFDALE FLEX PROPCO LLC FOR THE CONSTRUCTION OF PUBLIC IMPROVEMENTS

WHEREAS, Bluffdale City is a municipal corporation and political subdivision of the State of Utah and authorized to enter into agreements it considers necessary or appropriate for the use and development of land within Bluffdale City; and

WHEREAS, the City has determined that it is in the best interests of the City for the developer to install the improvements identified in the Facilities Completion and Reimbursement Agreement attached hereto as Exhibit A (“Agreement”); and

WHEREAS, the Agreement will allow the City to reimburse the developer for the construction and installation costs for the public improvements.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY:

SECTION 1. Authorization. The City Council hereby authorizes the City Manager to sign the Agreement attached hereto as Exhibit A.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Council Member Aston	_____	_____	_____	_____
Council Member Austin	_____	_____	_____	_____
Council Member Lord	_____	_____	_____	_____
Council Member Smith	_____	_____	_____	_____
Council Member Wilding	_____	_____	_____	_____
Mayor Hall (tie only)	_____	_____	_____	_____

Chair: _____

Attest: _____
City Recorder

EXHIBIT A

FACILITIES COMPLETION AND REIMBURSEMENT AGREEMENT

This FACILITIES COMPLETION AND REIMBURSEMENT AGREEMENT (this “**Agreement**”) is between BLUFFDALE FLEX PROPCO LLC, a Utah limited liability company (“**Developer**”), and THE CITY OF BLUFFDALE, a municipality organized under the laws of the State of Utah (the “**City**”). Developer and the City are sometimes referred to individually as a “**Party**” and collectively as the “**Parties**”. This Agreement shall become effective upon the date this Agreement is signed by both Parties (the “**Effective Date**”).

RECITALS

A. Developer and its affiliates are developing property located at the northeast corner of 13900 South and 2950 West in Bluffdale, Utah (the “**Development**”).

B. In connection with the Development, Developer and its affiliates are installing certain improvements in or about 2950 West (the “**Developer Improvements**”).

C. The City desires to have certain system improvements that will be owned and operated by the City, installed in or about 2950 West (the “**Public Improvements**”). The Public Improvements are more particularly described in the Estimate attached hereto as Exhibit A (the “**Estimate**”) and will be located in the area depicted in purple on Exhibit B.

D. In connection with the completion of the Developer Improvements, City has requested that Developer install, and Developer is willing to install, at Developer’s initial cost and expense, the Public Improvements, subject to reimbursement by City according to the terms of this Agreement.

NOW THEREFORE, in consideration of the promises, covenants, and conditions herein contained and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Developer and City agree as follows:

AGREEMENT

1. Incorporation of Recitals. Each of the recitals set forth above are hereby incorporated into this Agreement by this reference and are made a part hereof.

2. Construction. Upon execution of this Agreement, Developer will promptly commence and prosecute to completion the installation of the Public Improvements, pursuant to the plans and specifications attached or referenced on Exhibit B (the “**Plans**”).

3. Reimbursement. In consideration of Developer’s agreement to complete the Public Improvements, upon completion of the Public Improvements, within ten (10) days of receipt of written certification from the general contractor installing the Public Improvements that the Public Improvements have been installed pursuant to the Plans, the City shall reimburse and pay Developer an amount equal to \$ _____, which is the amount estimated for the costs of the Public Improvements as set forth on the Estimate (the “**Reimbursement Amount**”). Notwithstanding anything to the contrary, if Developer’s costs and expenses to complete the Public Improvements exceed the estimated Reimbursement Amount as demonstrated by Developer’s submission of its actual costs and expenses incurred in connection with such completion, including reasonable supporting documentation, the City hereby agrees that the Reimbursement Amount shall be automatically increased to an amount equal to the actual costs and expenses incurred by Developer in completing the Public Improvements.

4.

5. Attorney Fees and Costs. Each Party hereto shall bear its own attorney fees and costs incurred in connection with the execution of this Agreement. However, if any Party shall seek to enforce or protect its rights under this Agreement, the substantially prevailing Party shall be entitled to receive from the other Party full payment of its costs and expenses, including reasonable attorney fees incurred (whether such costs or fees were incurred before or after the commencement of litigation or mediation to resolve the dispute). If either Party fails to pay when due any amount required to be paid by such Party under this Agreement, such unpaid amount shall bear interest at twelve percent (12%) per annum from the due date of such amount to the date of payment in full.

6. Binding Effect. This Agreement is binding upon and inures to the benefit of the Parties and their respective successors and assigns. Each Party represents to the other that all requisite action has been taken by such representing Party in connection with entering into this Agreement and the consummation of the transaction contemplated hereby. Each of the persons signing this Agreement and the other documents contemplated by this Agreement on behalf of a Party represents that such person has the legal right, power and authority to bind such Party.

7. Force Majeure. No Party hereto will be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, transportation stoppages or slowdowns or the inability to procure parts or materials.

8. Amendments and Waivers. This Agreement may not be modified, amended or terminated except by an instrument in writing, signed by each of the Parties affected thereby. No failure to exercise and no delay in exercising any right, remedy or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

9. Counterparts; Electronic Delivery. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, and all of which shall be deemed to constitute one and the same instrument. Signatures delivered electronically shall have the same force and effect as an original.

10. Written Notice. All notices, requests, demands or other communications hereunder shall be in writing and deemed to have been given only if hand delivered or sent by nationally recognized overnight courier service (e.g., Federal Express) or certified or registered mail, return receipt requested, through the United States Postal Service with sufficient postage prepaid, or by email (provided that a copy is also sent by any of the other methods set forth in this Section) to the Parties as follows:

If to City:

City of Bluffdale
Dan Tracer
2222 W 14400 S
Bluffdale, UT 84065
Email: dtracer@bluffdale.gov

If to Developer:

Bluffdale Flex PropCo LLC
2101 E Murray Holladay Rd, Suite 201
Holladay, Utah 84117
Attn: Brett Lovel
Email: lovelldevelopmentgroup@gmail.com

or such other address as either Party shall designate by notice pursuant to this paragraph. Notices given by hand delivery shall be effective when so delivered, notices given by overnight courier service shall be effective upon the date of delivery, whereby delivery is deemed to have occurred on the business Day following deposit with the courier, notices given by certified or registered mail shall be effective on the

third business day following the date of mailing, and notices given by email transmission shall be deemed given upon receipt, except when received on day other than a Business Day, in which case same shall be effective on the next business day. Legal counsel for a Party may provide notice on behalf of such Party.

11. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Utah without giving effect to any choice or conflict of law provisions or rules that could cause the application of the laws of any jurisdiction other than the State of Utah. Each Party hereto irrevocably agrees that any legal action or proceeding with respect to this Agreement or for recognition and enforcement of any judgment in respect hereof brought by any other Party hereto or its successors or assigns may only be brought and determined in the courts of Salt Lake County, in the State of Utah.

12. Severability. If for any reason any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement nevertheless shall be construed, performed and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

13. Entire Agreement. All agreements, covenants, representations and warranties, express or implied, oral or written, of the Parties concerning the subject matter hereof are contained herein. No other agreements, covenants, representations or warranties, express or implied, oral or written, have been made by any Party to any other Party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement. The provisions of this Agreement are solely for the benefit of the Parties and will not be construed as benefiting any third party.

[Signatures appear on the next page.]

IN WITNESS WHEREOF, the Parties have executed this Agreement on the respective dates below, to be effective as of the Effective Date.

DEVELOPER:

BLUFFDALE FLEX PROPCO LLC

By: _____
Name: _____
Its: _____
Date: _____

THE CITY OF BLUFFDALE

By: _____
Name: Bruce Kartchner
Its: City Manager
Date: _____

Exhibit A

To

Facilities Completion and Reimbursement Agreement

Estimate

[see attached]

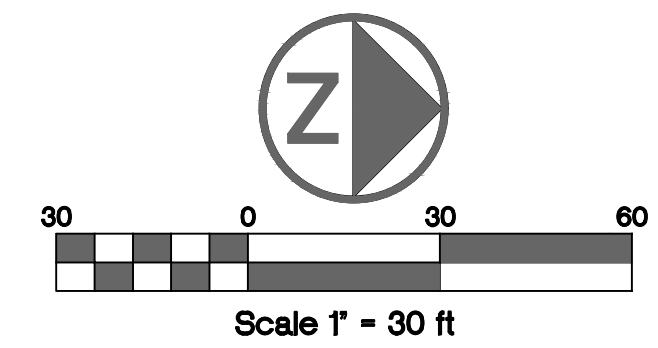
Exhibit B

To

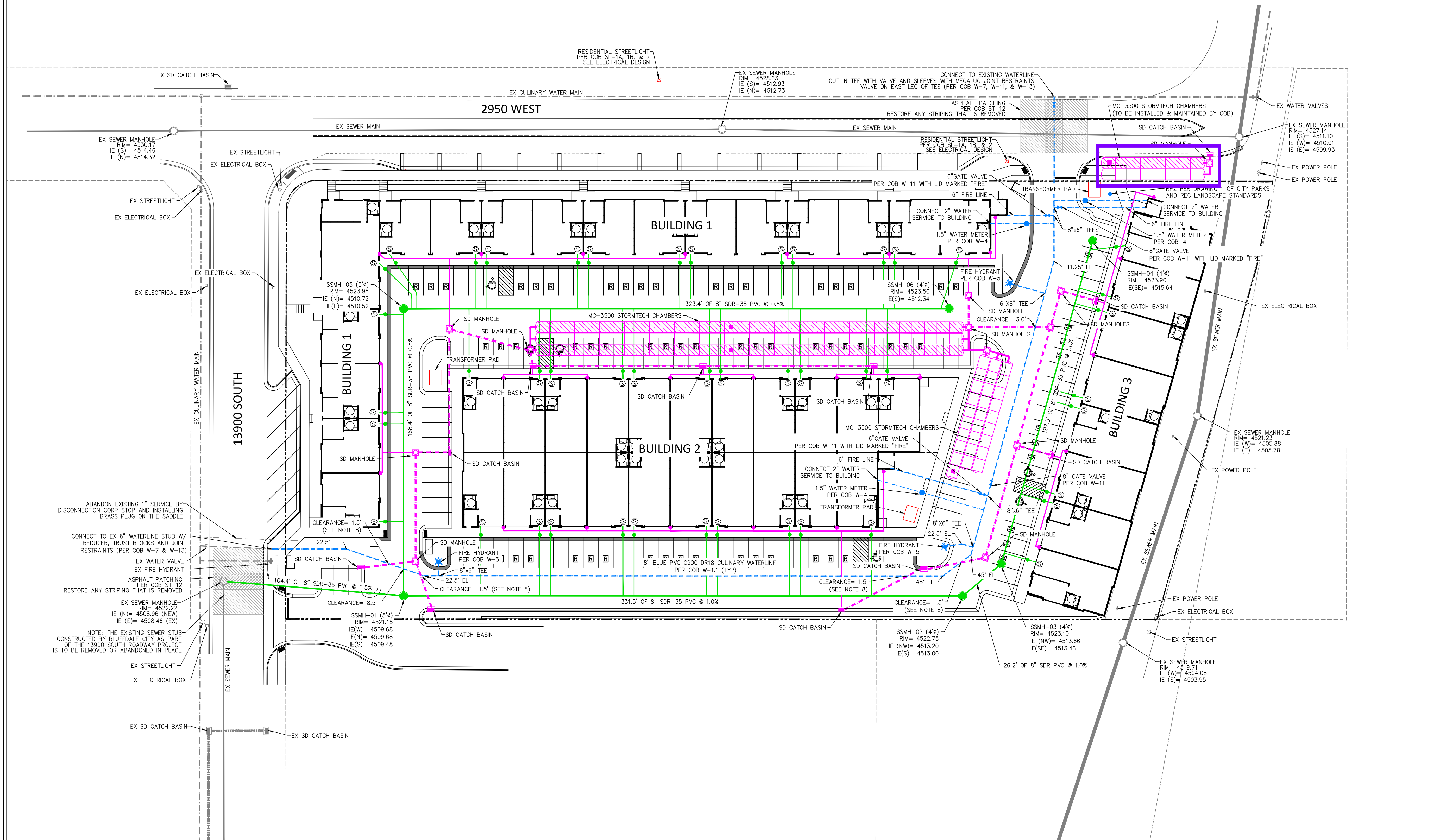
Facilities Completion and Reimbursement Agreement

Depiction of City Improvements

[see attached]



- DRAWING NOTES:**
- DATE OF TOPOGRAPHY SURVEY: AUGUST 26, 2025
 - THE BOUNDARY (AND ASSOCIATED SETBACKS AND EASEMENTS THAT MAY BE OFFSETS FROM THE PARCEL BOUNDARY) ARE FROM A RECORD OF SURVEY PREPARED BY WILDING ENGINEERING. REFER TO THAT DRAWING FOR FURTHER INFORMATION REGARDING THE BOUNDARY AND PARCEL.
 - CONTRACTOR IS RESPONSIBLE FOR ALL BURIED UTILITIES, SHOWN OR NOT SHOWN.
 - A MINIMUM OF 18" OF VERTICAL CLEARANCE IS REQUIRED BETWEEN THE CULINARY WATERLINES AND SEWER OR STORM DRAIN LINES. WATERLINES ARE TO BE LOOPED IF NEEDED TO MAINTAIN VERTICAL CLEARANCE.
 - ALL WATER SERVICES, BENDS, FITTINGS, VALVES, TEES, CROSSES, ETC. ARE TO HAVE AT LEAST 4.0' OF SEPARATION ON THE WATER MAIN.
 - PROVIDE MECHANICAL JOINT RESTRAINTS ON ALL FITTINGS, BENDS, TEES, AND VALVES ARE TO BE PER COB W-13.
 - PROVIDE TRUST BLOCKS ON ALL FITTINGS, BENDS, TEES, AND VALVES ARE TO BE PER COB W-7.
 - AT LOCATIONS WHERE THERE IS A CONFLICT BETWEEN WATERLINES AND STORM DRAIN LINES, THE CONTRACTOR IS TO GRADUALLY DEFLECT THE WATERLINE BELOW THE STORM DRAIN LINE TO ENSURE A MINIMUM OF 18" OF VERTICAL SEPARATION. NO WATERLINE LOOPS ARE TO BE USED UNLESS APPROVED BY THE BLUFFDALE CITY ENGINEER.
 - THERE IS AN EXISTING WATERLINE NEAR THE NORTHERN PROPERTY LINE THAT HAS BEEN ABANDONED IN PLACE.



LEGEND

	EXISTING CULINARY WATERLINE
	PROPOSED CULINARY WATERLINE
	PROPOSED FIRE HYDRANT
	EXISTING SEWER
	PROPOSED SEWER
	SEWER CLEANOUT
	4" SEWER LATERAL
	EXISTING STORM DRAIN (MAIN LINE)
	PROPOSED STORM DRAIN (MAIN LINE)
	PROPOSED STORM DRAIN (DOWNSPOUT LINES)
	DOWNSPOUT

NO.	REVISION	DATE
2	CITY COMMENTS	3.12.26
1	CITY COMMENTS	2.27.26

PROJECT INFORMATION

BLUFFDALE EXCHANGE

UTILITY PLAN

13855 SOUTH 2950 WEST
BLUFFDALE, UTAH

DRAWN BDA	CHECKED MSS	PROJECT # 25398
		DATE 2/10/26
		SCALE 1" = 30'
		SHEET C202

ACCEPTED FOR CONSTRUCTION

ACCEPTANCE DOES NOT GUARANTEE THE CORRECTNESS OR COMPLETENESS OF THE PLANS OR THAT THEY MEET ALL CITY REQUIREMENTS AND STANDARDS

Mar 25, 2026

THE CITY MAY REQUIRE FIELD MODIFICATION TO RECTIFY ANY POSSIBLE DEFICIENCIES

SIGNED: Michael Casio

G:\DATA\25398 Lovell 2950W 13800S.dwg 25398 Lovell Trk Bluffdale.dwg PLOT DATE: Mar 11, 2026



THE CITY OF BLUFFDALE
2222 W 14400 South
Bluffdale, Utah 84065
(801) 254-2200
Fax (801) 253-3270

MEMORANDUM

To: Bluffdale City Council

From: Fredric Donaldson, Bluffdale City Attorney

Date: June 4, 2026

Re: Public Hearing on Compensation Increase for Certain Executive Municipal Officers

In 2024, the Utah Legislature began to require a public hearing “before a governing body may adopt a final budget or final amended budget that includes a compensation increase for an executive municipal officer.”¹ The term “executive municipal officer” is defined to include the following:

1. The City Manager,
2. The Assistant City Manager,
3. The City Attorney,
4. Department Heads/Chiefs,
5. Assistant or Deputy Department Heads/Chiefs.²

The 2026-2027 Budget provides for a compensation increase (cost of living adjustment) at the same percentage as other City Employees (3%). This public hearing item does not require a vote. Rather, the hearing on this item will be reflected in the vote related to the budget.

¹ Utah Code § 10-3-818(2)(b).

² Utah Code § 10-3-818(2)(a)(iii).



Memo

To: Mayor and City Council
From: Stephanie Thayer, Administrative Services Director
Date: June 03, 2026
Subject: Certified Tax Rate for Fiscal Year 2026-2027

Each year, the City must adopt a final or proposed property tax rate on or before June 22. The rate is called the “Certified Tax Rate”. The City does not calculate this. It is the State Auditor’s office that determines the rate that will generate the same amount of property tax revenue as the prior year plus estimated growth. If a taxing entity wants to increase tax revenue beyond this certified rate, they are legally required to go through the "Truth in Taxation" process, which includes public hearings.

As a small portion of the City is in another county, the Certified Tax Rate must be adopted for both Salt Lake and Utah counties and the rate must be equalized between the two. This equalization causes us to be one of the last entities to receive our rate. However, we expect to receive our rate by the time of the meeting on June 10.

The city is not proposing a property tax increase in the Fiscal Year 2026-2027 budget.

We recommend the Council adopts the Certified Tax Rate given by the State Auditor. No Truth in Taxation process is needed.

If there are any questions, please let us know.

**CITY OF BLUFFDALE, UTAH
A MUNICIPAL CORPORATION**

**RESOLUTION NO. 2026-25
A RESOLUTION ADOPTING A TAX RATE FOR THE PURPOSE OF LEVYING TAXES
WITHIN THE CITY OF BLUFFDALE IN THE GENERAL FUND FOR THE FISCAL YEAR
2026-2027**

WHEREAS, the City of Bluffdale will, in accordance with law, adopt its budget for the General Fund for Fiscal Year 2026-2027; and

WHEREAS, the Bluffdale City Council is required to adopt a tax rate to impose on real property in the within the city; and

WHEREAS, the Bluffdale City Council desires to adopt the certified tax rate for the General Fund as calculated by the Salt Lake County Auditor’s office.

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL AS FOLLOWS:

Section 1. Tax Rate Adopted. The Bluffdale City Council does hereby set, establish, and adopt the tax rate of _____ in the General Fund for operation and maintenance for the purpose of levying taxes within the City for the Fiscal Year 2026-2027.

Section 2. Copy Delivered to Salt Lake County Auditor. A copy of this Resolution shall be delivered to the Salt Lake County Auditor.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, ON THIS 10 DAY OF JUNE, 2026, BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Councilmember Aston	___	___	___	___
Councilmember Austin	___	___	___	___
Councilmember Lord	___	___	___	___
Councilmember Smith	___	___	___	___
Councilmember Wilding	___	___	___	___
Mayor Hall (tie only)	___	___	___	___

Mayor: _____
Natalie C. Hall

Attest: _____
City Recorder

**CITY OF BLUFFDALE, UTAH
A MUNICIPAL CORPORATION**

**RESOLUTION NO. 2026-26
A RESOLUTION ADOPTING A TAX RATE FOR THE PURPOSE OF LEVYING TAXES
WITHIN THE CITY OF BLUFFDALE IN THE GENERAL FUND FOR THE FISCAL YEAR
2026-2027**

WHEREAS, the City of Bluffdale will, in accordance with law, adopt its budget for the General Fund for Fiscal Year 2026-2027; and

WHEREAS, the Bluffdale City Council is required to adopt a tax rate to impose on real property in the within the city; and

WHEREAS, the Bluffdale City Council desires to adopt the certified tax rate for the General Fund as calculated by the Utah County Auditor’s office.

NOW, THEREFORE, BE IT RESOLVED BY THE BLUFFDALE CITY COUNCIL AS FOLLOWS:

Section 1. Tax Rate Adopted. The Bluffdale City Council does hereby set, establish, and adopt the tax rate of _____ in the General Fund for operation and maintenance for the purpose of levying taxes within the City for the Fiscal Year 2026-2027.

Section 2. Copy Delivered to Utah County Auditor. A copy of this Resolution shall be delivered to the Utah County Auditor.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, ON THIS 10 DAY OF JUNE, 2026, BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Councilmember Aston	___	___	___	___
Councilmember Austin	___	___	___	___
Councilmember Lord	___	___	___	___
Councilmember Smith	___	___	___	___
Councilmember Wilding	___	___	___	___
Mayor Hall (tie only)	___	___	___	___

Mayor: _____
Natalie C. Hall

Attest: _____
City Recorder

SUMMARY OF CHANGES:**AMOUNT NOTES****GENERAL FUND REVENUES**

PROPERTY TAXES	\$	100,000	
FRANCHISE TAXES		100,000	
BUSINESS LICENSES		8,000	REVISED ESTIMATES BASED ON ACTUAL TREND AND ANOTHER MONTH OF DATA
INSPECTION FEES		60,000	
COURT FINES		100,000	
REAPPROPRIATE FUND BALANCE		(288,000)	REDUCED FOR REVISIONS IN ESTIMATES

GENERAL FUND EXPENDITURES

RISK MANAGEMENT		80,000	GROWTH AND INCREASED COST OF INSURANCE FOR GEN. LIABILITY, PROPERTY, AND AUTO LINES OF COVERAGE
	20%	105,775	***APPROPRIATION OF FUND BALANCE - NEW AMOUNT

CLASS C ROADS**EXPENDITURES**

EQUIPMENT	\$	19,000	ADD 2ND EMERGENCY MESSAGE BOARD
INCREASE IN FUND BALANCE		(19,000)	OFFSETS CHANGES FOR BALANCED BUDGET

PUBLIC SAFETY IMPACT FEES**REVENUES**

REAPPROPRIATE FUND BALANCE	\$	318,500	OFFSETS CHANGES FOR BALANCED BUDGET
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EXPENDITURES

PD OFFICES AT CITY HALL		1,000,000	RECENTLY ADOPTED IMPACT FEE FACILITIES PLAN (IFFP)
INCREASE IN FUND BALANCE		(681,500)	OFFSETS CHANGES FOR BALANCED BUDGET

STORM DRAIN IMPACT FEES**REVENUES**

IMPACT FEES - STORM DRAIN	\$	(52,000)	ELIMINATED FEE WITH RECENTLY ADOPTED IFFP
---------------------------	----	----------	---

EXPENDITURES

INCREASE IN FUND BALANCE		(52,000)	OFFSETS CHANGES FOR BALANCED BUDGET
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CAPITAL PROJECTS FUND**REVENUES**

REAPPROPRIATE FUND BALANCE	\$	(150,000)	OFFSETS CHANGES FOR BALANCED BUDGET
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EXPENDITURES

REMODEL BLDG REDWOOD RD.		(150,000)	PREVIOUSLY FOR POLICE; MINIMAL CONSTRUCTION NEEDED NOW
--------------------------	--	-----------	--

CAPITAL PROJECTS FUND**REVENUES**

WATER SALES	\$	104,000	REVISED ESTIMATE BASED ON ACTUAL TREND
-------------	----	---------	--

EXPENDITURES

WATER PURCHASED		(17,000)	REVISED ESTIMATE
INCREASE IN FUND BALANCE		121,000	OFFSETS CHANGES FOR BALANCED BUDGET

FIRE AND POLICE PROTECTION FUND**REVENUES**

GF TRANSFER - PROPERTY TAXES	\$	100,000	UPDATED BASED ON ADJUSTED ESTIMATE
GENERAL FUND TRANSFER - OTHER		(100,000)	

*****NOTE - CERTIFIED TAX RATE STILL TO COME*****

**CITY OF BLUFFDALE, UTAH
A MUNICIPAL CORPORATION**

RESOLUTION NO. 2026-27

A RESOLUTION OF THE CITY COUNCIL ADOPTING THE FINAL BUDGET FOR ALL FUNDS FOR THE CITY OF BLUFFDALE FOR FISCAL YEAR 2026-2027

WHEREAS, the City Council has approved a tentative budget as the Governing Body of the City of Bluffdale as required by law; and

WHEREAS, the City Council is required to approve a final budget for the Fiscal Year 2026-2027; and

WHEREAS the budget appears to be in correct and lawful form.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, AS FOLLOWS:

Section 1. Budget Adopted. The Budget (Attachment A) is adopted as the Final Budget for all funds for the City of Bluffdale for the Fiscal Year 2026-2027.

Section 2. Copy Delivered to Salt Lake County Auditor. A copy of the Budget and Resolution shall be delivered to the Salt Lake County Auditor.

Section 3. Copy Delivered to Utah County Auditor. A copy of the Budget and Resolution shall be delivered to the Utah County Auditor.

Section 4. Effective Date. This Resolution shall become effective immediately upon its passage and authorizes and directs the Mayor to execute and cause to be delivered the same.

APPROVED BY THE CITY COUNCIL OF THE CITY OF BLUFFDALE, UTAH, ON THIS 10 DAY OF JUNE, 2026, BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Councilmember Aston	___	___	___	___
Councilmember Austin	___	___	___	___
Councilmember Lord	___	___	___	___
Councilmember Smith	___	___	___	___
Councilmember Wilding	___	___	___	___
Mayor Hall (tie only)	___	___	___	___

Mayor: _____
Natalie C. Hall

Attest: _____
City Recorder

Attachment A
Budget

Budget

FY 2026-2027



City of Bluffdale, Utah
Annual Budget
Fiscal Year Ending June 30, 2027

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Mayor, City Council, and Residents of the City of Bluffdale,

We are pleased to present the City of Bluffdale’s Budget for Fiscal Year 2027 (FY2027). This budget reflects the city’s continued commitment to fiscal responsibility while taking advantage of the opportunities and addressing the challenges that come with being a small yet growing community. At the City Council’s direction, we continue to take a conservative approach to operating the city with thoughtful planning to balance service levels, infrastructure needs, and long-term fiscal sustainability.

The information provided in this letter and the accompanying budget book provide details of the City’s FY2027 budget. This budget aligns with the City’s general and strategic plans and its “Life Connected” motto.

Over the past 10 weeks, the Tentative Budget has been modified to become the Final Budget through collaborative work by City staff, the City Council, and our engaged community members to align our limited resources with the City’s priorities.

Conservative Budgeting Approach

As recommended by the Government Financial Officers Association, the FY2027 budget is built on conservative revenue assumptions and disciplined expenditure planning. Revenue projections, particularly for economically sensitive sources such as sales tax and development-related fees, have been estimated cautiously to reduce financial risk and ensure financial resilience. Where uncertainty exists—such as timing of development activity or one-time revenues—the city has intentionally avoided overestimating collections.

On the expenditure side, departments were asked to prioritize essential services and limit discretionary spending. Reductions in training, travel, equipment, supplies, and shop charges reflect a continued effort to control costs while maintaining service levels. When appropriate, personnel vacancies are not filled. Additionally, the use of fund balance is carefully planned and limited to ensure long-term financial health rather than ongoing operational reliance.

General Fund Overview

The General Fund budget remains balanced, as required by state law, at approximately \$17.1 million.

Modest revenue growth is anticipated. Sales tax collections are projected to be stable with a slight increase. Property taxes are projected to increase slightly, and EDA Management Fees are projected to decrease as a result of the Eastern Bluffdale EDA contract period ending.

Expenditure increases are measured and targeted, including a modest 3% cost-of-living adjustment for wages, adjustments of other costs to reflect inflationary pressures, and certain increases to address specific needs. The budget maintains core service levels while addressing rising costs related to inflation and contracted services. Strategic reductions in certain areas and careful management of personnel vacancies help offset increases elsewhere.

Public Safety and Service Levels

Public safety continues to be a top priority. Our calls for service continue to increase in both our fire and police departments and the closure of 14600 South at the railroad underpass creates logistical and response challenges. To address these challenges, the FY2027 budget includes funding for additional police personnel in accordance with our contract with Saratoga Springs, a full-time Battalion Chief in the Fire Department as a backup to our Fire Chief and continued funding of an additional fire fighter that was approved mid-year in Fiscal Year 2026. Additional equipment and vehicles will be needed as well for the new police officers. The FY2026 budget includes dedicated funding sources for the additional costs created by this year's increase in service level to ensure sustainability over time. The Fire and Police Protection Fund ensures that property tax revenues are dedicated to these critical services, and the budget includes an increase in the Public Safety Service fee which can only be used in this restricted fund.

Capital and Infrastructure Investments

Capital projects are prioritized based on necessity, available funding, and long-term value to the community. Major infrastructure projects—such as transportation improvements and utility upgrades—are funded through a combination of grants, regional partnerships, and carefully evaluated financing strategies. The FY2027 budget reflects major ongoing construction such as the 14600 South Railroad Crossing. This and other grant-supported investments are essential to supporting long-term growth and maintaining quality of life. The City continues to phase projects based on available resources to avoid overextending financial resources.

Water and Utility Services

The Water Fund anticipates increased activity in FY2027, driven by major infrastructure projects such as a new water tank and pump station, as well as system improvements. These investments require careful financial planning, including bonding and anticipated rate adjustments to ensure system sustainability.

Development and Economic Activity

Recognizing a slowdown in development activity, the city has adjusted expectations for impact fees and development-related revenues accordingly. This conservative outlook ensures that the City does not rely on uncertain growth to fund ongoing operations. The conclusion of

certain economic redevelopment area agreements also results in changes to revenue structure.

Staffing and Organizational Impact

Staffing increases are limited and focus primarily on critical service areas such as public safety. As described above, in FY2026, an additional part-time firefighter position was added during the year without increasing revenue; the FY2027 budget accounts for the full-year's impact. Also, the FY2027 budget includes adding three officers in the Police Department and one full-time Battalion Chief in the Fire Department. The Administrative Services Department is changing our part-time communications specialist to a full-time position. As the city has grown, the residents and City Council have requested that we provide timely information through our website, newsletter, annual reports, social media and other appropriate channels. This personnel change commits the additional resources needed to meet our communication needs. Additionally, the city continues to manage staffing levels carefully by holding certain positions vacant and reducing seasonal staffing where appropriate, reinforcing a commitment to efficiency. Overall staffing levels reflect a measured approach to growth and service demands.

In closing, this budget represents a balanced, strategic, sustainable approach to providing the key services our residents want: core public safety services, well maintained streets, clean water, parks, trails, recreation, and events that truly make our city “Life Connected”. Our focus on essential services and investments in critical infrastructure position the city to meet both current and future needs. This approach positions the city to remain financially stable, adaptable, and prepared for the future.

I would like to thank the City Council, staff, and members of the Budget Review Committee for their dedication and collaboration throughout this process. Most importantly, I thank the residents of Bluffdale for their engagement and trust.

Bruce Kartchner, CPA
City Manager



Fiscal Year 2027 Budget Book

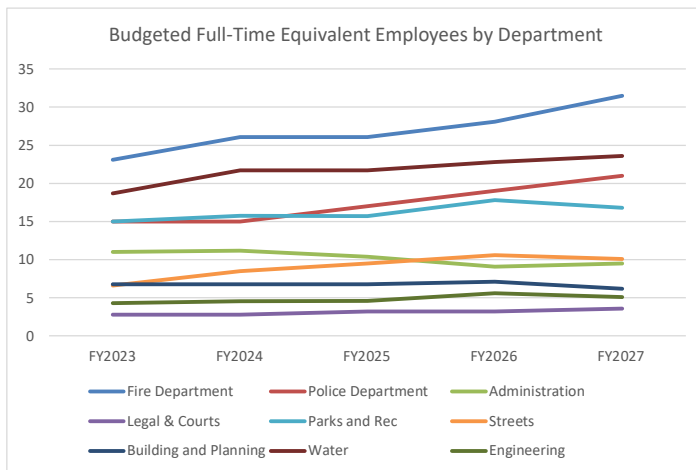
We are presenting the proposed Budget for Bluffdale City (the "City" or "Bluffdale") for the July 2026 to June 2027 Fiscal Year (FY2027). The City has been a fast growing city at the heart of Utah's largest two metropolitan areas. The rapid growth and location present challenges and opportunities that create differing views within the City. This budget is an attempt to represent the needs and intent of the City Council and the diverse City residents.

The information contained herein is a summary of a more detailed report prepared by City Staff. This document is intended to help City residents better understand the historical context of City operations, staffing, and finances. Charts detail the number of full-time equivalent employees ("FTE"s) in various departments as well as historical revenues and expenditures. Additional information is available upon request. This is your City! Feel free to reach out to members of the City Council, City Staff, or the Budget Review Committee (a committee of citizens who volunteer their time to help review and make sure the budget is understandable). All of these people work to make sure you feel like this is YOUR City!

Full-Time Equivalent Employees

FTE - Budget					
ACCOUNT TITLE	FY2023	FY2024	FY2025	FY2026	FY2027
Fire Department	23.1	26.1	26.1	28.1	31.5
Police Department	15	15	17	19	21
Administration	11	11.2	10.4	9.1	9.5
Legal & Courts	2.8	2.8	3.2	3.2	3.60
Parks and Rec	15	15.7	15.7	17.8	16.8
Streets	6.6	8.5	9.5	10.6	10.1
Building and Planning	6.8	6.8	6.8	7.1	6.2
Water	18.7	21.7	21.7	22.8	23.6
Engineering	4.3	4.6	4.6	5.6	5.1
Total	103.3	112.4	115	123.3	127.4

FTE - Actual				
ACCOUNT TITLE	FY2023	FY2024	FY2025	Est. FY2026
Fire Department	16.6	22.5	25.5	29.4
Police Department	15	17	17	19
Administration	8.5	8.9	9.1	9.1
Legal & Courts	2.3	3.1	3.2	3.2
Parks and Rec	11.7	12.7	15.7	17.1
Streets	5.7	7.7	9.5	9.5
Building and Planning	6.1	6.6	6.8	7.2
Water	16.5	18.6	21.7	21
Engineering	4.3	4.1	4.6	5
Total	86.7	101.2	113.1	120.5



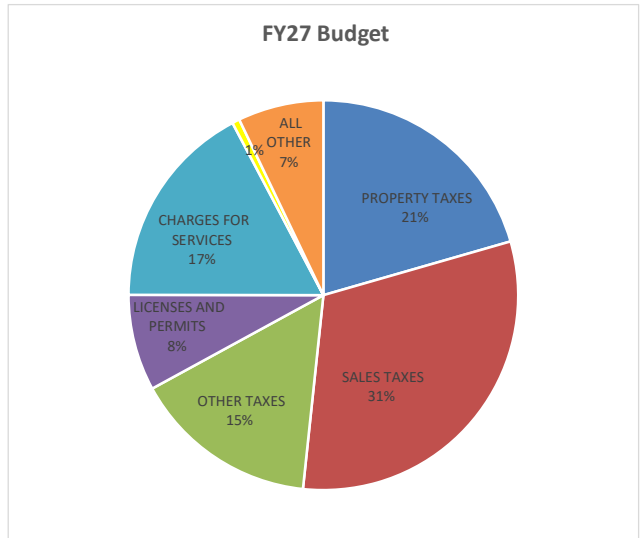
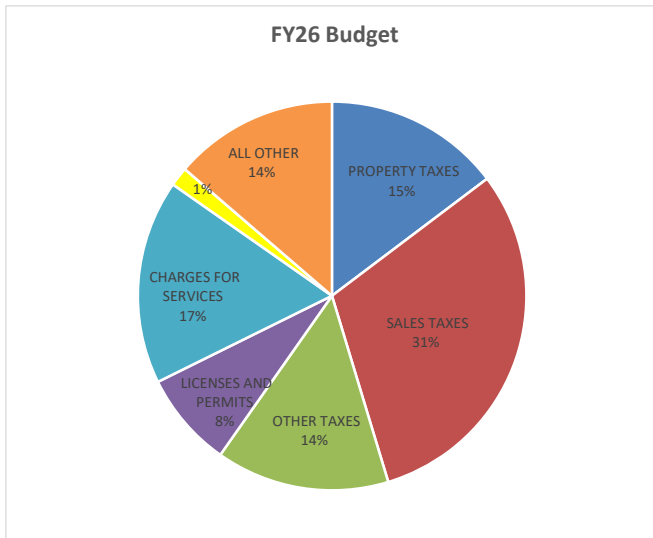
FTE (full-time equivalent) is not a headcount, rather it represents the total hours worked by all full-time, part-time and seasonal employees compared to a standard full-time employee schedule. Additional personnel for FY2027 compared to FY2026 Budget are: (3) in Police at mid-year according to the contract, (1) full-time position in Fire and (.5) in Admin. Also of mention, (1) part-time position in Fire was added mid-year FY2026 to help with station coverage and the logistical impact of the one lane bridge construction project. The full year's cost of this position is included in FY2027. Other changes from actual to budget are the result of filling existing positions or changes in department allocations. No other added positions at this time and some vacant positions will not be filled; the number of seasonal workers will be reduced as well.

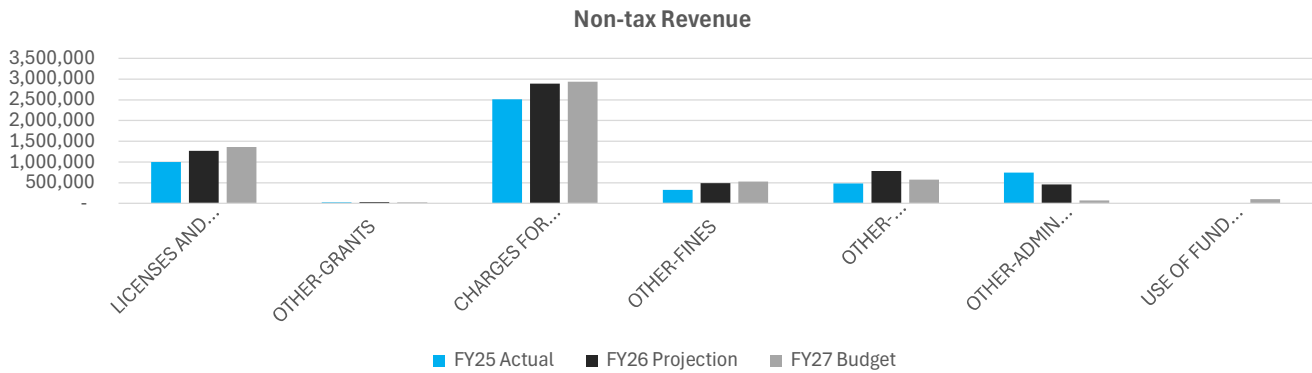
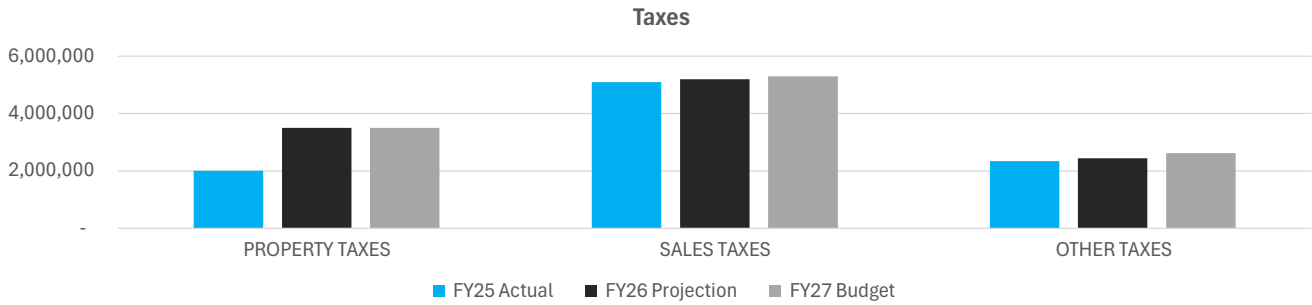
The FTE calculations results in fractional full-time equivalents. Part-time positions, positions unfilled for part of the year, and positions which are allocated to multiple departments will result in fractional FTEs. FTE - Budget assumes approved positions are filled. FTE - Actual uses historical data of total actual hours worked divided by 2,080 hours (the annual hours equivalent for a full-time employee) and for the front-line Fire personnel it is 2,912 hours; the total hours includes temporary and other variable employees, like crossing guards and other seasonal type workers.

GENERAL FUND

Account Title	FY25 Actual	FY26 Budget	FY26 Actual	FY26 Projection	FY27 Budget	% Change From Projection	% Change from Prior Budget
REVENUE							
PROPERTY TAXES	\$ 2,014,351	\$ 2,446,566	\$ 3,435,562	\$ 3,500,000	\$ 3,500,000	0%	43%
SALES TAXES	5,103,596	5,100,000	3,806,560	5,200,000	5,300,000	2%	4%
OTHER TAXES	2,347,583	2,402,000	2,232,171	2,440,000	2,619,000	7%	9%
LICENSES AND PERMITS	996,260	1,325,000	1,206,076	1,274,200	1,358,000	7%	2%
OTHER-GRANTS	24,335	25,000	30,138	34,000	25,000	-26%	0%
CHARGES FOR SERVICES	2,514,953	2,830,000	2,577,115	2,891,515	2,938,000	2%	4%
OTHER-FINES	328,013	358,000	488,373	490,714	530,000	8%	48%
OTHER-MISCELLANEOUS	481,309	987,000	1,071,145	784,287	577,000	-26%	-42%
OTHER-ADMIN FEES	741,249	909,500	469,985	465,405	77,500	-83%	-91%
USE OF FUND BALANCE	-	266,164	-	-	105,775	0%	-60%
TOTAL GENERAL FUND REVENUES	\$ 14,551,649	\$ 16,649,230	\$ 15,317,126	\$ 17,080,122	\$ 17,130,275	0%	3%

In FY2024, the county paid the city approximately \$300,000 too much in property taxes, which reduced our FY2025 collections by that amount. The Eastern Bluffdale EDA ended its incremental tax collection period in FY2026. This increases the projected property tax revenue for FY2026, but reduces the EDA management fees paid to the General Fund by the EDA. The sales tax revenue in FY2026 is projected to be similar to FY2025. Sales taxes for FY2027 are expected to be similar to FY2026, with a slight increase for the recently added grocery store and the natural increase in sales tax revenue due to inflation and population growth. Franchise tax revenues are expected to increase slightly for inflation and growth of taxable energy, as indicated in the "Other Taxes" category. Licenses and Permits are projected to decrease overall between FY2026 and FY2027. Some development planned for FY2026 has been delayed, but is expected to occur in FY2027 along with additional development planned for FY2027. The grants revenue in the General Fund is minimal and will remain flat. The Fire department grants are reported in the Fire and Police Protection Fund and other larger project-related grants are in the Capital Projects Fund. Charges for services are increasing to cover the increased costs for garbage collection. Miscellaneous is the sum of other revenues not already assigned but is largely interest income and other one-time money which is projected to decrease. The Recreation programs continue to grow and will see a slight increase in the revenue to cover those costs. Admin Fees are fees the EDAs and RDA pay to the general fund based on their tax revenue and with the Eastern Bluffdale EDA, those Administrative Charges will stop, thus the large decrease. Use of Fund Balance is budgeted to pay for expenditures in excess of revenue and in order to have a balanced budget. Other revenues for FY2027 are expected to be similar to FY2026.



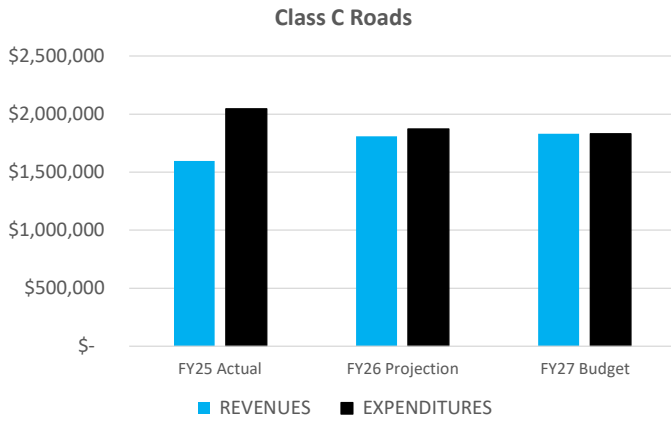


GENERAL FUND							
Account Title	FY25 Actual	FY26 Budget	FY26 Actual	FY26 Projection	FY27 Budget	% Change From Projection	% Change from Prior Budget
EXPENDITURES							
CITY COUNCIL	\$ 142,991	\$ 166,500	\$ 146,304	\$ 166,500	\$ 154,500	-7%	-7%
MAYOR	37,159	60,500	46,026	57,000	65,500	15%	8%
ADMINISTRATION	1,423,810	1,637,500	1,422,173	1,682,500	1,618,000	-4%	-1%
LEGAL	262,100	391,000	244,581	351,000	351,500	0%	-10%
FACILITIES	661,771	756,700	668,594	782,700	1,418,125	81%	87%
PLANNING	379,531	407,000	350,772	407,000	406,500	0%	0%
RISK MANAGEMENT	163,790	204,500	175,771	204,500	283,000	38%	38%
COURT	310,616	355,800	342,765	355,800	364,500	2%	2%
BUILDING	466,943	503,280	349,350	503,280	392,500	-22%	-22%
ANIMAL CONTROL / CODE ENFORCEMENT	320,179	339,050	328,276	339,050	356,650	5%	5%
STREETS	1,082,172	1,255,200	1,062,296	1,255,200	1,199,500	-4%	-4%
SANITATION	1,103,789	1,344,000	1,002,403	1,344,000	1,423,000	6%	6%
ENGINEERING	605,810	913,150	724,519	913,150	835,650	-8%	-8%
PARKS & RECREATION	1,809,722	2,051,900	1,709,788	2,051,900	1,925,500	-6%	-6%
RECREATION & CULTURE	12,500	25,500	12,225	25,500	13,000	-49%	-49%
TRANSFERS, LOANS & RESERVES	6,968,436	6,237,650	5,512,113	6,641,042	6,322,850	-5%	1%
TOTAL GENERAL FUND EXPENDITURES	\$ 15,751,319	\$ 16,649,230	\$ 14,097,957	\$ 17,080,122	\$ 17,130,275	0%	3%

The General Fund is the main operating fund used for a wide array of services and activities for the daily operations of the City. Unfilled positions from FY2025 have mostly been filled during FY2026, with some positions now not being filled as they become vacant in departments where development is slowing. A cost-of-living adjustment will be applied to the entire salary scale in FY2027, with an upward impact currently shown at 3.0% across departments. The City Council approved medical insurance benefits for the Mayor mid-year in FY2026. The full year's cost is included in FY2027. For FY2027, most departments decreased their Education, Training and Travel as well as Shop Charges and Equipment. The Facilities department is increasing for its portion of the debt payment for the new Public Works Complex. The increase in Risk Management is driven by growth and the increased cost of insurance on the City's general liability, property and auto lines of coverage. The decrease in the Building department is a result of development slowing in the city. Animal Control and Sanitation costs are increasing due to inflation and growth. Recreation & Culture decreased for the parade float. The city uses the same design for two years in a row rather than paying for a new one each year and the next re-design will be spring of 2028. Transfers, Loans & Reserves will remain relatively flat for FY2027.

CLASS C ROADS

Account Title	FY25 Actual	FY26 Budget	FY26 Actual	FY26 Projection	FY27 Budget	% Change From Projection	% Change from Prior Budget
REVENUES	\$ 1,595,612	\$ 1,708,703	\$ 1,449,261	\$ 1,808,703	\$ 1,831,000	1%	7%
REAPPROPRIATED FUND BALANCE	-	163,497	-	63,497	-	-100%	-100%
EXPENDITURES	2,046,013	1,872,200	1,625,917	1,872,200	1,831,000	-2%	-2%



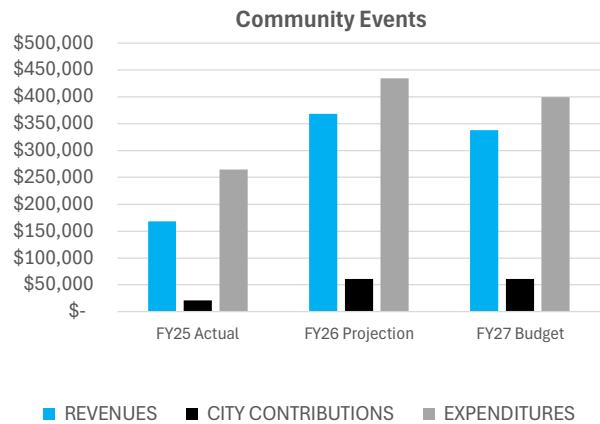
These revenues are can only be used for road maintenance costs. The City uses a 6 year maintenance schedule for all roads. This schedule effectively maintains our road's useful service life. Projects are completed based on the planned maintenance schedule and are prioritized based on available employee time and available budget. The current revenues amount includes allocated revenue calculated and distributed by the State. The City exhausts all these funds on qualified Class C Road projects first before using money from other sources. Major road projects from FY2025 and FY2026 are complete, such as 14400 South Reconstruction and Utilities, thus the decrease in expenditures compared to prior year. The City plans to purchase some major street maintenance equipment with these funds, such as a bucket truck, an emergency light tower and a couple of emergency message boards.

COMMUNITY EVENTS

Account Title	FY25 Actual	FY26 Budget	FY26 Actual	FY26 Projection	FY27 Budget	% Change From Projection	% Change from Prior Budget
REVENUES	\$ 168,255	\$ 302,250	\$ 256,984	\$ 368,266	\$ 337,850	-8%	12%
CITY CONTRIBUTIONS	21,250	61,250	61,250	61,250	61,250	0%	0%
EXPENDITURES	264,805	363,500	271,722	434,702	399,100	-8%	10%

The Community Events grouping includes Old West Days, Bluffdale Arts Advisory Board, Miss Bluffdale Pageant, the Rodeo, and various other City events. Revenues include monies received from sponsors, donations, ticket and concession sales, participation fees, etc. for a designated event or group of events. The subgroups are all part of the general fund, but are separated so those revenues received can be kept with their intended program.

The Arena renovation was completed in July 2025 with improved rodeo grounds, upgraded bleachers, added ADA standards and increased seating capacity. It was primarily funded with approx. \$2.7M in grant money the city received from the county. Restrooms for the facility are now currently under construction as well. In FY2026, more events were added for the community to enjoy the revamped facility, such as Bull Riding Rampage and Monster Truck Show, which we anticipate will continue in FY2027 and we expect those costs will be largely offset by ticket sales and sponsors of the various events.



EDA/RDA DEVELOPMENT FUNDS

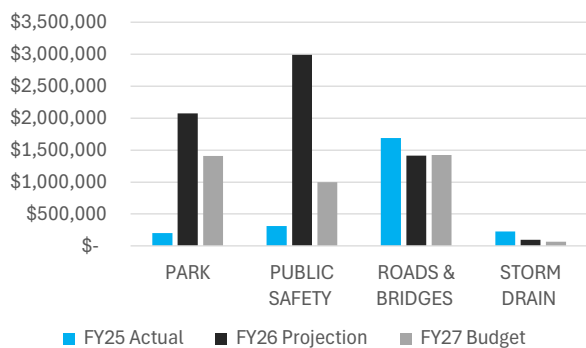
Account Title	FY25 Actual	FY26 Budget	FY26 Actual	FY26 Projection	FY27 Budget	% Change From Projection	% Change from Prior Budget
EASTERN BLUFFDALE EDA							
REVENUES	\$ 11,159,974	\$ 11,300,000	\$ 2,723,755	\$ 2,723,755	\$ 900,000	-67%	-92%
REAPPROPRIATED FUND BALANCE	-	21,712,000	-	21,712,000	4,300,000	-80%	-80%
TOTAL EXPENDITURES	3,792,336	33,012,000	22,889,512	29,328,947	5,200,000	-82%	-84%
GATEWAY RDA							
REVENUES	\$ 860,121	\$ 1,115,000	\$ 862,049	\$ 862,049	\$ 1,115,000	29%	0%
REAPPROPRIATED FUND BALANCE	-	-	-	-	-	0%	0%
TOTAL EXPENDITURES	366,043	1,115,000	71,038	862,049	1,115,000	29%	0%
JORDAN NARROWS EDA							
REVENUES	\$ 396,547	\$ 400,000	\$ 252,081	\$ 252,081	\$ 400,000	59%	0%
REAPPROPRIATED FUND BALANCE	-	2,535,735	-	-	4,489,080	0%	77%
TOTAL EXPENDITURES	2,858,038	2,935,735	177,713	2,312,364	4,889,080	111%	67%

The development funds are contractually tied to specific geographic areas of the City. Certain property tax revenues generated within these areas can be used for developmental infrastructure and incentives and also affordable housing purposes. The Eastern Bluffdale EDA tax increment collection period ended in FY2026, as a result there will no longer be tax revenue in this fund. The Eastern Bluffdale EDA has committed much of its existing funds to the 14600 South railroad underpass project, with the remaining balance being restricted for Affordable Housing. No major changes will occur with the Gateway RDA. The Jordan Narrows EDA previously reached the end of its contract terms, and as a result no longer has tax increment revenue but continues to have interest income.

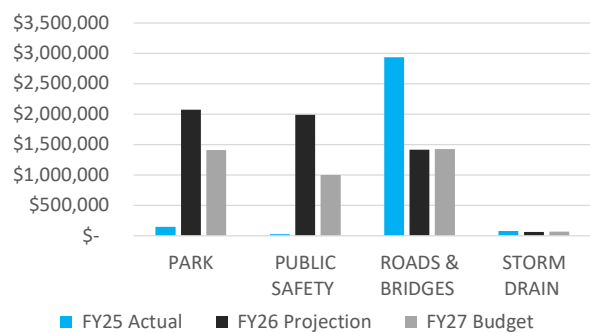
IMPACT FEES

Account Title	FY25 Actual	FY26 Budget	FY26 Actual	FY26 Projection	FY27 Budget	% Change From Projection	% Change from Prior Budget
Impact Fee Revenue							
PARK	\$ 199,346	\$ 2,349,000	\$ 83,764	\$ 2,074,000	\$ 1,410,000	-32%	-40%
PUBLIC SAFETY	312,976	2,137,500	238,933	2,988,000	1,000,500	-67%	-53%
ROADS & BRIDGES	1,687,055	1,412,000	661,020	1,412,000	1,427,000	1%	1%
STORM DRAIN	225,484	1,662,000	92,707	96,946	65,000	-33%	-96%
Impact Fee Expenditures							
PARK	\$ 143,095	\$ 2,349,000	\$ 724,161	\$ 2,074,000	\$ 1,410,000	-32%	-40%
PUBLIC SAFETY	23,709	2,137,500	1,648,404	1,987,500	1,000,500	-50%	-53%
ROADS & BRIDGES	2,937,154	1,412,000	1,321,234	1,412,000	1,427,000	1%	1%
STORM DRAIN	78,664	1,662,000	8,009	62,000	65,000	5%	-96%

Impact Fee Revenues



Impact Fee Expenditures



Impact fees are collected when developers build new businesses and homes. These fees are intended to offset the impacts of those new developments on the City's infrastructure. Impact fees can only be used for the incremental infrastructure necessary to service the new businesses and homes from which they are collected. Impact fees can only be collected after studies have identified specific projects for which those fees can be used. An updated study was recently completed and most impact fee charges will be increasing, except the storm water fee was eliminated. Still, since development in the City is down, so are the related impact fees collected and the projects on which they are expended. Out of the currently known development projects, what doesn't happen in this fiscal year, is anticipated in next. For more information on impact fees, view the City's Impact Fee Facility Plan and Analysis at www.bluffdale.gov/finance.

CAPITAL PROJECTS

Account Title	FY25 Actual	FY26 Budget	FY26 Actual	FY26 Projection	FY27 Budget	% Change From Projection	% Change from Prior Budget
REVENUES							
GRANTS, REIMBURSEMENTS & OTHER	\$ 8,402,561	\$ 50,625,000	\$ 53,767,764	\$ 56,203,071	\$ 18,100,000	-68%	-64%
CONTRIBUTION GENERAL FUND / LBA	2,200,000	-	-	-	-	0%	0%
USE OF FUND BALANCE	-	4,390,619	-	-	50,360,000	0%	1047%
TOTAL REVENUES	\$ 10,602,561	\$ 55,015,619	\$ 53,767,764	\$ 56,203,071	\$ 68,460,000		
EXPENDITURES							
CITY PROJECTS & EQUIPMENT	\$ 1,219,092	\$ 5,146,000	\$ 2,547,169	\$ 3,810,772	\$ 1,915,000	-50%	-63%
OTHER GOVERNMENTAL	7,525,732	40,000,000	1,420,441	7,000,000	50,000,000	614%	25%
GRANT RELATED	3,264,123	4,249,619	589,737	1,149,619	15,900,000	1283%	274%
SHARED PROJECTS	5,389,780	5,575,000	5,414,320	5,137,935	600,000	-88%	-89%
MISCELLANEOUS	45,000	45,000	41,000	45,000	45,000	0%	0%
TOTAL EXPENDITURES	\$ 17,443,727	\$ 55,015,619	\$ 10,012,667	\$ 17,143,326	\$ 68,460,000		

Capital Projects expenditures have been summarized based on revenue funding source as follows:

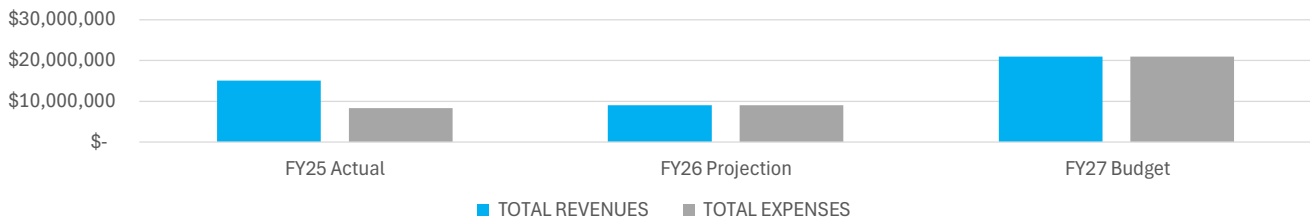
- City Projects & Equipment - earmarked by the City with use of City funds, mainly contributions from the general fund and use of fund balance.
- Other Governmental - recognized regionally where the state, county or other governmental entity provides contributions to help fund.
- Grant Related - fully or partially funded by grant money that is awarded based on the City meeting certain terms and/or criteria to receive funds.
- Shared Projects - done with other local partners and may even include a 'pass-through' entry where the revenue fully offsets related costs.
- Miscellaneous - all other not already categorized.

The major increase in the Capital Projects Fund this year comes from the ongoing construction costs of the 14600 South Railroad Crossing project. Revenue for this project will come from State allocations and EDA funds. As the project is already underway, the City issued a short-term bond anticipation note that is secured and planned to be repaid with the State funds. Other large projects are the pedestrian bridge at Cinch Way and Fire Station No.93 near Camp Williams, which both would be funded by grants. In general, revenues in the capital projects fund come from one time revenues and transfers. These revenues can come from grants or from planned and unplanned surpluses in the general fund. The City prioritizes projects and equipment each year based on the availability of its limited funds.

WATER FUNDS

Account Title	FY25 Actual	FY26 Budget	FY26 Actual	FY26 Projection	FY27 Budget	% Change From Projection	% Change from Prior Budget
WATER OPERATIONS FUND							
TOTAL REVENUES	\$ 15,064,366	\$ 12,680,000	\$ 7,870,889	\$ 9,039,600	\$ 20,992,000	132%	66%
TOTAL EXPENSES	8,306,421	12,680,000	5,809,665	9,039,600	20,992,000	132%	66%
WATER IMPACT FEES							
TOTAL REVENUES	\$ 420,436	\$ 2,607,000	\$ 311,768	\$ 572,800	\$ 2,598,000	354%	0%
TOTAL EXPENDITURES	359,966	2,607,000	8,115	572,800	2,598,000	354%	0%

Water Operations



The Water Operations Fund is the business fund of the City that provides retail water services to most City residents. The water system also collects impact fees to address the impacts of new housing and business development. The portion of the lease payment to the LBA for the new Public Works Facility will begin in FY2026. We anticipate some additional large water projects in FY2027 related to a new water tank and pump station for Zone 2 West. The City intends to issue bonds for these projects. Other major drivers of increases to the water operations and impact fee funds include additional money for: equipment, water deficiency mitigation, Sewer Effluent Water Reuse pipeline and pump station, Secondary Meter Installation, 14865 South Service Line Replacement, and the cost of Water Purchased. The City anticipates a water rate increase which will also be passed on to the users.

LOCAL BUILDING AUTHORITY

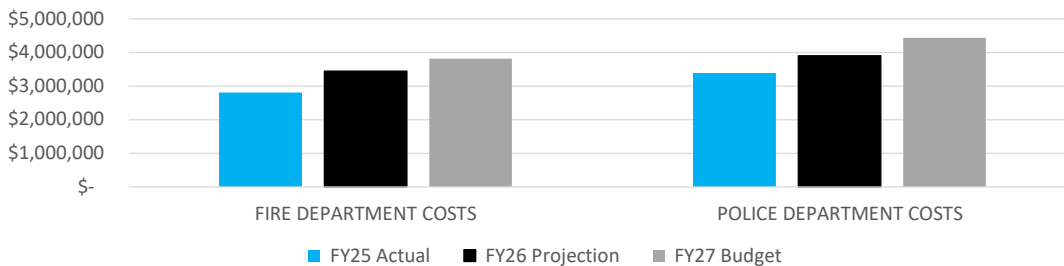
Account Title	FY25 Actual	FY26 Budget	FY26 Actual	FY26 Projection	FY27 Budget	% Change From Projection	% Change from Prior Budget
TOTAL REVENUES	\$ 18,656,492	\$ 1,454,700	\$ 488,420	\$ 486,700	\$ 1,763,000	262%	21%
REAPPROPRIATED FUND BALANCE	-	2,755,000	-	-	-	0%	-100%
TOTAL EXPENDITURES	15,796,715	4,209,700	2,704,305	2,706,317	1,763,000	-35%	-58%

The Local Building Authority ("LBA") Fund is a specialized fund that exists to facilitate the construction and financing of City buildings. The Board of the LBA consists of the Mayor and the City Council. The LBA constructs City facilities and leases those facilities back to the City. Lease payments from the City General Fund and the Water Fund to the LBA are used to pay off the debt on City facilities. The only major change to the LBA fund is the FY2025 bond issued for the Public Works Facility. The first year's payments on that bond were paid using existing fund balance. Starting in FY2027 lease payments will be made from payments from the General Fund and Water Fund. The decrease in expenditures is that the construction was completed in FY2025. There were some carry over costs into FY2026, but the overall cost of the project remained within the approved budget. There are no other projects at this time for FY2027 and the amounts left are primarily the debt-related payments.

FIRE AND POLICE PROTECTION FUND

Account Title	FY25 Actual	FY26 Budget	FY26 Actual	FY26 Projection	FY27 Budget	% Change From Projection	% Change from Prior Budget
PUBLIC SAFETY FEE	\$ 555,943	\$ 750,000	\$ 615,239	\$ 750,000	\$ 1,455,000	94%	94%
OTHER REVENUES	6,614,358	6,604,900	6,152,901	6,850,046	6,790,100	-1%	3%
REAPPROPRIATED FUND BALANCE	-	-	-	-	-	0%	0%
TOTAL REVENUES	\$ 6,614,358	\$ 7,354,900	\$ 6,768,141	\$ 7,600,046	\$ 8,245,100	8%	12%
FIRE DEPARTMENT COSTS	\$ 2,807,824	\$ 3,447,900	\$ 3,224,070	\$ 3,691,304	\$ 3,813,100	3%	11%
POLICE DEPARTMENT COSTS	3,386,654	3,907,000	3,867,487	3,907,000	4,432,000	13%	13%
TOTAL EXPENDITURES	\$ 6,194,478	\$ 7,354,900	\$ 7,091,557	\$ 7,598,304	\$ 8,245,100	9%	12%

Fire and Police Expenditures



The Fire and Police Protection Fund was created to specifically allocate the General Fund property tax revenue to only be used to pay for fire and police services. The money in this fund is restricted to be used only on public safety and cannot be used for any other City purpose. The increase to Police expenditures is driven by contract costs with Saratoga Springs and increased equipment expenditures. The increase in the contract cost includes (3) additional officers during FY2027. The increase to the Fire department expenditures adds a full-time Battalion Chief for FY2027 to help as backup to our Fire Chief and added station coverage. We have had six full-time fire fighters since late FY2025 and, since then, usually are able to fill the daily shifts. We have seldom needed to close a station. The Fire Chief and Emergency Manager also are full-time employees of the City. All other frontline fire fighters are part-time employees who work jobs at other fire departments and pick up additional shifts here in Bluffdale. When there are emergency callbacks, we rely on the six full-time fire fighters which generates some additional overtime costs. The full-time fire fighters also are on a pay step plan in addition to any COLA received. In FY2026 an additional fire fighter position was added mid-year to help with station coverage and the impact of the one lane bridge construction project with no increase in revenue at the time; we will see the full year's impact of that personnel cost in FY2027.

The additional police officers and Battalion Chief in FY2027 and part-time fire fighter position from FY2026 is an increase in the public safety service level. In order to ensure these increased costs can be paid both now and in the future, the City could either raise revenue by increasing the public safety fee or by increasing the property tax rate, since 100% of city property tax goes to public safety. With the Eastern Bluffdale EDA ending, there is a shift shown in the contribution from the General Fund with more showing as a transfer of the property tax revenue, but overall it remains mostly the same. Other revenues are estimated to remain about flat. The FY2027 budget includes a proposed increase in the public safety fee to cover the increase in the public safety service level.

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
GENERAL FUND REVENUES								
TAXES								
10-31-11000	CURRENT YEAR PROPERTY TAXES-SL	\$ 2,014,351	\$ 2,246,566	\$ 3,435,562	\$ 3,500,000	\$ 3,200,000	\$ 100,000	\$ 3,300,000
10-31-31000	GENERAL SALES & USE TAXES	5,103,596	5,100,000	3,806,560	5,200,000	5,300,000	-	5,300,000
10-31-71000	FEE IN LIEU & PERS. PROP. TAX	-	200,000	-	-	200,000	-	200,000
10-31-76000	CABLE TV	51,835	80,000	47,928	52,000	80,000	-	80,000
10-31-81000	FRANCHISE TAXES	2,157,547	2,200,000	2,076,756	2,250,000	2,400,000	100,000	2,500,000
10-31-91000	TELECOM TAX	124,295	110,000	95,804	125,000	125,000	-	125,000
10-31-92000	ROOM TAX	13,906	12,000	11,683	13,000	14,000	-	14,000
10-31-_____	TOTAL TAXES	9,465,530	9,948,566	9,474,292	11,140,000	11,319,000	200,000	11,519,000
LICENSE & PERMITS								
10-32-11000	BUSINESS LICENSES	81,623	75,000	87,486	88,000	80,000	8,000	88,000
10-32-21100	BUILDING PERMITS	795,907	1,130,000	743,791	811,000	1,030,000	-	1,030,000
10-32-21700	STATE SURCHARGES	4,780	10,000	4,669	5,000	5,000	-	5,000
10-32-26100	ENCROACHMENTS & LAND DISTURB.	81,921	75,000	321,302	321,400	200,000	-	200,000
10-32-29500	DEVELOPMENT FEES	32,015	35,000	48,800	48,800	35,000	-	35,000
10-32-29810	MAPS & COPIES	14	-	28	-	-	-	-
10-32-_____	TOTAL LICENSES & PERMITS	996,260	1,325,000	1,206,076	1,274,200	1,350,000	8,000	1,358,000
INTERGOVERNMENTAL REVENUES								
10-33-58000	LIQUOR FUND ALLOTMENT	24,335	25,000	22,263	25,000	25,000	-	25,000
10-33-_____	TOTAL INTERGOVERNMENTAL	24,335	25,000	30,138	34,000	25,000	-	25,000
CHARGES FOR SERVICE								
10-34-11000	GENERAL GOVERNMENT SERVICES	5,092	1,000	5,217	5,200	1,000	-	1,000
10-34-12000	INSPECTION FEES	39,926	75,000	97,379	106,000	40,000	60,000	100,000
10-34-33000	STREET LIGHTING CHARGES	423,554	475,000	390,558	475,000	480,000	-	480,000
10-34-36000	STORM WATER CHARGES	480,681	658,000	537,921	658,000	658,000	-	658,000
10-34-43000	GARBAGE COLLECTION	1,387,259	1,470,000	1,372,072	1,470,000	1,544,000	-	1,544,000
10-34-44000	GREEN WASTE COLLECTION	137,799	136,000	133,703	136,000	140,000	-	140,000
10-34-72300	SALE OF ASSETS	32,692	10,000	31,315	31,315	10,000	-	10,000
10-34-83000	BURIAL FEES	7,950	5,000	8,950	10,000	5,000	-	5,000
10-34-_____	TOTAL CHARGES FOR SERVICE	2,514,953	2,830,000	2,577,115	2,891,515	2,878,000	60,000	2,938,000
FINES AND FORFEITURES								
10-35-10000	COURT FINES	307,663	320,000	460,714	460,714	400,000	100,000	500,000
10-35-10001	MISCELLANEOUS	20,350	8,000	19,074	21,000	20,000	-	20,000
10-35-12000	ACE FINES	-	30,000	8,585	9,000	10,000	-	10,000
10-35-_____	TOTAL FINES AND FORFEITURES	328,013	358,000	488,373	490,714	430,000	100,000	530,000
MISCELLANEOUS REVENUES								
10-36-11000	INTEREST INCOME	271,682	325,000	656,052	325,000	250,000	-	250,000
10-36-20200	FACILITIES RENTAL	6,271	6,000	13,242	14,000	6,000	-	6,000
10-36-20300	RECREATION	69,694	100,000	61,637	75,000	100,000	-	100,000
10-36-32000	YOUTH COUNCIL	-	1,000	4,287	4,287	1,000	-	1,000
10-36-91000	MISCELLANEOUS REVENUE	133,662	555,000	335,927	366,000	220,000	-	220,000
10-36-_____	TOTAL MISCELLANEOUS REVENUES	481,309	987,000	1,071,145	784,287	577,000	-	577,000
CONTRIBUTIONS AND TRANSFERS								
10-39-10000	REAPPROPRIATE FUND BALANCE	-	266,164	-	-	393,775	(288,000)	105,775
10-39-15000	ADMIN FEE BLUFFDALE EDA	680,000	832,000	398,947	398,947	-	-	-
10-39-15100	ADMIN FEE GATEWAY RDA	61,249	77,500	71,038	66,458	77,500	-	77,500
10-39-_____	TOTAL CONTRIBUTIONS AND TRANSFERS	741,249	1,175,664	469,985	465,405	471,275	(288,000)	183,275
TOTAL GENERAL FUND REVENUES		\$ 14,551,649	\$ 16,649,230	\$ 15,317,126	\$ 17,080,122	\$ 17,050,275	\$ 80,000	\$ 17,130,275

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
GENERAL FUND EXPENDITURES								
10-411-_____	CITY COUNCIL	\$ 142,991	\$ 166,500	\$ 146,304	\$ 166,500	\$ 154,500	\$ -	\$ 154,500
10-413-_____	MAYOR	37,159	60,500	46,026	57,000	65,500	-	65,500
10-414-_____	ADMINISTRATION	1,423,810	1,637,500	1,422,173	1,682,500	1,618,000	-	1,618,000
10-415-_____	LEGAL	262,100	391,000	244,581	351,000	351,500	-	351,500
10-416-_____	FACILITIES	661,771	756,700	668,594	782,700	1,418,125	-	1,418,125
10-418-_____	PLANNING	379,531	407,000	350,772	407,000	406,500	-	406,500
10-419-_____	RISK MANAGEMENT	163,790	204,500	175,771	204,500	203,000	80,000	283,000
10-421-_____	COURT	310,616	355,800	342,765	355,800	364,500	-	364,500
10-424-_____	BUILDING	466,943	503,280	349,350	503,280	392,500	-	392,500
10-425-_____	ANIMAL CONTROL / CODE ENFORCEMENT	320,179	339,050	328,276	339,050	356,650	-	356,650
10-441-_____	STREETS	1,082,172	1,255,200	1,062,296	1,255,200	1,199,500	-	1,199,500
10-442-_____	SANITATION	1,103,789	1,344,000	1,002,403	1,344,000	1,423,000	-	1,423,000
10-445-_____	ENGINEERING	605,810	913,150	724,519	913,150	835,650	-	835,650
10-451-_____	PARKS & RECREATION	1,809,722	2,051,900	1,709,788	2,051,900	1,925,500	-	1,925,500
10-456-_____	RECREATION & CULTURE	12,500	25,500	12,225	25,500	13,000	-	13,000
10-901-_____	TRANSFERS, LOANS & RESERVES	6,968,436	6,237,650	5,512,113	6,641,042	6,322,850	-	6,322,850
10 TOTAL GENERAL FUND EXPENDITURES		\$ 15,751,319	\$ 16,649,230	\$ 14,097,957	\$ 17,080,122	\$ 17,050,275	\$ 80,000	\$ 17,130,275
SURPLUS/(DEFICIT)		\$ (1,199,671)	\$ -	\$ 1,219,168	\$ -	\$ -	\$ -	\$ -
	Beginning Fund Balance	\$ 4,302,449	\$ 3,102,778	\$ 3,102,778	\$ 3,102,778	\$ 3,107,939	\$ 398,231	\$ 3,506,170
	Increase Fund Bal./(Appropriation of Fund Bal.)	(1,199,671)	-	1,219,168	403,392	(393,775)	288,000	(105,775)
	Ending Fund Balance	\$ 3,102,778	\$ 3,102,778	\$ 4,321,947	\$ 3,506,170	\$ 2,714,164	\$ 686,231	\$ 3,400,395

CITY COUNCIL

10-411-12000	PART TIME SALARIES AND WAGES	\$ 84,699	\$ 93,000	\$ 89,180	\$ 93,000	\$ 89,000	\$ -	\$ 89,000
10-411-13000	EMPLOYEE BENEFITS	20,131	22,000	20,350	22,000	21,000	-	21,000
10-411-21000	BOOKS, SUB., & MEMBERSHIPS	167	3,000	847	3,000	1,500	-	1,500
10-411-23000	EDUCATION, TRAINING & TRAVEL	5,518	5,000	4,854	5,000	5,000	-	5,000
10-411-24000	OFFICE SUPPLIES	2,621	5,000	2,332	5,000	3,000	-	3,000
10-411-31000	PROFESSIONAL & TECHNICAL	12,870	15,000	15,550	15,000	15,000	-	15,000
10-411-32000	YOUTH COUNCIL	14,486	15,000	11,534	15,000	15,000	-	15,000
10-411-61000	MISCELLANEOUS	2,500	8,500	1,657	8,500	5,000	-	5,000
10-411-_____	TOTAL EXPENDITURES	\$ 142,991	\$ 166,500	\$ 146,304	\$ 166,500	\$ 154,500	\$ -	\$ 154,500

MAYOR

10-413-12000	PART TIME SALARIES AND WAGES	\$ 24,000	\$ 24,000	\$ 22,000	\$ 24,000	\$ 24,000	\$ -	\$ 24,000
10-413-13000	EMPLOYEE BENEFITS	4,594	18,000	16,227	18,000	31,000	-	31,000
10-413-21000	BOOKS, SUB., & MEMBERSHIPS	60	2,500	-	-	-	-	-
10-413-23000	EDUCATION, TRAINING & TRAVEL	1,271	3,000	2,477	3,000	2,000	-	2,000
10-413-24000	OFFICE SUPPLIES	584	5,000	2,598	5,000	1,000	-	1,000
10-413-28000	TELEPHONE	780	1,000	715	1,000	1,000	-	1,000
10-413-31000	PROFESSIONAL & TECHNICAL	-	1,000	-	-	500	-	500
10-413-61000	MISCELLANEOUS	5,870	6,000	2,009	6,000	6,000	-	6,000
10-413-_____	TOTAL EXPENDITURES	\$ 37,159	\$ 60,500	\$ 46,026	\$ 57,000	\$ 65,500	\$ -	\$ 65,500

ADMINISTRATION

10-414-11000	SALARIES AND WAGES	\$ 691,034	\$ 800,000	\$ 669,314	\$ 800,000	\$ 804,000	\$ -	\$ 804,000
10-414-13000	EMPLOYEE BENEFITS	246,650	267,000	224,327	267,000	279,000	-	279,000
10-414-21000	BOOKS, SUB., & MEMBERSHIPS	2,960	33,900	20,867	33,900	20,000	-	20,000
10-414-22000	PUBLIC NOTICES	24,452	20,000	13,909	20,000	15,000	-	15,000
10-414-23000	EDUCATION, TRAINING & TRAVEL	16,428	15,000	10,060	15,000	15,000	-	15,000
10-414-24000	OFFICE SUPPLIES	35,070	50,000	31,199	50,000	45,000	-	45,000
10-414-28000	TELEPHONE	2,080	2,600	1,505	2,600	3,000	-	3,000
10-414-31000	PROFESSIONAL & TECHNICAL	280,309	288,000	270,847	288,000	306,000	-	306,000
10-414-32000	HISTORICAL PRESERV. COMMITTEE	160	1,000	-	1,000	1,000	-	1,000
10-414-61000	MISCELLANEOUS	124,668	100,000	139,655	145,000	130,000	-	130,000
10-414-62000	PRIMARY AND GENERAL ELECTION	-	60,000	40,491	60,000	-	-	-
10-414-_____	TOTAL EXPENDITURES	\$ 1,423,810	\$ 1,637,500	\$ 1,422,173	\$ 1,682,500	\$ 1,618,000	\$ -	\$ 1,618,000

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
LEGAL								
10-415-11000	SALARIES AND WAGES	\$ 164,961	\$ 175,000	\$ 146,200	\$ 175,000	\$ 191,000	\$ -	\$ 191,000
10-415-13000	EMPLOYEE BENEFITS	58,477	60,000	52,446	60,000	62,000	-	62,000
10-415-21000	BOOKS, SUB., & MEMBERSHIPS	9,596	6,000	4,249	6,000	5,000	-	5,000
10-415-23000	EDUCATION, TRAINING & TRAVEL	1,834	10,500	2,351	10,500	4,500	-	4,500
10-415-24000	OFFICE SUPPLIES	250	2,500	311	2,500	2,000	-	2,000
10-415-28000	TELEPHONE	780	1,500	650	1,500	1,000	-	1,000
10-415-31000	PROFESSIONAL & TECHNICAL	25,689	64,500	19,025	64,500	50,000	-	50,000
10-415-31500	APPEALS AND VARIANCE HEARINGS	-	10,000	8,447	10,000	10,000	-	10,000
10-415-32000	ACE PROGRAM	-	60,000	10,541	20,000	25,000	-	25,000
10-415-61000	MISCELLANEOUS	513	1,000	361	1,000	1,000	-	1,000
10-415-_____	TOTAL EXPENDITURES	\$ 262,100	\$ 391,000	\$ 244,581	\$ 351,000	\$ 351,500	\$ -	\$ 351,500

FACILITIES								
10-416-25000	SUPPLIES & MAINTENANCE	6,662	28,000	4,772	28,000	15,000	\$ -	15,000
10-416-26100	BUILDING & GROUNDS MAINT.	67,492	90,000	69,408	90,000	90,000	-	90,000
10-416-27100	UTILITIES	104,505	80,000	80,050	80,000	100,000	-	100,000
10-416-27200	UTILITIES-CITY HALL	28,540	30,000	25,285	30,000	30,000	-	30,000
10-416-27300	UTILITIES-FIRE NO.2	17,743	21,000	15,524	21,000	20,000	-	20,000
10-416-27400	UTILITIES-FIRE NO.1	-	20,000	11,108	20,000	15,000	-	15,000
10-416-27500	UTILITIES-PUBLIC WORKS	-	30,000	51,678	56,000	50,000	-	50,000
10-416-28000	TELEPHONE	23,211	30,000	21,469	30,000	25,000	-	25,000
10-416-31000	PROFESSIONAL & TECHNICAL	1,917	2,500	-	2,500	2,500	-	2,500
10-416-61000	MISCELLANEOUS	-	500	-	500	500	-	500
10-416-99000	LEASE PAYMENT TO LBA	411,700	424,700	389,301	424,700	1,070,125	-	1,070,125
10-416-_____	TOTAL EXPENDITURES	\$ 661,771	\$ 756,700	\$ 668,594	\$ 782,700	\$ 1,418,125	\$ -	\$ 1,418,125

PLANNING								
10-418-11000	SALARIES AND WAGES	\$ 252,719	\$ 268,000	\$ 232,711	\$ 268,000	\$ 272,000	\$ -	\$ 272,000
10-418-13000	EMPLOYEE BENEFITS	90,912	97,000	89,344	97,000	95,000	-	95,000
10-418-21000	BOOKS, SUB., & MEMBERSHIPS	2,217	3,000	1,095	3,000	2,500	-	2,500
10-418-22000	PUBLIC NOTICES	731	2,500	-	2,500	1,000	-	1,000
10-418-23000	EDUCATION, TRAINING & TRAVEL	8,403	8,000	3,989	8,000	5,000	-	5,000
10-418-24000	OFFICE SUPPLIES	309	4,000	931	4,000	2,000	-	2,000
10-418-28000	TELEPHONE	715	1,500	650	1,500	1,000	-	1,000
10-418-31000	PROFESSIONAL & TECHNICAL	21,739	20,000	21,533	20,000	25,000	-	25,000
10-418-61000	MISCELLANEOUS	1,786	3,000	519	3,000	3,000	-	3,000
10-418-_____	TOTAL EXPENDITURES	\$ 379,531	\$ 407,000	\$ 350,772	\$ 407,000	\$ 406,500	\$ -	\$ 406,500

RISK MANAGEMENT								
10-419-31500	EMPLOYEE DRUG TESTING	\$ 1,997	\$ 4,500	\$ 2,052	\$ 4,500	\$ 3,000	\$ -	\$ 3,000
10-419-51000	INSURANCE - GEN LIAB & PROPERTY	161,793	200,000	173,719	200,000	200,000	80,000	280,000
10-419-_____	TOTAL EXPENDITURES	\$ 163,790	\$ 204,500	\$ 175,771	\$ 204,500	\$ 203,000	\$ 80,000	\$ 283,000

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
COURT								
10-421-11000	SALARIES AND WAGES	\$ 141,828	\$ 148,000	\$ 138,895	\$ 148,000	\$ 155,000	\$ -	\$ 155,000
10-421-13000	EMPLOYEE BENEFITS	36,592	54,000	48,605	54,000	56,000	-	56,000
10-421-21000	BOOKS, SUB., & MEMBERSHIPS	-	1,000	-	1,000	500	-	500
10-421-23000	EDUCATION, TRAINING & TRAVEL	2,396	2,000	2,284	2,000	4,000	-	4,000
10-421-24000	OFFICE SUPPLIES	3,781	10,000	6,777	10,000	5,000	-	5,000
10-421-25000	SUPPLIES & MAINTENANCE	16	2,500	-	2,500	-	-	-
10-421-26000	STATE SURCHARGES	107,370	120,000	136,088	120,000	120,000	-	120,000
10-421-31000	PROFESSIONAL & TECHNICAL	18,158	17,000	9,805	17,000	20,000	-	20,000
10-421-61000	MISCELLANEOUS	476	1,300	311	1,300	1,000	-	1,000
10-421-74000	EQUIPMENT	-	-	-	-	3,000	-	3,000
10-421-_____	TOTAL EXPENDITURES	\$ 310,616	\$ 355,800	\$ 342,765	\$ 355,800	\$ 364,500	\$ -	\$ 364,500

BUILDING								
10-424-11000	SALARIES AND WAGES	\$ 244,006	\$ 272,000	\$ 226,580	\$ 272,000	\$ 222,000	\$ -	\$ 222,000
10-424-13000	EMPLOYEE BENEFITS	100,162	121,000	102,107	121,000	92,000	-	92,000
10-424-21000	BOOKS, SUB., & MEMBERSHIPS	466	1,500	585	1,500	1,500	-	1,500
10-424-23000	EDUCATION, TRAINING & TRAVEL	2,044	5,000	1,150	5,000	5,000	-	5,000
10-424-24000	OFFICE SUPPLIES	846	4,000	156	4,000	2,000	-	2,000
10-424-27000	SHOP CHARGES	597	4,000	1,346	4,000	4,000	-	4,000
10-424-28000	TELEPHONE	520	780	715	780	1,000	-	1,000
10-424-31000	PROFESSIONAL & TECHNICAL	117,485	80,000	10,983	80,000	50,000	-	50,000
10-424-61000	MISCELLANEOUS	817	15,000	5,729	15,000	15,000	-	15,000
10-424-_____	TOTAL EXPENDITURES	\$ 466,943	\$ 503,280	\$ 349,350	\$ 503,280	\$ 392,500	\$ -	\$ 392,500

ANIMAL CONTROL / CODE ENFORCEMENT								
10-425-11000	SALARIES AND WAGES	\$ 58,771	\$ 63,000	\$ 58,518	\$ 63,000	\$ 65,000	\$ -	\$ 65,000
10-425-13000	EMPLOYEE BENEFITS	26,345	27,000	25,322	27,000	27,000	-	27,000
10-425-21000	BOOKS, SUB., & MEMBERSHIPS	-	300	75	300	300	-	300
10-425-23000	EDUCATION, TRAINING & TRAVEL	983	1,500	899	1,500	1,600	-	1,600
10-425-24000	OFFICE SUPPLIES	525	750	197	750	750	-	750
10-425-25000	SUPPLIES & MAINTENANCE	190	2,000	356	2,000	500	-	500
10-425-27000	SHOP CHARGES	4,312	5,000	4,275	5,000	5,000	-	5,000
10-425-28000	TELEPHONE	573	1,000	397	1,000	1,000	-	1,000
10-425-31000	PROFESSIONAL & TECHNICAL	228,233	238,000	238,080	238,000	255,000	-	255,000
10-425-61000	MISCELLANEOUS	248	500	157	500	500	-	500
10-425-_____	TOTAL EXPENDITURES	\$ 320,179	\$ 339,050	\$ 328,276	\$ 339,050	\$ 356,650	\$ -	\$ 356,650

STREETS								
10-441-11000	SALARIES AND WAGES	\$ 525,222	\$ 645,000	\$ 509,563	\$ 645,000	\$ 631,000	\$ -	\$ 631,000
10-441-13000	EMPLOYEE BENEFITS	248,426	333,000	238,653	333,000	288,000	-	288,000
10-441-21000	BOOKS, SUB., & MEMBERSHIPS	3,437	3,500	-	3,500	3,500	-	3,500
10-441-22000	PUBLIC NOTICES	-	300	-	300	-	-	-
10-441-23000	EDUCATION, TRAINING & TRAVEL	17,091	10,000	1,848	10,000	9,500	-	9,500
10-441-24000	OFFICE SUPPLIES	1,218	7,000	685	7,000	5,000	-	5,000
10-441-25000	SUPPLIES & MAINTENANCE	-	5,000	2,046	5,000	3,500	-	3,500
10-441-27000	SHOP CHARGES	124,694	95,000	120,851	95,000	100,000	-	100,000
10-441-28000	TELEPHONE	3,737	5,400	3,536	5,400	4,500	-	4,500
10-441-29000	STREET LIGHTING	141,921	120,000	171,420	120,000	130,000	-	130,000
10-441-31000	PROFESSIONAL & TECHNICAL	6,187	15,000	5,000	15,000	10,000	-	10,000
10-441-48100	PERSONAL PROTECTIVE EQUIPMENT	6,995	9,000	3,380	9,000	7,500	-	7,500
10-441-61000	MISCELLANEOUS	1,547	2,000	1,894	2,000	2,000	-	2,000
10-441-74000	EQUIPMENT	1,698	5,000	3,420	5,000	5,000	-	5,000
10-441-_____	TOTAL EXPENDITURES	\$ 1,082,172	\$ 1,255,200	\$ 1,062,296	\$ 1,255,200	\$ 1,199,500	\$ -	\$ 1,199,500

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
SANITATION								
10-442-31000	PROFESSIONAL & TECHNICAL	\$ 1,103,789	\$ 1,344,000	\$ 1,002,403	\$ 1,344,000	\$ 1,423,000	\$ -	\$ 1,423,000
10-442-_____	TOTAL EXPENDITURES	\$ 1,103,789	\$ 1,344,000	\$ 1,002,403	\$ 1,344,000	\$ 1,423,000	\$ -	\$ 1,423,000

ENGINEERING								
10-445-11000	SALARIES AND WAGES	\$ 388,892	\$ 580,000	\$ 480,297	\$ 580,000	\$ 556,000	\$ -	\$ 556,000
10-445-13000	EMPLOYEE BENEFITS	161,999	251,000	192,236	251,000	220,000	-	220,000
10-445-21000	BOOKS, SUB., & MEMBERSHIPS	16,040	14,000	15,940	14,000	16,500	-	16,500
10-445-23000	EDUCATION, TRAINING & TRAVEL	5,423	12,000	6,353	12,000	11,500	-	11,500
10-445-23200	PERSONAL PROTECTIVE EQUIPMENT	557	650	314	650	650	-	650
10-445-24000	OFFICE SUPPLIES	11,326	12,000	9,452	12,000	6,000	-	6,000
10-445-25000	SUPPLIES & MAINTENANCE	785	2,000	1,576	2,000	1,000	-	1,000
10-445-27000	SHOP CHARGES	9,752	10,000	5,127	10,000	8,000	-	8,000
10-445-28000	TELEPHONE	5,160	5,000	4,690	5,000	5,000	-	5,000
10-445-31000	PROFESSIONAL & TECHNICAL	2,355	10,000	5,472	10,000	5,000	-	5,000
10-445-32000	DEVELOPMENT INSPECTIONS	3,067	15,000	2,374	15,000	5,000	-	5,000
10-445-61000	MISCELLANEOUS	455	1,500	686	1,500	1,000	-	1,000
10-445-_____	TOTAL EXPENDITURES	\$ 605,810	\$ 913,150	\$ 724,519	\$ 913,150	\$ 835,650	\$ -	\$ 835,650

PARKS & RECREATION								
10-451-11000	SALARIES AND WAGES	\$ 829,679	\$ 911,000	\$ 761,399	\$ 911,000	\$ 902,000	\$ -	\$ 902,000
10-451-13000	EMPLOYEE BENEFITS	280,476	342,000	285,112	342,000	330,000	-	330,000
10-451-21000	BOOKS, SUB., & MEMBERSHIPS	3,278	8,000	715	8,000	6,000	-	6,000
10-451-23000	EDUCATION, TRAINING & TRAVEL	7,449	12,500	8,252	12,500	6,000	-	6,000
10-451-24000	OFFICE SUPPLIES	2,516	5,000	1,531	5,000	3,000	-	3,000
10-451-25000	SUPPLIES & MAINTENANCE	732	5,000	1,875	5,000	2,000	-	2,000
10-451-26100	BUILDINGS & GROUNDS MAINT.	257,200	271,000	205,867	271,000	250,000	-	250,000
10-451-27000	SHOP CHARGES	67,484	60,000	58,426	60,000	50,000	-	50,000
10-451-28000	TELEPHONE	2,099	3,000	1,187	3,000	2,500	-	2,500
10-451-31000	PROFESSIONAL & TECHNICAL	148,959	185,400	165,445	185,400	170,000	-	170,000
10-451-45400	WATER	129,996	130,000	119,163	130,000	130,000	-	130,000
10-451-48100	PERSONAL PROTECTIVE EQUIPMENT	6,839	8,000	4,274	8,000	7,000	-	7,000
10-451-61000	MISCELLANEOUS	1,283	2,000	2,083	2,000	2,000	-	2,000
10-451-63000	OTHER EVENTS	800	-	-	-	-	-	-
10-451-64000	OTHER RECREATION	60,934	70,000	58,719	70,000	60,000	-	60,000
10-451-74000	EQUIPMENT	9,998	39,000	35,739	39,000	5,000	-	5,000
10-451-_____	TOTAL EXPENDITURES	\$ 1,809,722	\$ 2,051,900	\$ 1,709,788	\$ 2,051,900	\$ 1,925,500	\$ -	\$ 1,925,500

RECREATION & CULTURE								
10-456-65000	FLOAT	\$ 2,500	\$ 15,500	\$ 12,225	\$ 15,500	\$ 3,000	\$ -	\$ 3,000
10-456-66000	SENIOR CENTER FEE	10,000	10,000	-	10,000	10,000	-	10,000
10-456-_____	TOTAL EXPENDITURES	\$ 12,500	\$ 25,500	\$ 12,225	\$ 25,500	\$ 13,000	\$ -	\$ 13,000

TRANSFERS, LOANS & RESERVES								
10-901-10000	CONTRIBUTION CAPITAL PROJ FUND	\$ 1,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
10-901-11000	CONTRIBUTION TO FIRE AND POLICE PROTECTION FI	5,347,186	6,176,400	5,450,863	6,176,400	6,261,600	-	6,261,600
10-901-16000	CONTRIBUTION TO EVENTS	-	40,000	40,000	40,000	40,000	-	40,000
10-901-17000	CONTRIBUTION TO BAAB	15,000	15,000	15,000	15,000	15,000	-	15,000
10-901-18000	CONTRIBUTION TO MISS BLUFFDALE	6,250	6,250	6,250	6,250	6,250	-	6,250
10-901-15000	INCREASE IN FUND BALANCE	-	-	-	403,392	-	-	-
10-901-_____	TOTAL EXPENDITURES	\$ 6,968,436	\$ 6,237,650	\$ 5,512,113	\$ 6,641,042	\$ 6,322,850	\$ -	\$ 6,322,850

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
CLASS C ROADS								
REVENUES								
11-30-11050	HWY TRANSIT TAX	\$ 476,525	\$ 709,979	\$ 533,688	\$ 709,979	\$ 731,000	\$ -	\$ 731,000
11-30-11100	INTEREST INCOME	131,629	98,724	101,246	98,724	100,000	-	100,000
11-33-51000	CLASS "C" ROAD FUND ALLOTMENT	987,458	900,000	814,327	1,000,000	1,000,000	-	1,000,000
11-39-31000	REAPPROPRIATE FUND BALANCE	-	163,497	-	63,497	-	-	-
11 TOTAL REVENUES		1,595,612	1,872,200	1,449,261	1,872,200	1,831,000	-	1,831,000
EXPENDITURES								
11-402-43000	ROAD MAINTENANCE AND STREET REPAIR	609,233	500,000	405,617	500,000	1,000,000	-	1,000,000
11-402-48000	14400 S RECONSTR & UTILITIES	1,016,414	500,000	500,000	500,000	-	-	-
11-402-54000	PUBLIC INFRASTR. REPAIRS/MAINT	176,734	270,000	124,920	270,000	270,000	-	270,000
11-402-74000	EQUIPMENT	243,633	602,200	595,380	602,200	251,000	19,000	270,000
11-900-10000	INCREASE IN FUND BALANCE	-	-	-	-	310,000	(19,000)	291,000
11 TOTAL EXPENDITURES		2,046,013	1,872,200	1,625,917	1,872,200	1,831,000	-	1,831,000
SURPLUS/(DEFICIT)		\$ (450,401)	\$ -	\$ (176,656)	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance		\$ 2,958,246	\$ 2,507,845	\$ 2,507,845	\$ 2,507,845	\$ 2,444,348	\$ -	\$ 2,444,348
Duplicated Rollover Costs						\$ -	\$ -	\$ -
Add'l Reserves/(Appropriation of Fund Balance)		(450,401)	-	(176,656)	(63,497)	310,000	(19,000)	291,000
Ending Fund Balance		\$ 2,507,845	\$ 2,507,845	\$ 2,331,189	\$ 2,444,348	\$ 2,754,348	\$ (19,000)	\$ 2,735,348

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025	06/30/2026	05/31/2026	06/30/2026	BUDGET FY2027		BUDGET FY2027
		PRIOR YR ACTUAL	CURRENT YR BUDGET	ACTUAL TO DATE	PROJECTION	Previous	Change	ADOPTED
COMMUNITY EVENTS								
REVENUES								
13-36-10000	SPONSORS	\$ 49,550	\$ 45,000	\$ 32,550	\$ 45,000	\$ 45,000	\$ -	\$ 45,000
13-36-11000	TOURNAMENTS	2,799	-	-	-	-	-	-
13-36-12000	RACE	1,380	-	1,185	1,185	-	-	-
13-36-15000	VENDORS	840	800	682	682	800	-	800
13-36-16000	CONTESTS	-	100	-	-	100	-	100
13-36-17000	ATTRACTIONS	-	-	-	60,000	85,000	-	85,000
13-36-18000	TRADING POST	3,772	8,000	8,735	8,735	8,000	-	8,000
13-36-19000	CONCESSIONS	1,067	-	-	-	-	-	-
13-36-21000	SENIOR DINNER	1,552	1,500	1,819	1,819	1,500	-	1,500
13-36-61000	MISCELLANEOUS	1,600	-	3,823	3,823	-	-	-
13-39-10000	CONTRIBUTION FROM GENERAL FUND	-	40,000	40,000	40,000	40,000	-	40,000
13-39-12000	REAPPROPRIATE FUND BALANCE	-	44,600	-	15,560	3,100	-	3,100
13 TOTAL REVENUES		62,559	140,000	88,793	176,804	183,500	-	183,500
EXPENDITURES								
13-400-31000	PROFESSIONAL & TECHNICAL	2,121	3,000	5,187	5,187	3,000	-	3,000
13-400-41000	ADVERTISING	13,563	18,000	4,239	18,000	18,000	-	18,000
13-400-41100	ATTRACTIONS	23,346	25,000	27,119	65,000	65,000	-	65,000
13-400-41200	TRADING POST	1,835	3,000	2,304	3,000	3,000	-	3,000
13-400-41300	AWARDS & APPRECIATION	2,773	11,500	5,052	11,500	11,500	-	11,500
13-400-41400	CONCESSIONS	4,667	-	-	-	-	-	-
13-400-41500	GAME SHOWS & CONTESTS	337	2,000	2,207	2,207	2,000	-	2,000
13-400-41600	YOUTH NIGHT	383	800	361	800	800	-	800
13-400-41700	RENTALS	21,595	15,000	5,025	15,000	15,000	-	15,000
13-400-41800	SHOWS	-	1,000	500	1,000	1,000	-	1,000
13-400-41900	FAMILY NIGHT	-	1,000	703	1,000	1,000	-	1,000
13-400-42000	RACE	744	-	-	-	-	-	-
13-400-43000	BUCKAROO	550	-	-	-	-	-	-
13-400-45000	CONCERT & ENTERTAINMENT	17,446	25,000	15,608	25,000	25,000	-	25,000
13-400-46000	PARADE	321	1,000	282	1,000	1,000	-	1,000
13-400-48000	TOURNAMENTS	354	1,300	330	1,300	1,300	-	1,300
13-400-49000	SENIOR DINNER	3,302	3,500	1,634	3,500	3,500	-	3,500
13-400-50100	TRUNK OR TREAT	119	1,000	-	-	1,000	-	1,000
13-400-50200	SANTA & LIGHTS	2,771	3,500	4,613	4,613	7,000	-	7,000
13-400-50300	MOVIES IN PARK	6,471	5,500	1,592	5,500	5,500	-	5,500
13-400-50400	HORSE EVENTS	-	1,400	900	1,400	1,400	-	1,400
13-400-50500	GET TO THE RIVER	-	2,000	509	2,000	2,000	-	2,000
13-400-50600	LOVE WHERE YOU LIVE	-	3,000	903	3,000	3,000	-	3,000
13-400-61000	MISCELLANEOUS	7,842	8,000	11,984	11,984	8,000	-	8,000
13-600-10000	BUILDINGS	-	2,500	-	-	2,500	-	2,500
13-600-11000	GAME BOOTHS	-	2,000	-	-	2,000	-	2,000
13-900-10000	INCREASE IN FUND BALANCE	-	-	-	-	-	-	-
13 TOTAL EXPENDITURES		110,540	140,000	91,050	181,991	183,500	-	183,500
SURPLUS/(DEFICIT)		\$ (47,981)	\$ -	\$ (2,256)	\$ (5,187)	\$ -	\$ -	\$ -
Beginning Fund Balance	\$	98,473	\$ 50,493	\$ 50,493	\$ 50,493	\$ 47,679	\$ (17,934)	\$ 29,745
Add'l Reserves/(Appropriation of Fund Balance)		(47,981)	-	(2,256)	(20,747)	(3,100)	-	(3,100)
Ending Fund Balance	\$	50,493	\$ 50,493	\$ 48,236	\$ 29,745	\$ 44,579	\$ (17,934)	\$ 26,645

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025	06/30/2026	05/31/2026	06/30/2026	BUDGET FY2027		BUDGET FY2027
		PRIOR YR ACTUAL	CURRENT YR BUDGET	ACTUAL TO DATE	PROJECTION	Previous	Change	ADOPTED
BLUFFDALE ARTS ADVISORY BOARD								
REVENUES								
14-35-10000	ZAP TAX	\$ 11,700	\$ 11,000	\$ 14,900	\$ 14,900	\$ 11,000	\$ -	\$ 11,000
14-36-10000	TICKET SALES	54,415	55,000	39,960	60,000	55,000	-	55,000
14-36-12000	CONCESSION SALES	1,081	1,000	900	1,000	1,000	-	1,000
14-36-13000	SHOW MERCHANDISE SALES	5,095	2,000	3,320	4,000	2,000	-	2,000
14-36-15000	DONATIONS	6,443	2,000	3,524	4,000	2,000	-	2,000
14-36-16000	ART CLASSES	-	-	558	500	500	-	500
14-36-31000	RENTALS	8,018	5,000	17,925	17,925	8,000	-	8,000
14-36-61000	MISCELLANEOUS	300	-	350	350	-	-	-
14-39-10000	CONTRIBUTION FROM GENERAL FUND	15,000	15,000	15,000	15,000	15,000	-	15,000
14-39-12000	REAPPROPRIATE FUND BALANCE	-	3,200	-	-	3,100	-	3,100
14 TOTAL REVENUES		102,052	94,200	96,437	117,675	97,600	-	97,600
EXPENDITURES								
14-400-10000	ADVERTISING	8,897	3,600	3,070	3,600	5,000	-	5,000
14-400-13000	COSTUMES, PROPS & SET	35,282	30,000	17,222	30,000	30,000	-	30,000
14-400-14000	FACILITIES	6,560	9,000	6,754	9,000	9,000	-	9,000
14-400-15000	MUSIC & SCRIPT	14,678	18,000	22,790	25,000	20,000	-	20,000
14-400-16000	SHIRTS, PINS AND OTHER MERCH	1,637	1,500	3,351	4,000	1,500	-	1,500
14-400-20000	CONCESSIONS	1,641	1,500	429	1,500	1,500	-	1,500
14-400-21000	ARTS EVENTS	1,010	6,500	2,997	6,500	6,500	-	6,500
14-400-31000	PROFESSIONAL & TECHNICAL	15,002	9,600	7,210	9,600	9,600	-	9,600
14-400-22000	COSTUME SHOP	-	5,000	1,859	5,000	5,000	-	5,000
14-400-61000	MISCELLANEOUS	16,359	9,500	8,957	9,500	9,500	-	9,500
14-900-10000	INCREASE IN FUND BALANCE	-	-	-	13,975	-	-	-
14 TOTAL EXPENDITURES		101,065	94,200	74,637	117,675	97,600	-	97,600
SURPLUS/(DEFICIT)		\$ 986	\$ -	\$ 21,799	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$	18,978	\$ 19,964	\$ 19,964	\$ 19,964	\$ 31,863	\$ 2,075	\$ 33,938
Add'l Reserves/(Appropriation of Fund Balance)		986	-	21,799	13,975	(3,100)	-	(3,100)
Ending Fund Balance	\$	19,964	\$ 19,964	\$ 41,763	\$ 33,938	\$ 28,763	\$ 2,075	\$ 30,838

MISS BLUFFDALE PAGEANT

REVENUES								
15-36-10000	APPLICATION FEES	\$ 1,180	\$ 950	\$ 3,106	\$ 3,100	\$ 2,000	\$ -	\$ 2,000
15-36-11000	TICKET SALES	2,313	2,000	2,059	2,000	2,500	-	2,500
15-36-12000	FUND RAISING	-	5,000	-	-	2,500	-	2,500
15-36-13000	SPONSORS	500	1,500	2,125	2,125	1,000	-	1,000
15-39-10000	CONTRIBUTION FROM GENERAL FUND	6,250	6,250	6,250	6,250	6,250	-	6,250
15-39-20000	REAPPROPRIATE FUND BALANCE	-	300	-	1,599	-	-	-
15 TOTAL REVENUES		10,243	16,000	13,540	15,074	14,250	-	14,250
EXPENDITURES								
15-400-41000	SCHOLARSHIPS	6,250	6,250	6,250	6,250	6,250	-	6,250
15-400-44000	PAGEANT	3,970	8,000	6,407	8,000	6,000	-	6,000
15-400-45000	FUNDRAISING	-	1,000	-	-	-	-	-
15-400-61000	MISCELLANEOUS	2,095	750	824	824	2,000	-	2,000
15-900-10000	INCREASE IN FUND BALANCE	-	-	-	-	-	-	-
15 TOTAL EXPENDITURES		12,315	16,000	13,481	15,074	14,250	-	14,250
SURPLUS/(DEFICIT)		\$ (2,072)	\$ -	\$ 59	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$	5,975	\$ 3,903	\$ 3,903	\$ 3,903	\$ 3,003	\$ (699)	\$ 2,304
Add'l Reserves/(Appropriation of Fund Balance)		(2,072)	-	59	(1,599)	-	-	-
Ending Fund Balance	\$	3,903	\$ 3,903	\$ 3,962	\$ 2,304	\$ 3,003	\$ (699)	\$ 2,304

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
RODEO FUND								
REVENUES								
16-36-10000	TICKET SALES	\$ -	\$ 100,000	\$ 104,609	\$ 104,609	\$ 90,000	\$ -	\$ 90,000
16-36-12000	SPONSORS	14,500	7,500	12,500	12,500	10,000	-	10,000
16-36-14000	VENDORS	150	150	250	250	250	-	250
16-36-15000	MUTTON BUSTIN	-	1,150	1,160	1,160	1,000	-	1,000
16-36-16000	FEES	-	1,000	-	-	1,000	-	1,000
16-36-17000	MERCHANDISE SALES	-	2,500	334	334	500	-	500
16-36-22000	RODEO QUEEN	-	500	-	500	500	-	500
16-36-61000	MISCELLANEOUS	1	500	611	611	500	-	500
16-39-10000	CONTRIBUTION FROM GENERAL FUND	-	-	-	-	-	-	-
16-39-12000	REAPPROPRIATE FUND BALANCE	-	-	-	-	-	-	-
16 TOTAL REVENUES		14,651	113,300	119,464	119,964	103,750	-	103,750
EXPENDITURES								
16-400-10000	ADVERTISING	4,376	9,000	8,298	9,000	9,000	-	9,000
16-400-12000	STOCK	-	32,000	31,100	32,000	25,000	-	25,000
16-400-13000	ENTERTAINMENT	500	6,000	800	6,000	6,000	-	6,000
16-400-15000	RENTALS	2,891	14,000	13,821	14,000	15,000	-	15,000
16-400-16000	AWARDS	-	500	117	500	500	-	500
16-400-17000	BRANDED MERCHANDISE	-	12,000	11,782	12,000	12,000	-	12,000
16-400-18000	GRAND OPENING & FIREWORKS	26,673	3,000	2,821	3,000	12,000	-	12,000
16-400-22000	RODEO QUEEN	2,544	3,000	2,740	3,000	3,000	-	3,000
16-400-61000	MISCELLANEOUS	3,900	30,000	21,074	30,000	20,000	-	20,000
16-400-91000	RESERVES	-	3,800	-	10,464	1,250	-	1,250
16-900-10000	TRANSFER TO GENERAL FUND	-	-	-	-	-	-	-
16 TOTAL EXPENDITURES		40,884	113,300	92,554	119,964	103,750	-	103,750
SURPLUS/(DEFICIT)		\$ (26,234)	\$ -	\$ 26,910	\$ -	\$ -	\$ -	\$ -
	Beginning Fund Balance	\$ 162,470	\$ 136,236	\$ 136,236	\$ 136,236	\$ 141,700	\$ 5,000	\$ 146,700
	Add'l Reserves/(Appropriation of Fund Balance)	(26,234)	-	26,910	10,464	1,250	-	1,250
	Ending Fund Balance	\$ 136,236	\$ 136,236	\$ 163,146	\$ 146,700	\$ 142,950	\$ 5,000	\$ 147,950

HEALTHY BLUFFDALE COALITION

REVENUES								
18-36-10000	GRANT	\$ 96,400	\$ 104,500	\$ 97,475	\$ 104,500	\$ 96,400	\$ -	\$ 96,400
18-39-12000	REAPPROPRIATE FUND BALANCE	-	-	-	-	8,280	-	8,280
18 TOTAL REVENUES		96,400	104,500	97,475	104,500	104,680	-	104,680
EXPENDITURES								
18-400-12000	PERSONNEL COSTS	37,200	48,300	31,800	42,300	48,480	-	48,480
18-400-13000	EMPLOYEE BENEFITS	3,496	5,000	2,987	4,400	5,000	-	5,000
18-400-23000	TRAVEL	13,506	16,000	2,571	16,000	16,000	-	16,000
18-400-24000	SUPPLIES & MATERIALS	15,818	29,800	22,971	29,800	29,800	-	29,800
18-400-31000	CONTRACT SERVICES	2,500	-	-	-	-	-	-
18-400-32000	MARKETING & RECRUITMENT	4,653	5,400	3,074	5,400	5,400	-	5,400
18-400-61000	MISCELLANEOUS	2,600	-	-	-	-	-	-
18-900-10000	INCREASE IN FUND BALANCE	-	-	-	-	-	-	-
18 TOTAL EXPENDITURES		79,773	104,500	63,403	97,900	104,680	-	104,680
SURPLUS/(DEFICIT)		\$ 16,627	\$ -	\$ 34,072	\$ 6,600	\$ -	\$ -	\$ -
	Beginning Fund Balance	\$ 3,270	\$ 19,897	\$ 19,897	\$ 19,897	\$ 26,497	\$ -	\$ 26,497
	Add'l Reserves/(Appropriation of Fund Balance)	16,627	-	34,072	6,600	(8,280)	-	(8,280)
	Ending Fund Balance	\$ 19,897	\$ 19,897	\$ 53,969	\$ 26,497	\$ 18,217	\$ -	\$ 18,217

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
EASTERN BLUFFDALE EDA								
REVENUES								
23-36-10000	INTEREST INCOME	\$ 1,697,047	\$ 900,000	\$ 1,141,991	\$ 1,141,991	\$ 900,000	\$ -	\$ 900,000
23-36-12000	PROPERTY TAXES	9,462,927	10,400,000	1,581,764.00	1,581,764	-	-	-
23-39-20000	REAPPROPRIATE FUND BALANCE	-	21,712,000	-	21,712,000	4,300,000	-	4,300,000
23	TOTAL REVENUES	11,159,974	33,012,000	2,723,755	24,435,755	5,200,000	-	5,200,000
EXPENDITURES								
23-400-31000	PROFESSIONAL & TECHNICAL	4,370	200,000	4,370	200,000	50,000	-	50,000
23-400-41200	FREEDOM POINT WAY EXT	1,751,162	530,000	523,816	530,000	-	-	-
23-400-41300	HERITAGE CREST COLLECTOR	273,700	200,000	631	50,000	150,000	-	150,000
23-400-43000	AFFORDABLE HOUSING	-	2,700,000	-	-	4,600,000	-	4,600,000
23-400-43500	AFFORDABLE HOUSING COMM GARDEN	-	120,000	412	120,000	-	-	-
23-400-46000	INFRASTRUCTURE & INCENTIVES	5,400	2,000,000	-	2,000,000	-	-	-
23-400-46100	14730 SOUTH	801,376	500,000	2,646	500,000	-	-	-
23-400-46500	JVWCD PIPELINE PROP. @WESTGATE	-	650,000	631,700	650,000	-	-	-
23-400-57000	14600 S STORM DRAIN EAST NOELL	29,202	4,500,000	3,249,158	4,100,000	400,000	-	400,000
23-400-59500	SIGNAGE AND BRANDING	-	100,000	-	100,000	-	-	-
23-400-60000	ECONOMIC DEVELOPMENT	-	500,000	-	500,000	-	-	-
23-400-44500	RISING STAR WAY INTERSECTION UPGRADES	247,126	30,000	25,009	30,000	-	-	-
23-400-87600	14600 S RAILROAD CROSSING	-	20,000,000	18,052,823	20,000,000	-	-	-
23-400-45500	BLUFFDALE BLVD CORRIDOR STUDY DETAILED	-	150,000	-	150,000	-	-	-
23-400-XXXXX	FUTURE BETTERMENTS ON 14600 SOUTH	-	-	-	-	-	-	-
23-400-XXXXX	UTA FRONTRUNNER STATION CONNECTION	-	-	-	-	-	-	-
23-900-10000	GF ADMINISTRATION CHARGES	680,000	832,000	398,947	398,947	-	-	-
23-900-11000	INCREASE IN FUND BALANCE	-	-	-	-	-	-	-
23	TOTAL EXPENDITURES	3,792,336	33,012,000	22,889,512	29,328,947	5,200,000	-	5,200,000
SURPLUS/(DEFICIT)		\$ 7,367,639	\$ -	\$ (20,165,757)	\$ (4,893,193)	\$ -	\$ -	\$ -
Beginning Fund Balance		\$ 32,306,209	\$ 39,673,847	\$ 39,673,847	\$ 39,673,847	\$ 13,068,655	\$ -	\$ 13,068,655
Add'l Reserves/(Appropriation of Fund Balance)		7,367,639	-	(20,165,757)	(26,605,193)	(4,300,000)	-	(4,300,000)
Ending Fund Balance		39,673,847	39,673,847	19,508,090	13,068,655	8,768,655	-	8,768,655
Less: Restricted Low-Income Housing		-	-	-	(7,114,047)	(2,514,047)	-	(2,514,047)
Net Funds available for projects		-	-	-	\$ 5,954,608	\$ 6,254,608	\$ -	\$ 6,254,608

GATEWAY RDA

REVENUES								
24-36-10000	INTEREST INCOME	\$ 27,337	\$ 65,000	\$ 32,892	\$ 32,892	\$ 65,000	\$ -	\$ 65,000
24-36-12000	PROPERTY TAXES	832,784	1,050,000	829,157	829,157	1,050,000	-	1,050,000
24-39-10000	REAPPROPRIATE FUND BALANCE	-	-	-	-	-	-	-
24	TOTAL REVENUES	860,121	1,115,000	862,049	862,049	1,115,000	-	1,115,000
EXPENDITURES								
24-400-43000	AFFORDABLE HOUSING	116,530	210,000	-	-	210,000	-	210,000
24-400-44000	REDWOOD ROAD MITIGATION	-	21,000	-	16,583	21,000	-	21,000
24-400-46000	INFRASTRUCTURE & INCENTIVES	188,264	806,500	-	779,008	806,500	-	806,500
24-900-10000	GF ADMINISTRATIVE CHARGES	61,249	77,500	71,038	66,458	77,500	-	77,500
24-900-11000	INCREASE IN FUND BALANCE	-	-	-	-	-	-	-
24-900-20000	CONTRIBUTION TO SID FUND	-	-	-	-	-	-	-
24	TOTAL EXPENDITURES	366,043	1,115,000	71,038	862,049	1,115,000	-	1,115,000
SURPLUS/(DEFICIT)		\$ 494,078	\$ -	\$ 791,011	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance		\$ 361,786	\$ 855,864	\$ 855,864	\$ 855,864	\$ 855,864	\$ -	\$ 855,864
Add'l Reserves/(Appropriation of Fund Balance)		494,078	-	791,011	-	-	-	-
Ending Fund Balance		\$ 855,864	\$ 855,864	\$ 1,646,876	\$ 855,864	\$ 855,864	\$ -	\$ 855,864

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
JORDAN NARROWS EDA								
REVENUES								
25-36-10000	INTEREST INCOME	\$ 396,547	\$ 400,000	\$ 252,081	\$ 252,081	\$ 400,000	\$ -	\$ 400,000
25-36-12000	PROPERTY TAXES JORDAN NARROWS	-	-	-	-	-	-	-
25-39-12000	REAPPROPRIATE FUND BALANCE	-	2,535,735	-	-	4,489,080	-	4,489,080
25 TOTAL REVENUES		396,547	2,935,735	252,081	252,081	4,889,080	-	4,889,080
EXPENDITURES								
25-400-43000	AFFORDABLE HOUSING	2,580,405	1,485,735	-	1,485,735	-	-	-
25-400-46000	INFRASTRUCTURE & INCENTIVES	3,417	550,000	1,084	550,000	1,089,080	-	1,089,080
25-400-54000	DAY RANCH PARK & TRAFFIC SIGNAL	39,946	-	-	-	-	-	-
25-400-29000	PLAT K PARKING LOT AND TRAIL	-	100,000	-	100,000	-	-	-
25-400-47500	CINCH WAY PEDESTRIAN BRIDGE	234,270	800,000	176,629	176,629	1,800,000	-	1,800,000
25-400-XXXXX	TRAILS CINCH WAY SOUTH, CANAL, DOG PARK, ETC	-	-	-	-	2,000,000	-	2,000,000
25-900-10000	GF ADMINISTRATION CHARGES	-	-	-	-	-	-	-
25 TOTAL EXPENDITURES		2,858,038	2,935,735	177,713	2,312,364	4,889,080	-	4,889,080
SURPLUS/(DEFICIT)								
		\$ (2,461,491)	\$ -	\$ 74,368	\$ (2,060,283)	\$ -	\$ -	\$ -
Beginning Fund Balance \$ 10,501,660 \$ 8,040,169 \$ 8,040,169 \$ 8,040,169 \$ 6,029,669 \$ (49,783) \$ 5,979,886								
Add'l Reserves/(Appropriation of Fund Balance) (2,461,491) - 74,368 (2,060,283) (4,489,080) - (4,489,080)								
Ending Fund Balance 8,040,169 8,040,169 8,114,537 5,979,886 1,540,589 (49,783) 1,490,806								
Less: Restricted Low-Income Housing (1,485,775) (1,485,775) (1,485,775)								
Net Funds available for projects \$ 4,494,111 \$ 54,814 \$ 5,031								

PARK IMPACT FEES

REVENUES								
40-36-10000	IMPACT FEES - PARKS	\$ 97,500	\$ 123,000	\$ 26,000	\$ 50,000	\$ 510,000	\$ -	\$ 510,000
40-36-20000	INTEREST INCOME	101,846	50,000	57,764	63,000	50,000	-	50,000
40-39-10000	REAPPROPRIATE FUND BALANCE	-	2,176,000	-	1,961,000	850,000	-	850,000
40 TOTAL REVENUES		199,346	2,349,000	83,764	2,074,000	1,410,000	-	1,410,000
EXPENDITURES								
40-400-12000	PARK PURCHASES & IMPROVEMENTS	1,025	35,000	205	35,000	50,000	-	50,000
40-400-18000	RODEO/ARENA IMPROVEMENTS	-	500,000	422,846	500,000	500,000	-	500,000
40-400-21500	PARKS BUILDING ADDITION	40,390	1,500,000	290,293	1,500,000	500,000	-	500,000
40-400-25000	DAY RANCH PARK	101,680	10,000	1,155	10,000	-	-	-
40-400-28000	PARK MONUMENT SIGNS	-	15,000	-	-	15,000	-	15,000
40-400-29000	PLAT K IMPROVEMENTS	-	100,000	-	-	180,000	-	180,000
40-400-30000	MAIN PARK ELECTRICAL UPGRADE	-	160,000	-	-	160,000	-	160,000
40-400-31000	PROFESSIONAL & TECHNICAL	-	17,000	5,018	17,000	5,000	-	5,000
40-400-50000	UPDATE TO IFFP	-	12,000	4,644	12,000	-	-	-
40-400-64000	PARKS REFUND	-	-	-	-	-	-	-
40 TOTAL EXPENDITURES		143,095	2,349,000	724,161	2,074,000	1,410,000	-	1,410,000
SURPLUS/(DEFICIT)								
		\$ 56,251	\$ -	\$ (640,396)	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance \$ 1,967,252 \$ 2,023,503 \$ 2,023,503 \$ 2,023,503 \$ 68,503 \$ (6,000) \$ 62,503								
Duplicated/Rollover Costs 1,000,000 - 1,000,000								
Add'l Reserves/(Appropriation of Fund Balance) 56,251 - (640,396) (1,961,000) (850,000) - (850,000)								
Ending Fund Balance \$ 2,023,503 \$ 2,023,503 \$ 1,383,107 \$ 62,503 \$ 218,503 \$ (6,000) \$ 212,503								

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
PUBLIC SAFETY IMPACT FEES								
REVENUES								
41-36-10000	IMPACT FEES - PUBLIC SAFETY	\$ 184,102	\$ 490,000	\$ 177,591	\$ 100,000	\$ 632,000	\$ -	\$ 632,000
41-36-20000	INTEREST INCOME	128,874	100,000	61,342	66,900	50,000	-	50,000
41-39-10000	REAPPROPRIATE FUND BALANCE	-	1,547,500	-	2,821,100	-	318,500	318,500
41	TOTAL REVENUES	312,976	2,137,500	238,933	2,988,000	682,000	318,500	1,000,500
EXPENDITURES								
41-400-31000	PROFESSIONAL & TECHNICAL	-	500	-	500	500	-	500
41-400-39000	FIRE ENGINE	-	-	-	-	-	-	-
41-400-40500	PUBLIC SAFETY BLDG (LAND)	23,709	1,975,000	1,643,760	1,975,000	-	-	-
41-400-XXXXX	PD OFFICES AT CITY HALL	-	-	-	-	-	1,000,000	1,000,000
41-400-41000	DEBT SERVICE INTEREST	-	10,000	-	-	-	-	-
41-400-42000	DEBT SERVICE PRINCIPAL	-	140,000	-	-	-	-	-
41-400-50000	UPDATE TO IFFP	-	12,000	4,644	12,000	-	-	-
41-900-10000	INCREASE IN FUND BALANCE	-	-	-	-	681,500	(681,500)	-
41	TOTAL EXPENDITURES	23,709	2,137,500	1,648,404	1,987,500	682,000	318,500	1,000,500
SURPLUS/(DEFICIT)		\$ 289,266	\$ -	\$ (1,409,472)	\$ 1,000,500	\$ -	\$ -	\$ -
Beginning Fund Balance		\$ 2,601,322	\$ 2,890,588	\$ 2,890,588	\$ 2,890,588	\$ 1,077,188	\$ (7,200)	\$ 1,069,988
Add'l Reserves/(Appropriation of Fund Balance)		289,266	-	(1,409,472)	(1,820,600)	681,500	(1,000,000)	(318,500)
Ending Fund Balance		\$ 2,890,588	\$ 2,890,588	\$ 1,481,116	\$ 1,069,988	\$ 1,758,688	\$ (1,007,200)	\$ 751,488

ROADS & BRIDGES IMPACT FEES								
REVENUES								
42-36-10000	IMPACT FEES - ROADS & BRIDGES	\$ 1,324,872	\$ 1,009,000	\$ 657,209	\$ 500,000	\$ 1,377,000	\$ -	\$ 1,377,000
42-36-15000	REIMBURSEMENTS	329,575	-	-	-	-	-	-
42-36-20000	INTEREST INCOME	32,609	50,000	3,811	50,000	50,000	-	50,000
42-39-10000	REAPPROPRIATE FUND BALANCE	-	353,000	-	862,000	-	-	-
42	TOTAL REVENUES	1,687,055	1,412,000	661,020	1,412,000	1,427,000	-	1,427,000
EXPENDITURES								
42-400-50000	UPDATE TO IFFP	-	12,000	11,994	12,000	-	-	-
42-400-57500	1780 WEST CONNECTOR	2,422,966	200,000	139,665	200,000	-	-	-
42-400-58100	14600 S 1690 W TO SPRINGVIEW	116,751	100,000	83,765	100,000	-	-	-
42-400-60000	13900 S FROM 2700 TO 2950 WEST	373,312	110,000	109,890	110,000	-	-	-
42-400-61500	IMPACT FEE - REFUNDS	-	-	-	-	-	-	-
42-400-62000	THE RANCH REIMB.	-	960,000	958,350	960,000	200,000	-	200,000
42-400-80700	TRANSPORTATION MASTER PLAN	8,125	30,000	17,569	30,000	-	-	-
42-400-80750	ACTIVE TRANSPORTATION MASTER PLAN	16,000	-	-	-	-	-	-
42-900-10000	INCREASE IN FUND BALANCE	-	-	-	-	1,227,000	-	1,227,000
42	TOTAL EXPENDITURES	2,937,154	1,412,000	1,321,234	1,412,000	1,427,000	-	1,427,000
SURPLUS/(DEFICIT)		\$ (1,250,099)	\$ -	\$ (660,215)	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance		\$ 1,558,720	\$ 308,622	\$ 308,622	\$ 308,622	\$ (493,378)	\$ (60,000)	\$ (553,378)
Duplicated Rollover Costs		-	-	-	-	-	-	-
Add'l Reserves/(Appropriation of Fund Balance)		(1,250,099)	-	(660,215)	(862,000)	1,227,000	-	1,227,000
Ending Fund Balance		\$ 308,622	\$ 308,622	\$ (351,593)	\$ (553,378)	\$ 733,622	\$ (60,000)	\$ 673,622

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
STORM DRAIN IMPACT FEES								
REVENUES								
44-36-10000	IMPACT FEES - STORM DRAIN	\$ 156,801	\$ 15,000	\$ 49,761	\$ 54,000	\$ 52,000	\$ (52,000)	\$ -
44-36-20000	INTEREST INCOME	68,683	65,000	42,946	42,946	65,000	-	65,000
44-39-10000	REAPPROPRIATE FUND BALANCE	-	1,582,000	-	-	-	-	-
44	TOTAL REVENUES	225,484	1,662,000	92,707	96,946	117,000	(52,000)	65,000
EXPENDITURES								
44-400-42000	STORM DRAIN REFUND	-	-	-	-	-	-	-
44-400-50000	REFUND INDEPENDENCE	63,240	-	-	-	-	-	-
44-400-55000	UPDATE TO IFFP	-	12,000	4,644	12,000	-	-	-
44-400-87800	14400 S RECONSTRUCTION & UTILITES	15,424	50,000	3,365	50,000	-	-	-
44-400-57000	BLUFFDALE SOUTH SYSTEM	-	1,600,000	-	-	-	-	-
44-900-10000	INCREASE IN FUND BALANCE	-	-	-	-	117,000	(52,000)	65,000
44	TOTAL EXPENDITURES	78,664	1,662,000	8,009	62,000	117,000	(52,000)	65,000
SURPLUS/(DEFICIT)		\$ 146,820	\$ -	\$ 84,698	\$ 34,946	\$ -	\$ -	\$ -
Beginning Fund Balance		\$ 1,472,754	\$ 1,619,574	\$ 1,619,574	\$ 1,619,574	\$ 1,619,574	\$ -	\$ 1,619,574
Add'l Reserves/(Appropriation of Fund Balance)		146,820	-	84,698	-	117,000	(52,000)	65,000
Ending Fund Balance		\$ 1,619,574	\$ 1,619,574	\$ 1,704,272	\$ 1,619,574	\$ 1,736,574	\$ (52,000)	\$ 1,684,574

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
CAPITAL PROJECTS								
REVENUES								
45-30-12000	SALE OF ASSETS	\$ 1,134,596	\$ -	\$ -	\$ 1,600,000	\$ 1,400,000	\$ -	\$ 1,400,000
45-33-90004	GRANTS	24,720	2,800,000	2,802,960	2,802,960	15,400,000	-	15,400,000
45-34-11333	FIRST CLASS ROAD FUNDS	500,000	-	500,000	500,000	-	-	-
45-34-12000	CORRIDOR PRESERVATION FUNDS	2,147,455	50,000	-	-	500,000	-	500,000
45-34-12200	SALT LAKE COUNTY	141,616	-	-	-	-	-	-
45-34-49400	SVSD-14400S RECONSTR.&UTILITIES	4,011,872	500,000	2,031,785	2,031,785	-	-	-
45-34-15000	STATE OF UTAH TRANSPORTATION	-	12,000,000	12,000,000	12,000,000	-	-	-
45-34-51800	THE POINT PROJECT REIMB.	-	5,075,000	3,507,648	4,475,000	600,000	-	600,000
45-38-11100	INTEREST INCOME	442,301	200,000	332,045	200,000	200,000	-	200,000
45-39-19000	CONTRIBUTION GENERAL FUND	1,600,000	-	-	-	-	-	-
45-39-19100	BOND PROCEEDS	-	30,000,000	30,000,000	30,000,000	-	-	-
45-39-31000	TRANSFER FROM LBA	600,000	-	-	-	-	-	-
45-33-90005	REAPPROPRIATE FUND BALANCE	-	4,390,619	-	-	50,510,000	(150,000)	50,360,000
45 TOTAL REVENUES		10,602,561	55,015,619	53,767,764	56,203,071	68,610,000	(150,000)	68,460,000
EXPENDITURES								
45-404-31000	PROFESSIONAL & TECHNICAL	45,000	45,000	37,500	45,000	45,000	-	45,000
45-404-51800	14600 S STORM DRAIN EAST NOELL	-	5,075,000	4,751,385	4,475,000	600,000	-	600,000
45-404-59500	SIGNAGE AND BRANDING	-	100,000	9,750	100,000	250,000	-	250,000
45-404-67300	PRB - NO PARKING SIGNS	-	40,000	-	40,000	-	-	-
45-404-67400	MISC. TRAFFIC CALMING MEASURES	339	50,000	20,956	50,000	50,000	-	50,000
45-404-67500	13800 S & 3600 W ROUNDABOUT/TRAFFIC SIGNAL	2,127	-	-	-	-	-	-
45-404-78030	RODEO ARENA	3,082,017	600,000	304,714	600,000	-	-	-
45-404-78300	COMPUTER REPLACEMENTS	32,645	-	-	-	-	-	-
45-404-79910	CAMERA SYSTEM/IT EQUIPMENT	5,544	50,000	38,156	50,000	20,000	-	20,000
45-404-80000	STREET LIGHTING LED CONVERSION	3,011	20,000	-	20,000	-	-	-
45-404-80500	ROSE CREEK TRAIL CONNECTOR	7,433	259,619	67,842	259,619	-	-	-
45-404-80600	ROSE CREEK CORRIDOR STUDY	23,355	-	-	-	-	-	-
45-404-80800	CITY-WIDE FIBER INSPECTIONS	-	10,000	-	10,000	-	-	-
45-404-80900	ENGINEERING CONCRETE EQUIPMENT	17,000	-	-	-	-	-	-
45-404-85800	ROAD MAINTENANCE	27,868	1,500,000	639,097	1,500,000	500,000	-	500,000
45-404-87600	14600 S RAILROAD CROSSNG	7,525,732	40,000,000	1,420,441	7,000,000	50,000,000	-	50,000,000
45-404-87800	14400 S RECONSTR & UTILITIES	997,776	500,000	459,714	500,000	-	-	-
45-404-87850	14400S RECONSTR.&UTILITIES-SVSD	5,389,780	500,000	662,935	662,935	-	-	-
45-404-87950	14600 S CORRIDOR STUDY-RR/I-15	3,064	50,000	-	50,000	-	-	-
45-404-88200	ROADS: 14600S 1690W SPRINGVIEW	-	-	-	-	500,000	-	500,000
45-404-88300	ROADS: SAFE ROUTE TO SCHOOL	-	11,000	10,655	11,000	-	-	-
45-404-72000	RESURFACE VINTAGE PICKLEBALL	-	60,000	-	60,000	-	-	-
45-404-72100	STREETS:3500 DUMP TRUCK	95,725	-	-	-	-	-	-
45-404-72400	ROSE CREEK TRAIL-REDWOOD/2700W	-	-	-	-	-	-	-
45-404-80750	ACTIVE TRANSP. MASTER PLAN	21,627	-	-	-	-	-	-
45-404-72500	MIX STATION STORMW POND OUTFAL	-	400,000	16,966	50,000	600,000	-	600,000
45-404-47500	CINCH WAY PEDESTRIAN BRIDGE	-	3,200,000	92,739	100,000	3,200,000	-	3,200,000
45-404-85200	COUNTRY CLASSIC STORM TIE-IN	-	-	-	-	-	-	-
45-404-85300	ZONE 2 WEST ACCESS ROAD	-	2,000,000	1,214,772	1,214,772	-	-	-
45-404-72700	FIRE TRUCK - TYPE 6	120,401	4,000	3,703	4,000	-	-	-
45-404-72800	UPGRADE RADIOS - FD/ACOE	30,030	-	-	-	-	-	-
45-404-74500	POLICE VEHICLES	-	175,000	110,084	175,000	270,000	-	270,000
45-404-74600	PD EVIDENCE ROOM EXPANSION	13,254	-	-	-	-	-	-
45-404-74800	REMODEL BLDG REDWOOD RD.	-	200,000	-	-	200,000	(150,000)	50,000
45-404-65400	PARKS: MAINT PICKUP TRUCK	-	55,000	54,537	55,000	-	-	-
45-404-65500	PARKS:AERATOR MACHINE	-	36,000	34,500	36,000	-	-	-
45-404-65600	PALLET RACKING FOR PARKS BLDG	-	16,000	3,662	16,000	-	-	-
45-404-65700	STREETS:SNOW PLOW SALTER STAND	-	20,000	19,782	20,000	-	-	-
45-404-65800	STREETS: HOOK TRUCK BINS	-	10,000	10,850	10,000	-	-	-
45-404-65900	STREETS:ENCLOSED CONST TRAILER	-	15,000	13,745	15,000	-	-	-
45-404-66900	STREETS: MATERIALS MAINT. SHOP	-	10,000	10,682	10,000	-	-	-
45-404-85100	STREETS: SIGN POST INSTALLER	-	4,000	-	4,000	-	-	-
45-404-78164	TRUSTEE FEES	-	-	3,500	-	-	-	-
45-404-XXXXX	FIRE DEPT BC TRUCK	-	-	-	-	90,000	-	90,000
45-404-XXXXX	RODEO GROUNDS IRRIGATION TAILWATER	-	-	-	-	60,000	-	60,000
45-404-XXXXX	PARRY FARMS PARK RESTORATION	-	-	-	-	25,000	-	25,000
45-404-XXXXX	CRUMP HOLLOW TRAIL CONNECTION	-	-	-	-	200,000	-	200,000
45-404-XXXXX	FIRE STATION NO.93	-	-	-	-	12,000,000	-	12,000,000
45-900-90000	INCREASE IN FUND BALANCE	-	-	-	-	-	-	-
45 TOTAL EXPENDITURES		17,443,727	55,015,619	10,012,667	17,143,326	68,610,000	(150,000)	68,460,000
SURPLUS/(DEFICIT)		\$ (6,841,166)	\$ -	\$ 43,755,097	\$ 39,059,745	\$ -	\$ -	\$ -
787								
	Beginning Fund Balance	\$ 13,620,903	\$ 6,779,737	\$ 6,779,737	\$ 6,779,737	\$ 45,776,599	\$ 62,883	\$ 45,839,482
	Duplicated Rollover Costs	-	-	-	-	13,250,000	-	13,250,000
	Add'l Reserves/(Appropriation of Fund Balance)	(6,841,166)	-	43,755,097	39,059,745	(50,510,000)	150,000	(50,360,000)
	Ending Fund Balance	\$ 6,779,737	\$ 6,779,737	\$ 50,534,834	\$ 45,839,482	\$ 8,516,599	\$ 212,883	\$ 8,729,482
	Restricted Fund Balance	-	-	-	(5,000,000)	-	-	-
	Unrestricted Fund Balance	-	-	-	\$ 40,839,482	\$ 8,516,599	-	\$ 8,729,482

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
WATER OPERATIONS FUND								
REVENUES								
51-37-10000	CONTRIBUTED CAPITAL	\$ 1,049,479.0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
51-37-20000	CONNECTION FEES	45,780	164,000	28,890	31,500	146,000	-	146,000
51-37-21001	WATER SALES	7,826,622	7,832,000	7,190,850	7,845,000	8,094,000	104,000	8,198,000
51-37-22000	SECONDARY WATER SALES	125,165	95,000	102,411	111,700	95,000	-	95,000
51-37-24001	HYDRANT METER RENTAL/WATER USE	160,681	65,000	94,013	102,600	65,000	-	65,000
51-37-25001	WATER SHARE ASSESSMENTS	39,486	35,000	38,384	41,900	35,000	-	35,000
51-37-31011	RE-CONNECT CHRNG ON WATER	6,380	3,000	9,220	10,100	3,000	-	3,000
51-37-91030	MISCELLANEOUS	111,322	50,000	140,248	153,000	50,000	-	50,000
51-37-91040	DEVELOPERS CONTRI BUTION NOP	-	50,000	-	-	-	-	-
51-38-91010	INTEREST INCOME	251,011	400,000	266,873	291,000	400,000	-	400,000
51-38-91030	WATER GRANT	848,439	-	-	-	-	-	-
51-39-72300	SALE OF ASSETS	-	40,000	-	-	-	-	-
51-39-31000	TRANSFER FROM LBA	4,600,000	-	-	-	-	-	-
51-39-20000	WATER TANK BOND	-	-	-	-	12,000,000	-	12,000,000
51-39-22000	REAPPROPRIATE FUND BALANCE	-	3,946,000	-	452,800	-	-	-
51 TOTAL REVENUES		15,064,366	12,680,000	7,870,889	9,039,600	20,888,000	104,000	20,992,000
EXPENSES								
51-511-11000	SALARIES AND WAGES	1,838,647	1,758,000	1,565,988	1,708,400	1,855,000	-	1,855,000
51-511-13000	EMPLOYEE BENEFITS	595,356	787,000	659,519	719,500	795,000	-	795,000
51-511-21000	BOOKS, SUB., & MEMBERSHIPS	6,203	4,500	3,207	3,500	5,000	-	5,000
51-511-23000	EDUCATION AND TRAINING	8,557	22,000	18,376	20,000	15,000	-	15,000
51-511-23200	PERSONAL PROTECTIVE EQUIPMENT	6,577	13,000	5,098	5,600	7,500	-	7,500
51-511-24000	OFFICE SUPPLIES	44,291	60,000	55,885	61,000	60,000	-	60,000
51-511-25000	SUPPLIES & MAINTENANCE	16,534	4,500	1,573	1,700	5,000	-	5,000
51-511-26100	BUILDING & GROUNDS MAINT.	-	65,000	57,495	62,700	50,000	-	50,000
51-511-27000	SHOP CHARGES	56,311	45,000	51,541	56,200	55,000	-	55,000
51-511-27100	UTILITIES	13,536	65,000	30,533	33,300	50,000	-	50,000
51-511-28000	TELEPHONE	8,367	10,000	8,861	9,700	10,000	-	10,000
51-511-31000	PROFESSIONAL & TECHNICAL	14,523	55,000	38,417	41,900	55,000	-	55,000
51-511-44000	WATER RIGHTS	162,023	1,450,000	5,909	1,450,000	300,000	-	300,000
51-511-45400	WATER PURCHASED	2,196,608	1,811,000	1,784,757	1,947,000	2,052,000	(17,000)	2,035,000
51-511-48500	DEBT SERVICE	116,365	600,000	656,587	716,000	600,000	-	600,000
51-511-48600	SYSTEM MAINTENANCE	387,752	480,000	415,656	453,400	480,000	-	480,000
51-511-54830	DEPRECIATION	1,893,000	-	-	-	-	-	-
51-511-61000	MISCELLANEOUS	21,201	8,000	29,204	31,900	20,000	-	20,000
51-511-62000	IRRIGATION WATER ASSESSMENT	90,564	100,000	82,404	89,900	100,000	-	100,000
51-511-71000	SHALLOW WATER/TEST WELLS	-	50,000	-	-	50,000	-	50,000
51-511-74000	EQUIPMENT	-	117,000	85,838	93,600	140,000	-	140,000
51-511-74650	WATER DEFICIENCIES PROJECT	-	260,000	-	-	260,000	-	260,000
51-511-74800	GIS MAPS MAINTENANCE	47,861	80,000	40,105	43,800	50,000	-	50,000
51-511-86000	ZONE 2 WEST STORAG &PUMP STATN	-	3,000,000	24,091	26,300	5,000,000	-	5,000,000
51-511-87100	WATER MODELING	-	35,000	404	35,000	35,000	-	35,000
51-511-87200	PI-SEWER EFFLUENT WATER REUSE	-	50,000	28,205	50,000	2,000,000	-	2,000,000
51-511-87800	14400 S RECONSTR & UTILITIES	-	500,000	118,460	129,200	-	-	-
51-900-91100	NON-OPERATING FUNDS TRANSFER	782,146	-	-	-	-	-	-
51-511-80000	3200 W WATER & PI IMPROVEMENTS	-	1,250,000	41,555	1,250,000	450,000	-	450,000
51-511-XXXXX	ROCK HOLLOW FIRE HYDRANT TIE-OVER	-	-	-	-	90,000	-	90,000
51-511-XXXXX	SECONDARY METER INSTALL 3200 W	-	-	-	-	100,000	-	100,000
51-511-XXXXX	METERING OF SECONDARY WATER SOURCES	-	-	-	-	50,000	-	50,000
51-511-XXXXX	LEASE PAYMENT TO LBA	-	-	-	-	642,875	-	642,875
51-511-XXXXX	LOAN PAYMENT ON TANK	-	-	-	-	-	-	-
51-900-92000	INCREASE IN FUND BALANCE	-	-	-	-	5,505,625	121,000	5,626,625
51 TOTAL EXPENSES		8,306,421	12,680,000	5,809,665	9,039,600	20,888,000	104,000	20,992,000
SURPLUS/(DEFICIT)		\$ 6,757,945	\$ -	\$ 2,061,224	\$ -	\$ -	\$ -	\$ -
Beginning Avail. Fund Balance		\$ (3,767,755)	\$ 2,990,190	\$ 2,990,190	\$ 2,990,190	\$ 2,511,090	\$ 26,300	\$ 2,537,390
Add'l Reserves/(Appropriation of Fund Balance)		6,757,945	-	2,061,224	(452,800)	5,505,625	121,000	5,626,625
Ending Avail. Fund Balance		\$ 2,990,190	\$ 2,990,190	\$ 5,051,414	\$ 2,537,390	\$ 8,016,715	\$ 147,300	\$ 8,164,015

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
WATER IMPACT FEES								
REVENUES								
52-36-10000	IMPACT FEES - WATER	\$ 341,556	\$ 505,000	\$ 251,240	\$ 100,000	\$ 548,000	\$ -	\$ 548,000
52-36-20000	INTEREST INCOME	78,880	50,000	60,528	50,000	50,000	-	50,000
52-36-XXXXX	BOND	-	-	-	-	2,000,000	-	2,000,000
52-39-10000	REAPPROPRIATE FUND BALANCE	-	2,052,000	-	422,800	-	-	-
52 TOTAL REVENUES		420,436	2,607,000	311,768	572,800	2,598,000	-	2,598,000
EXPENDITURES								
52-400-31000	PROFESSIONAL & TECHNICAL	-	-	-	-	-	-	-
52-400-42000	WATER REFUND	-	-	-	-	-	-	-
52-400-44000	WELL & WATER SHARES	-	200,000	2,750	200,000	200,000	-	200,000
52-400-50000	BOND ISSUE COSTS	-	-	-	-	-	-	-
52-400-55000	UPDATE TO IFFP	-	12,000	4,644	12,000	-	-	-
52-400-61000	WATER MASTER PLANNING & MODEL	-	35,000	-	-	-	-	-
52-400-61500	IMPACT FEE - REFUNDS	359,966	360,000	-	360,000	-	-	-
52-400-86000	ZONE 2 WEST STORAG &PUMP STATN	-	2,000,000	721	800	2,000,000	-	2,000,000
52-400-XXXXX	15000 S DRINKING WATER PUMP STATION IMPROVE	-	-	-	-	-	-	-
52-901-12000	INCREASE IN FUND BALANCE	-	-	-	-	398,000	-	398,000
52 TOTAL EXPENDITURES		359,966	2,607,000	8,115	572,800	2,598,000	-	2,598,000
SURPLUS/(DEFICIT)		\$ 60,470	\$ -	\$ 303,653	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance		\$ 1,207,322	\$ 1,267,792	\$ 1,267,792	\$ 1,267,792	\$ 844,892	\$ 100	\$ 844,992
Add'l Reserves/(Appropriation of Fund Balance)		60,470	-	303,653	(422,800)	398,000	-	398,000
Ending Fund Balance		\$ 1,267,792	\$ 1,267,792	\$ 1,571,444	\$ 844,992	\$ 1,242,892	\$ 100	\$ 1,242,992

LOCAL BUILDING AUTHORITY								
REVENUES								
31-36-11000	LEASE PAYMENTS	\$ 411,700	\$ 424,700	\$ 389,301	\$ 424,700	\$ 1,713,000	\$ -	\$ 1,713,000
31-36-10000	BOND PROCEEDS	17,862,692	-	-	-	-	-	-
31-36-20000	INTEREST INCOME	382,101	30,000	67,119	30,000	50,000	-	50,000
31-36-12000	PUBLIC WORKS BLDG DOWN PAYMENT	-	1,000,000	-	-	-	-	-
31-36-61000	MISC. REVENUE	-	-	32,000	32,000	-	-	-
31-39-10000	REAPPROPRIATE FUND BALANCE	-	2,755,000	-	-	-	-	-
31 TOTAL REVENUES		18,656,492	4,209,700	488,420	486,700	1,763,000	-	1,763,000
EXPENDITURES								
31-400-31000	PROFESSIONAL & TECHNICAL	-	2,000	-	2,000	2,000	-	2,000
31-400-40000	DEBT SERVICE INTEREST	619,132	1,007,700	1,007,688	1,007,700	976,000	-	976,000
31-400-40100	DEBT SERVICE PRINCIPAL	175,000	670,000	670,000	670,000	700,000	-	700,000
31-400-42000	PUBLIC WORKS BLDG	9,545,636	2,500,000	994,638	994,638	-	-	-
31-400-51000	INSURANCE - GEN LIAB &PROPERTY	13,788	30,000	31,979	31,979	35,000	-	35,000
31-400-52000	COST OF ISSUANCE	243,159	-	-	-	-	-	-
31-900-20000	TRANSFER TO CAPITAL PROJECTS	600,000	-	-	-	-	-	-
31-901-10000	TRANSFER TO WATER FUND	4,600,000	-	-	-	-	-	-
31-901-12000	INCREASE IN FUND BALANCE	-	-	-	-	50,000	-	50,000
31 TOTAL EXPENDITURES		15,796,715	4,209,700	2,704,305	2,706,317	1,763,000	-	1,763,000
SURPLUS/(DEFICIT)		\$ 2,859,777	\$ -	\$ (2,215,885)	\$ (2,219,617)	\$ -	\$ -	\$ -
Beginning Fund Balance		\$ (263,322)	\$ 2,596,455	\$ 2,596,455	\$ 2,596,455	\$ 376,838	\$ -	\$ 376,838
Duplicated Rollover Costs		-	-	-	-	-	-	-
Add'l Reserves/(Appropriation of Fund Balance)		2,859,777	-	(2,215,885)	(2,219,617)	50,000	-	50,000
Ending Fund Balance		\$ 2,596,455	\$ 2,596,455	\$ 380,570	\$ 376,838	\$ 426,838	\$ -	\$ 426,838

ACCOUNT NUMBER	ACCOUNT TITLE	06/30/2025 PRIOR YR ACTUAL	06/30/2026 CURRENT YR BUDGET	05/31/2026 ACTUAL TO DATE	06/30/2026 PROJECTION	BUDGET FY2027		BUDGET FY2027 ADOPTED
						Previous	Change	
FIRE AND POLICE PROTECTION FUND								
REVENUES								
60-36-10000	GRANTS	\$ 3,500	\$ 22,500	\$ 23,385	\$ 22,500	\$ 22,500	\$ -	\$ 22,500
60-36-12000	WILDLAND FIRE FEES	265,405	200,000	443,081	443,081	300,000	-	300,000
60-36-14000	PUBLIC SAFETY FEE	555,943	750,000	615,239	750,000	1,455,000	-	1,455,000
60-36-13000	AMBULANCE CHARGES	312,458	200,000	233,508	200,000	200,000	-	200,000
60-36-30000	INTEREST INCOME	59,367	6,000	-	6,000	6,000	-	6,000
60-36-61000	MISC. REVENUE	70,500	-	2,065	2,065	-	-	-
60-39-11000	GF TRANSFER - PROPERTY TAXES	2,412,186	2,446,566	2,998,813	3,500,000	3,400,000	100,000	3,500,000
60-39-12000	GENERAL FUND TRANSFER - OTHER	2,935,000	3,729,834	2,452,050	2,676,400	2,861,600	(100,000)	2,761,600
60-39-10000	REAPPROPRIATE FUND BALANCE	-	-	-	-	-	-	-
60 TOTAL REVENUES		6,614,358	7,354,900	6,768,141	7,600,046	8,060,100	-	8,245,100
EXPENDITURES								
	FIRE DEPARTMENT COSTS	\$ 2,807,824	\$ 3,447,900	\$ 3,224,070	\$ 3,691,304	\$ 3,813,100	\$ -	\$ 3,813,100
	POLICE DEPARTMENT COSTS	3,386,654	3,907,000	3,867,487	3,907,000	4,432,000	-	4,432,000
60 TOTAL EXPENDITURES		6,194,478	7,354,900	7,091,557	7,598,304	8,245,100	-	8,245,100
	SURPLUS/(DEFICIT)	\$ 419,880	\$ -	\$ (323,417)	\$ 1,742	\$ -	\$ -	\$ -
	Beginning Fund Balance	\$ (55,722)	\$ 364,158	\$ 364,158	\$ 364,158	\$ 202,832	\$ 163,068	\$ 365,899
	Add'l Reserves/(Appropriation of Fund Balance)	419,880	-	(323,417)	1,742	-	-	-
	Ending Fund Balance	\$ 364,158	\$ 364,158	\$ 40,741	\$ 365,899	\$ 202,832	\$ 163,068	\$ 365,899

FIRE DEPARTMENT

60-422-11000	SALARIES AND WAGES	\$ 542,693	\$ 822,900	\$ 798,339	\$ 871,000	\$ 1,005,000	\$ -	\$ 1,005,000
60-422-12000	PART TIME SALARIES AND WAGES	1,300,034	1,380,100	1,187,342	1,380,100	1,453,000	-	1,453,000
60-422-13000	EMPLOYEE BENEFITS	401,494	575,000	502,791	575,000	655,000	-	655,000
60-422-21000	BOOKS, SUB., & MEMBERSHIPS	1,226	2,600	2,275	2,600	2,600	-	2,600
60-422-23000	EDUCATION, TRAINING & TRAVEL	7,827	12,000	9,731	12,000	10,000	-	10,000
60-422-24000	OFFICE SUPPLIES	3,100	4,000	3,417	4,000	4,000	-	4,000
60-422-25000	SUPPLIES & MAINTENANCE	63,600	72,000	68,408	72,000	65,000	-	65,000
60-422-26000	UNIFORMS	20,866	45,000	33,324	45,000	35,000	-	35,000
60-422-27000	SHOP CHARGES	61,001	90,000	72,082	90,000	60,000	-	60,000
60-422-28000	TELEPHONE	17,478	24,000	14,111	24,000	20,000	-	20,000
60-422-30000	VECC	13,422	36,000	53,391	53,391	40,000	-	40,000
60-422-31000	PROFESSIONAL & TECHNICAL	84,056	70,000	51,317	70,000	70,000	-	70,000
60-422-32000	CERT	4,058	5,000	942	5,000	5,000	-	5,000
60-422-33000	EMERGENCY PREPARATION	12,569	13,800	9,054	13,800	8,000	-	8,000
60-422-34000	WILDLAND FIRE SERVICES	201,389	180,000	357,913	357,913	270,000	-	270,000
60-422-35000	EMPLOYEE ASSISTANCE PROGRAM	5,258	22,500	5,541	22,500	17,500	-	17,500
60-422-48100	HEALTH AND SAFETY	34,884	30,000	25,273	30,000	40,000	-	40,000
60-422-61000	MISCELLANEOUS	3,125	3,000	2,811	3,000	3,000	-	3,000
60-422-74000	EQUIPMENT	29,742	60,000	26,007	60,000	50,000	-	50,000
60-422-____	TOTAL EXPENDITURES	\$ 2,807,824	\$ 3,447,900	\$ 3,224,070	\$ 3,691,304	\$ 3,813,100	\$ -	\$ 3,813,100
10-420-____								

LAW ENFORCEMENT

60-423-24000	OFFICE SUPPLIES	\$ 9,046	\$ 15,000	\$ 6,671	\$ 15,000	\$ 15,000	\$ -	\$ 15,000
60-423-25000	SUPPLIES & MAINTENANCE	9,456	10,000	5,378	10,000	10,000	-	10,000
60-423-27000	SHOP CHARGES	142,017	150,000	105,226	150,000	150,000	-	150,000
60-423-28000	TECHNOLOGY	7,600	8,000	20	8,000	8,000	-	8,000
60-423-29000	D.A.R.E. PROGRAM	4,000	4,000	162	4,000	4,000	-	4,000
60-423-31000	PROFESSIONAL & TECHNICAL	7,788	-	-	-	-	-	-
60-423-31400	PROFESSIONAL SERVICES	2,929,866	3,460,000	3,456,056	3,460,000	3,980,000	-	3,980,000
60-423-74000	EQUIPMENT	276,882	260,000	293,974	260,000	265,000	-	265,000
60-423-____	TOTAL EXPENDITURES	\$ 3,386,654	\$ 3,907,000	\$ 3,867,487	\$ 3,907,000	\$ 4,432,000	\$ -	\$ 4,432,000



Memo

To: Mayor and City Council
From: Stephanie Thayer, Administrative Services Director
Date: June 03, 2026
Subject: Proposed Changes to the Consolidated Fee Schedule

The City charges a variety of fees for services it provides. The amount of a given fee is calculated based on the underlying cost to the City. The underlying cost to the City may include directly attributable costs such as the cost of purchasing a thousand gallons of water, and the underlying cost may include allocated costs such as the labor and equipment costs incurred to maintain the water system.

All the fees are detailed in a document we publish on our website called the Consolidated Fee Schedule. Our staff use this schedule to ensure we are consistent when charging for services, and residents and others working with the City use the schedule to plan and estimate their costs for various activities.

Since the fees are set to cover the City's associated costs, department heads and other key staff review the fees at least once a year to determine whether the fees need to be increased or decreased to cover changes in the underlying costs. Typically, this is done as part of the annual budget process, but events and factors may at times require a mid-year adjustment.

Not all fees change every year. There are times when the change in underlying costs does not warrant a change in the fee. But, generally speaking, as our costs change, we modify the Fee Schedule.

Some of the most notable changes for consideration in this proposed Consolidated Fee Schedule are as follows:

- Water fees were increased to reflect the increase in the contract cost of water from Jordan Valley Water Conservancy District of 4.3%;
- Garbage fees were increased at the same rate as the increase in the contract with Waste Management of 4.8%;

- Public Safety fees were increased to reflect the increase in costs from the expansion of service levels in the fire department and police department. This is a specific charge for a specific service. This fee is reported in the Fire and Police Protection Fund and may not be used for any purpose other than providing Public Safety Services. The recommended fee is projected to generate the total Public Safety fee revenue included in the fiscal year 2026-2027 budget;
- Fire Watch fees were added for non-city sponsored firework events that require fire department stand-by or “Fire Watch” and the resource needs will be based on the size of the event, weather, proximity to dry fuels, etc. as determined by the Fire Chief or designee;
- The Special Event Fees table was added that outlines the costs of the various City resources used when there are other types of public events organized in the City and helps the Bluffdale City Parks and Recreation department better administer these special event permits;
- Other items were clarified; if unused or are no longer relevant they were removed.

We recommend the Council adopt the Consolidated Fee Schedule with the proposed changes.

If there are any questions, please let us know.

**CITY OF BLUFFDALE, UTAH
ORDINANCE NO. 2026-09**

**AN ORDINANCE ADOPTING AN AMENDED CONSOLIDATED FEE SCHEDULE FOR
ADMINISTRATIVE, SERVICE, AND DEVELOPMENT FEES, INCLUDING WATER RATES
AND PUBLIC SAFETY FEES CHARGED BY THE CITY OF BLUFFDALE**

WHEREAS, the City Council desires to update the existing fees charged by the City; and

WHEREAS, the City Council finds that the fees set forth in the amended Consolidated Fee Schedule are reasonable and necessary and comparable to those imposed by other municipalities for similar administrative, services and/or development matters and that such fees are equitable in relation to the costs incurred by the City; and

WHEREAS, the City Council has determined that it is in the best interest of the health, safety and public interest of the residents and businesses within the City to amend the Consolidated Fee Schedule as more particularly set forth in Exhibit A.

NOW, THEREFORE, BE IT ORDAINED BY THE BLUFFDALE CITY COUNCIL AS FOLLOWS:

Section 1. Adoption. The Consolidated Fee Schedule of Bluffdale City is hereby adopted to read in its entirety as set forth in Exhibit "A" attached hereto and incorporated herein by this reference. All previously adopted fee schedule ordinances and resolutions are repealed and superseded by this Ordinance.

Section 2. Effective Date. This Ordinance shall take effect immediately after recording in the Office of the City Recorder.

PASSED, ADOPTED AND DATED: June 10, 2026.

ATTEST:

Mayor Natalie C. Hall

Tami Timothy, City Recorder

Voting by the City Council:

	YES	NO	ABSTAIN	ABSENT
Councilmember Aston	_____	_____	_____	_____
Councilmember Austin	_____	_____	_____	_____
Councilmember Lord	_____	_____	_____	_____
Councilmember Smith	_____	_____	_____	_____
Councilmember Wilding	_____	_____	_____	_____
Mayor Hall (tie only)	_____	_____	_____	_____

Exhibit A
Consolidated Fee Schedule

CONSOLIDATED FEE SCHEDULE

GENERAL

1.1.010. PHOTOCOPIES, MAPS & DIGITAL DATA

Black & White Copy 8 ^{1/2} X11.....	\$0.15/Page
Color Copy 8 ^{1/2} X11.....	\$0.75/Page
Black & White Copy 11X17.....	\$0.30/Page
Color Copy 11X17.....	\$1.50/Page
Black & White Map 11X17 or Smaller.....	\$4
Black & White Map Larger than 11X17.....	\$8
Color Map 11X17 or Smaller.....	\$6
Color Map Larger than 11X17.....	\$12
Data on CD, DVD or USB Flash Drive (up to 4GB) (drive provided by customer).....	\$12
Custom Maps.....	Actual Cost to City

1.1.020. POSTAGE

Stamps.....	Actual Cost to City
Envelopes.....	\$0.25

1.1.030. OTHER FEES

Other Costs Allowed by Law.....	Actual Cost to City
Records Requests*.....	Actual Cost to City

*Actual Cost shall include the cost of duplicating a record, compiling a record in a form other than that maintained by the City, postage or any other fee reasonably related to the request for the record consistent with City ordinance or applicable state law.

ADMINISTRATION

FINANCE

2.1.010. MISCELLANEOUS FEES

Returned Check Fee.....	\$25
Returned Item Fee.....	\$25
Printed Copy of Annual Audit Report.....	\$25
Credit Card Surcharge (for transactions \$3,000 or more).....	3% of Transaction Amount

2.1.020. LATE FEES

\$10 or 1.5% (whichever is greater) per month interest charged on other receivables or any other unpaid obligations due to Bluffdale City that are not paid within 30 days of the date of invoice.

*No late fee charged on balances of \$10 or less.

BUSINESS LICENSING

2.2.010. ALCOHOLIC BEVERAGE LICENSE FEES (PER LICENSE)

Off Premises Beer Retailer	\$660
Restaurant Beer License	\$660
Restaurant Liquor Consumption License	\$660
On Premises Beer Retailer	\$660
Other Alcoholic Beverage Licenses	\$660

2.2.020. BUSINESS LICENSE INSPECTIONS FOR COMPLIANCE WITH BUILDING & FIRE CODES

Up to Two Buildings and/or Two Fire Inspections	\$50
Each Additional Inspection	\$30

2.2.030. KENNEL PERMITS (YEARLY)

Commercial	\$110
Canine Hobby	\$44

2.2.040. TEMPORARY BUSINESS

As Part in a Sales Event 5 days or less	\$22
Other Temporary Business	\$50
Solicitor/Peddler/Vendor	\$125

2.2.050. BUSINESS LICENSE FEES

Agricultural Activities	\$110
Banks & Credit Unions	\$110
Other Financial & Real Estate Services	\$110
Construction Related Businesses	\$110
Convenience Stores	\$1,450
Department Stores	\$360
Gas Stations	\$1,450
Grocery Stores	\$1,450
Hotels & Motels	\$1,025
Manufacturing Business	\$110
Medical Offices & Drugstores	\$110
Mining Related Business	\$110
Mobile Home Parks	\$410
Multiple-Family Dwelling Units	\$360 + \$19/Unit
Other Types of Professional Offices	\$110
Pawnshops	\$360
Other Types of Retail Businesses	\$110
Retail Dwelling Units (Not Part of Multiple-Family Dwelling Units)	\$360
Restaurants	\$110
Other Types of Service Business	\$110
Sand & Gravel, Concrete & Other Similar Business	\$1,450
Shopping Malls	\$360
Transportation & Utilities	\$110

Minor Home Occupation (with Exemption)	No Fee \$0 (per Utah Code)
Major Home Occupation.....	\$85
Special Exception	\$165 per Exception Requested
Duplicate License	\$11

Penalty Fees for Unlicensed Business – For the first year, 100% of the license fees are due, plus 125% of the current business license fees due for each additional year or portion of a year.

The City Manager or his/her designee may reduce or waive the penalty fees to be paid by a business operating without a license once per calendar year, for a period not to exceed one month; for the purpose of encouraging unlicensed businesses to properly license.

2.2.060. ADDITIONAL REGULATORY FEES

Sexually Oriented Business	\$330
Sexually Oriented Business Employee	\$55

All employees of a sexually oriented business must also obtain an ID card from the Bureau of Criminal Investigation and pay all applicable fees for a background check.

2.2.070. BUSINESS RELATED TAXES

Hotel Tax.....The City of Bluffdale will charge the maximum Transient Room Tax pursuant to Utah law, currently 1%.

PUBLIC SAFETY

ALARMS

3.1.010. FALSE ALARMS PER YEAR – FIRE & POLICE

Responding to two false alarms.....	No Charge
Third	\$65
Fourth.....	\$95
Fifth Through Tenth	\$120
In Excess of Ten	\$240

AMBULANCE

3.2.010. FEES

Pursuant to Utah Code Annotated 26-8-4(18), Administrative Rule R426-1-8-2,3, and 4, the Utah Department of Health establishes and orders the maximum allowable base ambulance rate for each fiscal year, which rate shall be the rate assessed by City of Bluffdale for ambulance service.

POLICE

3.3.010. REPORT COSTS

Accident Report	\$16
Photos	\$16

Bodycam per disk.....	\$16 \$22+ Depending on time of request
Loss Report.....	\$16
Certified Copies.....	\$10
Police Clearance*	\$10
GRAMA Request.....	\$ Per Ordinance/Actual Cost
Sex Offender Registry	\$21

*Must provide full name and DOB and must show valid Driver’s License or Birth Certificate.

INSPECTIONS

3.4.010. HAZARDOUS MATERIALS FEES

Flammable and combustible liquid vessel- aboveground or underground: IFC 2201.3 and 3404

- a. Review of the plan(s), visual inspection of electrical systems, clearances, liquid spill, galvanic protection for metal, ventilation, explosion control, and testing of tightness \$300/ unit.
- b. Re-inspections..... \$200/inspection.

i.e. two fuel tanks being installed at a gas station would be \$600

Flammable and combustible liquid vessel- Within a structure: IFC 2201.3

- a. Review of the plan(s), visual inspection of electrical system, clearances, liquid spill, galvanic protection for metal, ventilation, explosion control, and testing of tightness \$400
- b. Re-inspections..... \$250

Fireworks displays in permanent structures, temporary fireworks tent stands, temporary firework stands: IFC 3301.

- a. Inspection of permanent structures and temporary fireworks tent stands \$350

*Review and inspection are a vital part of the safety process for firefighting operations and the general public. Accountability with hazardous materials is vital, to ensure all appropriate precautions are being taken to prevent accidental spills and possible environmental related issues.

3.4.020. FIRE SAFETY CHECKS

Nonresidential automatic fire sprinkler and gas suppressions systems, per system: IFC 901.2

- a. Inspection, reinspection, hydrostatic test, or final test \$70
 - Sprinkler systems require a rough inspection, hydrostatic test, and a final inspection. The total inspection fees for new construction would be \$210 for all three. Failed inspections requiring a reinspection/test and no shows by contractors may be charged with a reinspection/test fee of \$70.

Automatic fire suppression, per system (hood and duct systems, CO2, dry chemical, all others): IFC 901.2

- a. Inspection and final testing \$70
- b. Reinspection for a failed test \$70
 - This is generally a one-time inspection/test and only has one inspection fee unless a failed inspection requires a retest.

Fire alarm systems: IFC 901.2

- a. Inspection, re-inspection, or test \$70
 - Alarm systems require two inspections, rough and final. The total inspection fee for a new alarm system would be \$140. Failed inspections requiring reinspection/test may be charged a re-inspection fee of \$70.

3.4.030. OPERATIONAL PERMITS

Compressed gas (storage, handling at normal temperatures and pressure in excess of the amounts listed in the International Fire Code (IFC) Table 105.6.9 \$70

Cryogenic fluids (production, storage, handling, or dispensing in excess of the amounts listed in IFC Table 105.6.11 \$100

Combustible Storage..... \$100 for quantities greater than 100 cubic feet,
..... \$150 for high rack or high pile storage over 12 feet.

Hazardous Materials:

- a. Hazardous Materials storage, minimum amount \$70
- b. Hazardous Materials storage site \$160
- c. Hazardous Materials dispensing and use site \$220
- d. Hazardous Materials production and processing site \$275
- e. Hazardous Materials waste production..... \$70

Lumber Yards and woodworking plants:

- a. Storage of wood products up to 100,000 board feet 170
- b. Storage of wood products greater than 100,000 board feet
..... (Total board feet x \$0.02) + \$170
- c. Storage of saw dust, wood chips, and hogged material up to 100 cubic feet \$70
- d. Storage of saw dust, wood chips, and hogged material over 100 cubic feet
..... (Total cubic feet x \$0.02) + \$70

Repair Garages and motor fuel dispensing facilities as regulated in IFC Chapter 22 \$250

Spraying and dipping as regulated in IFC Chapter 15 \$300

Storage of tires and scrap tire by-products up to 2,500 cubic feet \$70

Storage of 2,500 cubic feet and greater of tires and scrap tire by-products
..... (Total cubic feet x \$0.02) + \$70

3.4.040. PLAN REVIEW FEES

Solar plans, review of plans for compliance with the IFC \$50

3.4.050. PENALTIES FOR VIOLATIONS OF THE INTERNATIONAL FIRE CODE

Maintain safeguards, failure to IFC 107.1 \$500

Maintain means of egress, failure to IFC 1027 \$700

Permits, failure to obtain IFC 105.1.1 and 901.2 Fine shall be double the cost of the permit.

Obstructing operations IFC 104.11.2 \$500

Occupancy before approval IFC 105.3.3 and 905.1.1 Fine shall be double the cost of the permit.

Stop work order, failure to comply IFC 111.4 Fine shall be double the cost of the permit.

Timing of installation, fire access roads and water supply IFC 501.4.....
..... Fine shall be double the cost of the permit.

3.4.060. FIRE WATCH

Type 1 Engine..... \$150

Type 6 Engine \$65
 Maximum.....\$500/Event

PUBLIC SAFETY FEE

3.5.010. PUBLIC SAFETY FEE (MONTHLY)*

Commercial ~~\$23.00~~\$47.85
 Residential ~~\$9.25~~\$19.25
 Apartments ~~\$759.25~~\$1,580.00

*Determination based on independent fee study.

PUBLIC WORKS

PARKS & RECREATION

4.1.010. ARENA USER FEES – EQUESTRIAN ONLY

Rodeo Arena Event Cleaning Deposit \$500
 Rodeo Arena Event Non-Commercial.....\$400/Event
Resident 4-H and Group Riding ClubsNo Charge
Non-Resident 4-H and Group Riding Clubs \$100/4-Hour Block
 Arena Lights \$20 per hour
 Administrative Fee per Transaction..... the greater of 3% or \$10

4.1.020. PAVILION USER FEES

PAVILION	RESIDENT FEE		NON-RESIDENT FEE	
	Half Day	Full Day	Half Day	Full Day
Half Day 9am-3pm OR 4pm-10pm Full Day 9am-10pm				
Bluffdale Main Park	\$60	\$120	\$120	\$240
Day Ranch – Central Pavilion	\$100	\$200	\$200	\$400
Jeff Anderson Memorial	\$60	\$120	\$120	\$240
Mt Jordan East	\$40	\$80	\$80	\$160
Mt Jordan West	\$40	\$80	\$80	\$160
Phillip Gates Memorial	\$60	\$120	\$120	\$240
Vintage Gazebo	\$75	\$150	\$150	\$300
Vintage Pavilion	\$75	\$150	\$150	\$300
Westgate	\$60	\$120	\$120	\$240

Administrative Fee per Transaction..... the greater of 3% or \$10

Temporary Fee Discounts – The City Manager or his/her designee is authorized to implement temporary fee discounts. The City Manager shall notify the City Council of any such discounts at the next scheduled City Council meeting following the implementation or approval of any said discounts.

4.1.030. BASEBALL DIAMOND RESERVATIONS & USER FEES*

Tournaments..... \$225 per Field per Day
 (Includes Field Prep)
 Games \$45 per 2 Hour Block
 Practices.....No Charge
 Leagues Contract Approved by City Council
 Administrative Fee per Transaction..... the greater of 3% or \$10

4.1.040. OPEN FIELD SPACE*

Resident Coached Recreation Team.....No Charge
 Leagues Large Field: \$55/2 Hours Monday - Saturday
 Small Field: \$30/2 Hours Monday - Saturday
 Administrative Fee per Transaction..... the greater of 3% or \$10

~~*Fields must be reserved through City of Bluffdale prior to use~~ A request must be submitted and approved by Bluffdale City Parks and Recreation prior to use of any eligible field for reservation. See all available fields on City website [https://www.bluffdale.gov/366/ Parks-Facilities-Reservations](https://www.bluffdale.gov/366/Parks-Facilities-Reservations)

4.1.050. SPECIAL EVENT FEES*

<u>FEE</u>	<u>COST</u>
<u>Level 1 Application Fee</u> <u>100-199 Attendees</u>	<u>\$25 Application Fee</u> <u>\$200 Deposit</u>
<u>Level 2 Application Fee</u> <u>200-499 Attendees</u>	<u>\$75 Application Fee</u> <u>\$500 Deposit</u>
<u>Level 3 Application Fee</u> <u>500+ Attendees</u>	<u>\$150 Application Fee</u> <u>\$1,000 Deposit</u>
<u>Application Late Fee</u>	<u>\$25</u>
<u>Parks Support</u>	<u>\$40 per hr/per person, Minimum 2 hours</u>
<u>Bluffdale Police</u>	<u>\$50 per hr/per person, Minimum 2 hours</u> <u>Equipment Fee \$10/officer</u>
<u>Bluffdale EMT On-Site</u>	<u>\$40 per hr/per person, Minimum 2 people, Minimum 2 hours</u>
<u>Standby Ambulance</u> <u>Defibrillator (Level 2 & 3 Events)</u>	<u>\$70 per hr, Minimum 2 hours</u> <u>Available from City – Free to checkout</u>
<u>Open Field Space</u>	<u>\$50 per hr/per field, Minimum 4 hours</u>
<u>Pavilion User Fees</u>	<u>See above (4.1.020)</u>
<u>Other Facilities</u>	<u>See above (4.1.020)</u>
<u>Vendor Electrical Fee</u>	<u>\$25</u>
<u>Single Event Business License</u>	<u>\$20</u>

* An application must be submitted and approved by Bluffdale City Staff prior to use of any facilities for an event. An application is provided on the City website <https://www.bluffdale.gov/924/Special-Event-Permit-Application>

4.1.05060.

COMMUNITY ROOMS RESERVATIONS & USER FEES

CITY HALL COMMUNITY ROOM			
TYPE OF USE	RESIDENT FEE	NON-RESIDENT FEE	DEPOSIT
Meetings - General	\$60 per hour; 2-hour minimum	\$120 per hour; 2-hour minimum	\$250
Meetings – Government Entities, Candidate Events, Public Schools, HOA’s, Water Users, Non-Profit 501, etc.	\$0	\$0	\$0
Special Events – Birthday Parties, Showers, Retirements, or similar; 0 to 50 attendees	\$60 per hour; 2-hour minimum	\$120 per hour; 2-hour minimum	\$250
Special Events – Birthday Parties, Showers, Retirements, or similar; 51 to 100 attendees	\$125 per hour; 2-hour minimum	\$250 per hour; 2-hour minimum	\$250
Special Events – Birthday Parties, Showers, Retirements, or similar; 101 to maximum occupancy of 190 attendees	\$150 per hour; 2-hour minimum	\$350 per hour; 2-hour minimum	\$250
Wedding Events, Graduation, Celebration of Life, etc.	\$200 per hour; 2-hour minimum	\$350 per hour; 2-hour minimum	\$250

FIRE STATION No. 92 COMMUNITY ROOM			
TYPE OF USE	RESIDENT FEE	NON-RESIDENT FEE	DEPOSIT
Meetings - General	\$25 per hour; 2-hour minimum	\$50 per hour; 2-hour minimum	\$100
Meetings – Government Entities, Candidate Events, Public Schools, HOA’s, Water Users, Non-Profit 501, etc.	\$0	\$0	\$0
Special Events – Birthday Parties, Showers, Retirements, or similar; 0 to 35 attendees	\$30 per hour; 2-hour minimum	\$75 per hour; 2-hour minimum	\$100
Special Events – Birthday Parties, Showers, Retirements, or similar; 36 to 55 attendees	\$50 per hour; 2-hour minimum	\$100 per hour; 2-hour minimum	\$100

Administrative Fee per Transaction.....	\$10
Property Damage Fee	Actual Cost of Repair/Replacement
Cancellation Fee (less than 24-hours)	\$25
Failure to Return Key within 24-hours	\$25

Users are responsible and will be charged actual costs for any damages caused.
 Users are expected to clean the facility after the meeting or event.
 The deposit is refundable based on whether the facility is left clean and undamaged.
 The City reserves the right to revoke a reservation without cause.

STREETS

4.2.010. ENCROACHMENT PERMITS (INCLUDING INSPECTION FEES)

See Engineering Section 6.1.040.

4.2.020. CASH BOND CRITERIA FOR ENCROACHMENT PERMITS

See Engineering Section 6.1.050.

4.2.030. STOP WORK ORDER

See Engineering Section 6.1.060.

4.2.040. STREET LIGHTS

\$6/month for each lot within the subdivision areas which are lit beginning from and after the date the lights are turned on within the area.
 \$3/month for all other occupied lots.

4.2.050. STORM WATER MAINTENANCE FEE

Residential Unit.....	\$7.75/Month
Commercial Lot	\$16.50/Month

4.2.060. OTHER FEES

New Street Sign With or Without Post	Actual Cost to City
Street Cleaning.....	\$125 per Hour – Minimum 2 Hours

*The City Manager or his/her designee is authorized to extend the allowable amount of a road closure on a case by case basis if deemed necessary upon the recommendation of the City Engineer and/or Public Works Director.

CEMETERY

4.3.010. CEMETERY FEES

Single Plot (Resident Fee)	\$500
Single Plot (Non-Resident)	\$1,000
Burial (During Regular City Business Hours)	\$675
Burial (Outside of City Business Hours)	\$800
Urn/Infant/Child Burial	\$450
Urn/Infant/Child Burial (Outside of City Business Hours)	\$575

Cemetery Certificate Transfer Fee..... \$12/Certificate

GARBAGE

4.4.010. MONTHLY RESIDENTIAL WASTE COLLECTION FEE

One Trash + One Recycling Container	\$19.70 <u>\$20.65</u>
Green Waste Container	\$9.90 <u>\$10.40</u>
Additional Trash Container	\$14.00 <u>\$14.65</u>
Additional Recycling Container	\$5.05 <u>\$5.30</u>
Additional Green Waste Container	\$7.20 <u>\$7.55</u>

WATER

4.5.010. CULINARY WATER SERVICE FEES

Commercial	\$30 Base Fee Per Month Plus
Residential.....	\$12 Base Fee Per Month Plus

Normal and Moderate Drought Rates:

Tier 1	\$3.00 <u>\$3.15</u> per 1,000 gallons.....	0-12,000
Tier 2	\$3.60 <u>\$3.75</u> per 1,000 gallons.....	12,001-50,000
Tier 3	\$4.60 <u>\$4.80</u> per 1,000 gallons	50,001-100,000
Tier 4	\$5.40 <u>\$5.65</u> per 1,000 gallons	100,000+

Severe Drought Rates:

Tier 1	\$3.00 <u>\$3.15</u> per 1,000 gallons.....	0-12,000
Tier 2	\$4.90 <u>\$5.10</u> per 1,000 gallons.....	12,001-50,000
Tier 3	\$6.25 <u>\$6.50</u> per 1,000 gallons	50,001-100,000
Tier 4	\$7.35 <u>\$7.65</u> per 1,000 gallons	100,000+

Extreme and Critical Drought Rates:

Tier 1	\$3.00 <u>\$3.15</u> per 1,000 gallons.....	0-12,000
Tier 2	\$6.20 <u>\$6.45</u> per 1,000 gallons.....	12,001-50,000
Tier 3	\$7.90 <u>\$8.25</u> per 1,000 gallons	50,001-100,000
Tier 4	\$9.25 <u>\$9.65</u> per 1,000 gallons	100,000+

4.5.020. SECONDARY WATER SERVICE FEES

Base Fee	\$0.00 Per Month
Rate	\$1.00 per 1,000 gallons

4.5.030. OTHER FEES

Reduced - Quality Water Discharge Fee\$6,350/ERC (0.68 gallons/minute)*
 *ERC shall be calculated using the following Water Quality Demand Index:

Water Quality Demand Index

UDC		Dilution		Resulting TDS	Demand Index
Volume (gal)	TDS	JVWCD TDS	Dilution Volume		
435,600	935	250	0	935	1.000
435,600	950	250	9,539	935	1.022
435,600	1,000	250	41,334	935	1.095
435,600	1,050	250	73,130	935	1.168
435,600	1,100	250	104,926	935	1.241
435,600	1,150	250	136,721	935	1.314
435,600	1,200	250	168,517	935	1.387

Water Share Assessment Fees.....	Actual Cost to City + 15% Administrative Fee
1" Drinking Water Connection Fee (Meter Only)	\$650
2" Drinking Water Connection Fee (Meter Only)	\$1,075
Larger Meters.....	Cost + \$120
1" Secondary Water Connection Fee (Meter Only)	\$650
1" Secondary Water Connection Fee (Meter, Meter Can, Ring & Lid, and Setter).....	\$1,500
1" Secondary Water Connection Fee (Full Service)	\$4,000
Canal Share Fee in Lieu of Dedication	\$2,800
Public Works Additional Inspections	\$55 per hour, \$55 Minimum
Hydrant Meter Conditionally Refundable Rent Deposit.....	\$1,750
Hydrant Meter Deposit Administrative Fee per Transaction	3%
Hydrant Meter Rental*	\$200 Per Month Pro-Rated
Hydrant Meter Water Use**	Based on Culinary Water Service at a Minimum of Tier 4
Utility Set-up Fee	\$40
Shut-off Second Notice	\$25
Water/Secondary Re-Connection Fee	\$110
After-hours Re-Connection Fee***	plus additional \$50
Unauthorized Water Access Fee (per occurrence).....	\$100
(i.e. User turns on water after City initiated shut-off.)	

* Only Bluffdale City issued hydrant meters are allowed.

** Water billed at Tier 4 rate.

Customer is responsible to provide Hydrant Meter read to the City by end of each month. Otherwise, will be charged a fine of \$75.00 (or double the monthly rate charged) for non-compliance.

*** As requested outside of the regular work schedule operating hours.

COMMUNITY DEVELOPMENT

PLANNING

5.1.010. CONDITIONAL USE

Non-residential	\$880
Residential.....	\$330
Amendment or Reconsideration of Conditional Use Permit.....	\$330

5.1.020. HOME OCCUPATION

See Business Licensing.

5.1.030. PUBLICATIONS

General Plan Text.....	Copy Charges Apply
Subdivision Ordinance	Copy Charges Apply
Zoning Ordinance.....	Copy Charges Apply

5.1.040. STREETS

Dedication	\$600
Street Vacation	\$600 + All Noticing Costs

5.1.050. SUBDIVISION

<u>Subdivision Plat Amendments/Non-Simple Boundary Line Adjustments.....</u>	<u>\$550 + \$110/Lot,</u>
<u>If New Lots Are Created</u>	
Subdivision Plat Amendments	\$550 + \$110/Lot, If New Lots Are Created
Preliminary Plat Processing Fee.....	\$330 + 110/Lot
Final Plat Processing Fee.....	\$280 + \$170/Lot
Zoning Determination Letter	\$55
Concept Plan Processing Fee	\$330
Lot Line Adjustment/ <u>Simple Boundary Line Adjustment</u>	\$220 <u>\$350</u>

5.1.060. TEXT AMENDMENT

Subdivision or Zoning Ordinance	\$880
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5.1.070. ZONING AMENDMENT

Zoning Map	\$880
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5.1.080. GENERAL PLAN AMENDMENT

Text and/or Map	\$880
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*EXEMPTION: Text, Zoning, and General Plan Amendments initiated by the Bluffdale City Mayor, Council, Planning Commission, or Staff shall be exempt from the above fees.

5.1.090. ANNEXATIONS

Under Five Acres	\$200
Over Five Acres	\$200 + Actual Cost to City

5.1.100. MIXED USE AND SPECIAL DEVELOPMENT ZONE DEVELOPMENT PROJECTS AND APPLICATIONS

Review of Applications or Revised Plans \$2,500 Base + \$25/Acre, plus any required public noticing fees.

5.1.110. DECISION FROM HEARING OFFICER

Actual cost of hearing officer's time based on contract with City. A \$1,000 retainer required. If actual cost is less than retainer, the difference between actual cost and retainer will be refunded to applicant. If actual cost is greater than retainer, applicant must pay the difference between actual cost and retainer before receiving hearing officer's decision.

5.1.120. DEVELOPMENT AGREEMENTS (APPLICANT INITIATED)

New and amended development agreements \$2,500

5.1.130 SIGN PERMITS

Permanent Signs ≤ 24 square feet sign face = \$100

> 24 square feet sign face = Building Permit Fee Based on Valuation (5.2.010) - \$150 Minimum Charge

Temporary/Banner Signs..... \$50

Signage Text Change (change of copy) \$25

5.1.140. OTHER FEES

Noise Permit (temporary) \$110

Administrative Determination \$150

Site Plan..... \$1,500

Temporary Use..... \$165*

Public Hearing Notice Fee \$150/Hearing Plus Actual Cost of Printing & Mailing

Outside Consultants..... Actual Cost to City

Credit Card Surcharge (for transactions \$3,000 or more) 3% of Transaction Amount

*EXEMPTION: Any person applying for a temporary use who is engaged in carrying on that use solely for religious, charitable, or the types of strictly non-profit purposes that are tax exempt in such activities under the laws of the United States and the State of Utah shall be exempt from the payment of this fee. This fee shall not be imposed upon any person engaged in a business specifically exempted from municipal taxation and fees by the laws of the United States and the State of Utah.

BUILDING

5.2.010. BUILDING PERMIT FEES

Fees charged for building permits are set forth below, based on building or structure valuation, as derived from the current edition of the Building Valuation Data, published by the International Code Council.

*The total project value shall be determined by the Building Inspection Division based on the nature and scope of the project.

Project Value Range (\$)	Building Permit Fee Base (\$)	Additional Fee (\$)
0 – 499	55	
500 – 1,999	55 for first 500	5 per additional 100
2,000 – 24,999	130 for first 2,000	18 per additional 1,000
25,000 – 49,999	544 for first 25,000	12 per additional 1,000
50,000 – 99,999	844 for first 50,000	8 per additional 1,000
100,000 – 499,999	1,244 for first 100,000	6 per additional 1,000
500,000 – 999,999	3,644 for first 500,000	5 per additional 1,000
1,000,000 and up	6,144 for first 1,000,000	4 per additional 1,000

Fees charged for building permits with identical plans (as listed in Utah Code 10-9a-510(2)(a)) shall be the lesser of 30% of the standard fee listed above or the actual cost of performing the plan review.

Project valuations for these specific types of construction are established as follows:

- Basements – finished with house Valued as U Occupancy (Utility, Miscellaneous)
- Basements – finished after Certificate of Occupancy..... Valued as the Difference Between the Value of U Occupancy and Unfinished Basement Classification on the ICC Valuation Publication
- Carports Valued at 50% of U Occupancy Classification
- Covered Decks..... Valued as U Occupancy
- Uncovered Decks Valued at 50% of U Occupancy
- Pole Barns with walls Valued at U Occupancy
- Pole Barns without walls..... Valued at 50% of U Occupancy
- Credit Card Surcharge (for transactions \$3,000 or more) 3% of Transaction Amount

5.2.020. PLAN REVIEW SUBMITTAL FEES (APPLIED TO BUILDING PERMIT FEE IF PERMIT ISSUES, OTHERWISE NON-REFUNDABLE)

- Single Family Dwellings..... \$300
- Additions, Garages, Barns, Remodels..... \$100
- Commercial, Institutional, Multi-Family or Attached Dwelling Units..... \$500
- Tenant Improvements \$100

5.2.030. MINIMUM FEES CHARGED FOR ISSUANCES OF INDIVIDUAL PERMITS IN ADDITION TO BUILDING PERMIT FEE

- Mechanical..... \$110
- Electrical..... \$110
- Plumbing \$110
- Fire Sprinklers (up to 3 inspections) \$550
- Solar Installation \$110
- Free-Standing Wood Stove Installation \$80
- Deferred Submittal, Changes or Additions \$80/Hour - \$80 Minimum
- Complaint Inspections (Not Life-Safety Inspections)..... \$55/Hour - \$55 Minimum
- Single-Family Dwelling Roof Conversions..... Based on Project Valuation and Fee Chart in 5.2.010
- Single-Family Dwelling Basement Remodels..... Based on Project Valuation and Fee Chart in 5.2.010
- Residential Decks, Without Roofs..... \$80
- Demolition \$220
- Cell Towers..... Based on Valuation
- Warehouse Rack Shelving..... Based on Valuation

~~June 25, 2025~~ June 10, 2026

Board of Appeals Hearings.....	\$550
Temporary Trailer (One Year)	\$80 + \$550 Bond
Plan Review Fee for Identical Floor Plans, pursuant to UCA § 10-9a-510(2)	\$100

Public Improvement Repair and Restoration Bond for projects where public improvements are potentially affected:

New commercial, institutional and industrial building permits and for pools or accessory structure building permits

Residential:

1.0-Acre or Greater Lot

Less than 1.0-Acre Single Family Lot.....

Townhome Development (per Building)

Apartment Development (per Building)

5.2.040. ONE PERCENT SURCHARGE PER BUILDING PERMIT

Eighty-five Percent (85%).....Submitted to Utah State Government

Fifteen Percent (15%)

5.2.050. STOP WORK ORDERS

Building Without a Permit

Other Stop Work Orders

5.2.060. OTHER INSPECTIONS AND FEES

Plan Review Fee

Permit Extensions

Inspections Outside of Normal Business Hours.....

Re-Inspection Fees

Inspections for Which No Fee is Specifically Indicated

Additional Plan Review Required by Changes, Additions, or Revisions to Plans

Site Work i.e. Grubbing, Excavating or Grading

*Additional equipment and power apparatus will require additional fees per the Uniform Administrative Code, as amended and adopted by the City.

Use of Outside Consultants for Plan Checking, Inspections, or Both

Refunds for permits issued will be limited to eighty percent (80%) of the permit costs, not later than 180 days after the date of the payment. No refunds for plan review costs will be given if the plan review had been conducted.

NOTE 1: Buildings of unusual design, excessive magnitude, or potentially hazardous exposures may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Building Official. The cost of this review may be assessed in addition to the building permit fee.

NOTE 2: The permit fee shall not be less than the hourly cost to the City. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved, and the average administrative cost associated with permits of that type.

*Upon the determination of the City Manager, building permits and inspection fees may be temporarily suspended following a natural disaster.

CAPITAL PROJECTS

5.3.010. IMPACT FEES – PURSUANT TO ORDINANCE

Changes to Impact Fees will be in accordance with the Impact Fees Act Title II Chapter 36A of the Utah Code.

ANIMAL CONTROL

5.4.010. DOG LICENSE FEES

Paid to Salt Lake County Pursuant to County Fee Schedule

5.4.020. ANIMAL SHELTER IMPOUND FEES

Paid to Salt Lake County Pursuant to County Fee Schedule

5.4.030. ADOPTION FEES

Paid to Salt Lake County Pursuant to County Fee Schedule

5.4.040. TRAPS

Paid to Salt Lake County Pursuant to County Fee Schedule

5.4.050. OTHER FEES

Paid to Salt Lake County Pursuant to County Fee Schedule

ADMINISTRATIVE CODE ENFORCEMENT

5.5.010. FEE FOR NOTICE OF VIOLATION OF CITY CODE AFTER EXPIRATION OF DATE TO CORRECT VIOLATION*

Fee per day per violation accruing until brought into compliance \$100
Examples: zoning violation (violation of setback requirements, etc.), business license violation (e.g. failing to acquire business license, operating business in unauthorized zone)

5.5.020. COMPLIANCE INSPECTION FEES

First Inspection..... \$0
Second and Subsequent Inspection..... \$100 per inspection

5.5.030. FEE FOR ADMINISTRATIVE CITATION FOR VIOLATION OF CITY CODE*

First Offense..... \$50
Second Offense (if within one year from first offense) \$100
Third (or more) Offense (within one year from first offense) \$200

Examples: parking citation, animal violation (failure to license, animal at large, attack, etc.)

5.5.040. HEARING FEE IF RESPONSIBLE PERSON IS UNSUCCESSFUL AT REQUESTED HEARING OR FAILS TO APPEAR AT REQUESTED HEARING
Fee..... \$100

5.5.050. FEE FOR FAILURE TO FOLLOW ADMINISTRATIVE LAW JUDGE ORDER*
Fee per day per violation until brought into compliance \$100

5.060. OTHER FEES
Abatement of Injurious and Noxious Real Property and Unsightly or Deleterious Objects or Structures \$50/Person/Hour, with a Minimum of \$50 plus Equipment Fees at Current Rental Rates and All Costs of Disposal
Sign Impound Fee \$30
Re-Inspection Fee \$65
Graffiti Removal and Weed Mowing \$60/hour/person, with \$60 Minimum Charge

* Unless otherwise specified in this Consolidated Fee Schedule or in City Code subject to the statutory limits of state code related to administrative code enforcement.

ENGINEERING

6.1.010. ENGINEERING FEES
Follow-up Plan Reviews (Plan Reviews beyond first review) \$300
Design Revision to City Accepted Construction Plans\$250/hr (\$125 charge minimum)
General Engineering Services \$150/hr
~~Subdivisions/Developments Inspections Construction Development Inspection Fee~~.....2% of Civil Improvement Construction Cost Estimate
To be collected at the time of ~~Preliminary Acceptance Bonding~~bonding, recording, or before building permits are issued (whichever comes first). ~~before accepting the project's improvements.~~
Field Inspections & Admin \$75/hr
Field Engineering & Admin \$110/hr
Unscheduled Quality Acceptance Fee \$500 per incident*
*All construction inspections must be scheduled by the contractor at least 48 hours in advance. Failure to schedule on time will result in an “unscheduled quality acceptance fee”.

~~Engineering Inspection fees will be billed regularly. Preliminary acceptance will not be granted until outstanding inspection fees are remitted.~~

Storm Water/Low Impact Development City Standard Contestation Appeal Fee - \$1,000 for up to 6 hours of consultant fees and \$200 per hour of additional time above the initial request regardless of time spent in the original request, plus any other costs of time and material according to the above schedule for staff work time in processing the appeal.

~~End of warranty period inspection costs will be deducted from the warranty bond.~~

6.1.020. OTHER FEES

Street Name Change Application.....	\$220
Record Changes (Address, Lot Orientation, Etc.)	\$330
Use of Outside Consultants and/or Testing Agencies	Actual Cost to City + 10%
Credit Card Surcharge (for transactions \$3,000 or more)	3% of Transaction Amount

6.1.030. LAND DISTURBANCE PERMIT

Residential (one inspection included)	\$100
Subdivision (one inspection included)	\$250
Additional Inspections	\$85 each
SWPPP Review and Inspection Fee.....	
Single Family Home.....	\$750
Townhomes, Apartments, Cluster Homes.....	\$1,500
Commercial	\$2,000
Other Project Types	Actual Cost + 15%
Land Disturbance Permit/SWPPP Violation ¹	
Working without an approved permit.....	\$500 per occurrence
Tracking mud on road	\$300 per occurrence
Failure to clean up or report spill	\$250 per occurrence
Failure to have stormwater inspection.....	\$100 per occurrence
Failure to maintain stormwater records.....	\$100 per occurrence
Failure to use general best management practices as determined by City	\$500 per site per occurrence

6.1.040. ENCROACHMENT PERMITS (INCLUDING INSPECTION FEES)

Minimum Fee	\$250
Any work that is done in the City of Bluffdale right of way.....	\$0.52/Linear Ft.
Micro Trenching Fee (not in pavement)	\$0.50 per linear ft of trench
Micro Trenching Fee (within pavement)	\$0.60 per linear ft of trench
Curb & Gutter	\$0.80/Linear Ft.
Sidewalk	\$0.80/Sq Ft.
Asphalt	\$1.00/Sq Ft.
Driveway Approach (includes Curb & Gutter, Sidewalk, and Drive Apron)	\$400 Ea.
Permit Extension*	\$125 per extension
Road Closure*	\$1,500 per day

6.1.050. CASH BOND CRITERIA FOR ENCROACHMENT PERMITS

According to City’s cost estimate for work. Ranges shown below are informational only. Actual bonding amount will be determined by City Engineer or designee. Minor right-of-way work may be exempt (see Municipal Code section 7.10.040-B-2).

<u>LEVEL 1</u> : Least Intrusive	\$1,000-5,000
<i>Minimal excavation that does not involve asphalt, curb, or gutter. Existing utilities in area of excavation are low density. Traffic control is minimal and work is within the shoulder. Excavation distance is under 200 feet.</i>	
<u>LEVEL 2</u> : Medium Intrusive	\$5,000-15,000

¹ An administrative fine may be imposed for each business day the specific violation continues beginning on the day after the day on which the authority issues the fine and may be issued within 30 days after the day a violation is corrected.

Excavation does involve asphalt, curb, or gutter, but is the minimum City standard. Existing utilities in area of excavation are medium in density. Traffic control may require up to a lane shift. Excavation distance is greater than 200 feet, but less than 500 feet.

LEVEL 3: Extensive..... \$15,000-30,000

Excavation involves asphalt, curb, and gutter that is above the minimum City standard. Traffic control requires road closure or flag man. Existing utilities in area of excavation are high in density. May require special conditions for excavation. Excavation distance is greater than 500 feet.

6.1.060. STOP WORK ORDER

Stop Work Order for No Permits 2 Times Permit Fee

Other Stop Work Orders \$500

CITY MANAGER AUTHORITY TO AMEND CONSOLIDATED FEE SCHEDULE

The City Manager shall have authority to impose new fees, as the City Manager deems appropriate or necessary. Said fees shall be implemented by executive order. Any fee added by the City Manager under this section shall be effective as specified in executive order implementing the fee. In the regular City Council meeting immediately following any fee added pursuant to this section, the City Manager shall advise the City Council of said fee. The City Council shall then have 60 days from the date of the action taken by the City Manager to amend the Consolidated Fee Schedule to include the new fee. Should the City Council fail to amend the Consolidated Fee Schedule within the 60-day time period, the fee shall be void, and any fees collected pursuant to the executive order issued by the City Manager shall be refunded.

The City Manager or Designee shall have the authority to waive, reduce or refund a fee in the interest of fairness and equity.

**THE LOCAL BUILDING AUTHORITY
OF THE CITY OF BLUFFDALE, UTAH
RESOLUTION NO. 2026-28**

**A RESOLUTION ADOPTING AND ACCEPTING THE FISCAL YEAR 2026-2027
FINAL BUDGET FOR THE LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE, UTAH**

WHEREAS, the Local Building Authority of the City of Bluffdale, Utah (“Authority”), has approved a tentative budget as the Governing Body of the Local Building Authority of the City of Bluffdale, Utah as required by law; and

WHEREAS, the Local Building Authority is required to approve a final budget for the Fiscal Year 2026–2027; and

WHEREAS the budget appears to be in correct and lawful form.

NOW, THEREFORE, BE IT RESOLVED BY THE LOCAL BUILDING AUTHORITY OF THE CITY OF BLUFFDALE, UTAH, AS FOLLOWS:

Section 1. Budget Adopted. The Budget (Attachment A) is adopted as the Final Budget for the Local Building Authority of the City of Bluffdale, Utah for the Fiscal Year 2026-2027.

Section 2. Copy Delivered to Salt Lake County Auditor. A copy of the Budget and Resolution shall be delivered to the Salt Lake County Auditor.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage and authorizes and directs the Local Building Authority Chair-President to execute and cause to be delivered the same.

PASSED, APPROVED, AND ADOPTED: June 10, 2026.

**LOCAL BUILDING AUTHORITY OF
THE CITY OF BLUFFDALE, UTAH**

Natalie C. Hall, Chair-President

ATTEST:

Tami Timothy, Secretary-Treasurer

Voting by the Board:

	Aye	Nay
Chair-President Hall	_____	_____
Trustee Aston	_____	_____
Trustee Austin	_____	_____
Trustee Lord	_____	_____
Trustee Smith	_____	_____
Trustee Wilding	_____	_____

Attachment A
LBA Budget

**CITY OF BLUFFDALE REDEVELOPMENT AGENCY
RESOLUTION NO. 2026-29**

**A RESOLUTION ADOPTING THE FINAL BUDGET FOR THE CITY OF BLUFFDALE
REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026-2027**

WHEREAS, the Board of Directors of the Redevelopment Agency has approved a tentative budget as the Governing Body of the Redevelopment Agency of the City of Bluffdale as required by law; and

WHEREAS, the Board of Directors of the Redevelopment Agency is required to approve a final budget for the fiscal year 2026-2027; and

WHEREAS, the budget appears to be in correct and lawful form.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CITY OF BLUFFDALE REDEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Budget Adopted. The Budget (Attachment A) is adopted as the Final Budget for the City of Bluffdale Redevelopment Agency for the Fiscal Year 2026-2027.

Section 2. Copy Delivered to Salt Lake County Auditor. A copy of the Budget and Resolution shall be delivered to the Salt Lake County Auditor.

Section 3. Effective Date. This Resolution shall become effective immediately upon its passage and authorizes and directs the Redevelopment Agency Chairman to execute and cause to be delivered the same.

PASSED, APPROVED, AND ADOPTED: June 10, 2026

**CITY OF BLUFFDALE
REDEVELOPMENT AGENCY**

ATTEST:

Alan Lord, Chairman

Bruce Kartchner, Secretary/Treasurer

Voting by the Board:	Aye	Nay
Chair Lord	_____	_____
Board Member Aston	_____	_____
Board Member Austin	_____	_____
Mayor Hall	_____	_____
Board Member Smith	_____	_____
Board Member Wilding	_____	_____

Attachment A
RDA Budget