



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
February 26, 2025, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Wednesday, February 26, 2025, at 6:00 PM, or as soon thereafter as possible, following the RDA meeting, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Mayor Julie Fullmer

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

2.1. Strategic Communications Plan

Muriel Xochimiltl from X-Factor will present the Strategic Communications Plan.

3. WORK SESSION

3.1. Parks and Recreation Master Plan and Impact Fee Study

Presentation of Vineyard City Parks & Recreation Master Plan

3.2. Discussion on Code of Conduct Ordinance

The appointed subcommittee will lead the discussion.

4. PUBLIC COMMENTS

“Public Comments” is defined as time set aside for citizens to express their views for items not on the agenda. During a period designated for public comment, the mayor or chair may allot each speaker a maximum amount of time to present their comments, subject to extension by the mayor or by a majority vote of the council. Speakers offering duplicate comments may be limited. Because of the need for proper public notice, immediate action cannot be taken in the Council Meeting. The Chair of the meeting reserves the right to organize public comments by topic and may group speakers accordingly. If action is necessary, the item will be listed on a future agenda; however, the Council may elect to discuss the item if it is an immediate matter of concern. *Public comments can be submitted ahead of time to pams@vineyardutah.org.*

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

7. CONSENT ITEMS

- 7.1. Approval of the February 12, 2025, City Council Meeting Minutes**
- 7.2. Approval of the February 18, 2025 Planning Retreat Minutes**
- 7.3. Approval of the February 24, 2025, City Council Special Session Minutes**
- 7.4. Purchase of Public Works Vehicle – Streets & Stormwater**

8. APPOINTMENTS/REMOVALS

9. BUSINESS ITEMS

- 9.1. PUBLIC HEARING - FY25 Budget Amendment #2 (Resolution 2025-04)**
Finance Director Kristie Bayles will present proposed amendments to the FY25 Budget
Vineyard City Fiscal Year 2024 – 2025 Budget Amendment #2
- 9.2. Discussion and Action - Settlement Agreement**
City Attorney Jayme Blakesley will present a settlement agreement.
- 9.3. DISCUSSION AND ACTION - Code of Conduct (Ordinance 2025-01)**
(This item was continued from the January 14th and January 29th, City Council Special Sessions and the February 12, 2025 City Council Meeting)
City Attorney Jayme Blakesley will present a recommendation for a city council code of conduct. The mayor and City Council will act to adopt (or deny) this request by Ordinance.

10. CLOSED SESSION

The Mayor and City Council pursuant to Utah Code 52-4-205 may vote to go into a closed session for the purpose of (these are just a few of the items listed, see Utah Code 52-4-205 for the entire list):

- a discussion of the character, professional competence, or physical or mental health of an individual
- b strategy sessions to discuss collective bargaining
- c strategy sessions to discuss pending or reasonably imminent litigation
- d strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares
- e strategy sessions to discuss the sale of real property, including any form of a water right or water shares
- f discussion regarding deployment of security personnel, devices, or systems
- g the purpose of considering information that is designated as a trade secret, as defined in Section [13-24-2](#), if the public body's consideration of the information is necessary in order to properly conduct a procurement under [Title 63G, Chapter 6a, Utah Procurement Code](#)

11. ADJOURNMENT

The next meeting is on March 12, 2025.

This meeting may be held in a way that will allow a councilmember to participate electronically.

The public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (385) 338-5183.

I, the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

AGENDA NOTICING COMPLETED ON:

February 25, 2025

CERTIFIED (NOTICED) BY:

/s/Pamela Spencer

PAMELA SPENCER, CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: February 26, 2025

Agenda Item: Parks and Recreation Master Plan and Impact Fee Study

Department: Parks and Recreation

Presenter: Brian Vawdrey, Laura Smith, Saxon Petersen

Background/Discussion:

Vineyard City started working with CRSA in the Spring of 2024 to create a Parks & Recreation Master Plan for the City. The purpose of the plan is to create a vision for the Parks & Recreation Department that provides future facility/amenity recommendations based on community feedback and national standards. Vineyard's Parks & Recreation mission is to foster a sense of community, promote health and wellness, and conserve the natural beauty of Vineyard by creating inclusive, safe, and enjoyable spaces that inspire active lifestyles and lifelong memories.

Fiscal Impact:

0. No new funding is necessary for the delivery of this Parks & Rec Master Plan.

Recommendation:

Sample Motion:

Attachments:

1. Vineyard Parks and Recreation Master Plan_DRAFT

VINEYARD CITY PARKS & RECREATION MASTER PLAN

2025 FEBRUARY

CRSA



VINEYARD
STAY CONNECTED

VINEYARD CITY
PARKS & RECREATION
MASTER PLAN
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INTRODUCTION

COMMUNITY

Identify opportunities for connectivity between current and proposed developments.

HEALTH & WELLNESS

Provide park access and opportunities in equal capacities across Vineyard.

CONSERVATION

Maintain, enhance, and preserve existing view corridors, wetlands, and amenity access.

VINEYARD CITY
PARKS & RECREATION
MASTER PLAN
EXECUTIVE SUMMARY

Vineyard City Parks & Recreation Department with CRSA & MGB+A as consultants have developed this master plan over the course of 2024 & 2025. This parks & recreation master plan is intended to guide development of capital improvement projects and maintenance for recreation amenities & facilities.

PURPOSE:

1. To establish a steering vision for the Parks and Recreation Department, which provides future facilities recommendations rooted in community feedback and backed by national standards.
2. Identify strategic improvements to connect existing and planned trail networks to parks and amenities to support an active community.
3. Determine a timeline for improvements based on community needs, budgets, and master planning efforts in Vineyard City.
3. To establish a base-line impact fee for all future parks and recreation improvements.

PROCESS:

The consultant team crafted a process specific to Vineyard City's growing recreational needs that engage stakeholders in preparing a Parks and Recreation Master Plan that would best serve the residents of Vineyard City in the immediate short term, and long-term future. The planning process chronologically followed this process:

- TASK 1: Establish Goals
- TASK 2: Inventory & Evaluation
- TASK 3: Needs Assessment & Analysis
- TASK 4: Recommendations
- TASK 5: Cost

TASK 1: ESTABLISH GOALS

A major focus identified through interaction with Vineyard revealed health & active lifestyle as being top priorities

for Vineyard City. During the first meeting with the Advisory Committee (AC) the entire group discussed important parks, recreation, and trails facilities and programs that exist, are needed in the community, or exist in other communities that would benefit the residents of Vineyard City.

The Team prioritized this list of parks and recreation elements according to the greatest need and develop a community needs and preference survey questionnaire relating to the prioritized list to receive input from the community.

After receiving input from the Advisory Committee, the questionnaire was updated and provided to Vineyard City to post on the website, and sent out to community members.

Public Meeting: Two public meetings were held at Vineyard City Hall to receive input and one open house to present results.

Meeting #1: Gathered input from the neighbors, interest groups and other community members desiring to be part of the process to develop the Parks & Recreation Master Plan.

Meeting #2: Presented and received feedback on proposed park locations, recreation programs, community arts and the trails master plan.

The Team produced a list of the highest priority elements needed for the community, reviewed this list with the Advisory Committee and refined based on feedback. A study was conducted of the accumulated information, social media feedback, and workshop results, as well as existing documents, plans, programs, policies, and related information from the Advisory Committee.

A preliminary master plan draft and associated sketches, graphics, and cost estimates were presented and reviewed at a second town hall meeting hosted by the Advisory Committee. Comments from public input at meeting #2 were used to refine the master plan and cost estimate as directed by the Advisory Committee.

Deliverables for Task 1 were a site analysis plan showing existing and potential recreation sites, base maps with aerial photos and other layers of pertinent information, public input workshop and input summary, and social media input summary.

TASK 2: INVENTORY AND EVALUATION

The Team collected information from Vineyard City, related agencies, individuals, and others to assemble base data which included existing parks, proposed parks, undeveloped park land, recreation facilities, trails (by type and surface material) and related structures and facilities including bridges, underpasses, parking lots, trailheads, shared/joint use of facilities with other communities, evaluation of level of usage, open space, public school grounds, private facilities, public facilities, and recreation programs within the planning area.

After collecting the data from the City, the Team conducted an on-site inventory and analysis of existing recreational site and facilities to determine their condition and significance, particularly regarding phasing and life-cycle cost estimating which included existing school facilities that are used for community recreation activities; existing City park and recreational facilities; road rights-of-way widths on major and collector roads (for trail use); vacant parcels accessible to the public; vacant parcels adjacent to recreational activities; Vineyard City, Utah County, and surrounding cities regional trail system master plans; and proposed sites as recommended by the City and Advisory Committee.

The Team then analyzed information to determine constraints, opportunities, and needs; gathered population, characteristics, density, and demographic trends from the City; brainstormed with the Advisory Committee about existing and potential parcels and their possible uses; examined the existing uses and conditions of proposed and undeveloped parks, recreation, and trails facilities in the designated parks and trails area; defined the desired level of service, assuming build-out conditions for each regional, community, neighborhood, and mini park; define developed park land vs. unimproved park land (open space) and determine methods of achieving desired level of service.

VINEYARD CITY
PARKS & RECREATION
MASTER PLAN
EXECUTIVE SUMMARY

TASK 3: NEEDS ASSESSMENT AND ANALYSIS

The Team analyzed Vineyard City’s existing parks and recreation conditions, aligning them with community goals and feedback while emphasizing health, active lifestyles, and improved trail connectivity with enhanced safety, the assessment identified key priorities and time-sensitive issues.

Insights were gathered through a community workshop and a comprehensive needs and preference survey, revealing resident attitudes toward parks, trails, recreation facilities, and programs. Survey results were tabulated, and maps, charts, and matrices were prepared to illustrate preferences. Based on this data, the team projected space and facility requirements, identified deficiencies or surpluses, and mapped potential parks near neighborhood planning areas. School open spaces were listed separately and excluded from the overall needs assessment.

The analysis also compared Vineyard City’s recreational offerings to National Recreation and Park Association (NRPA) standards, adjusting ratios based on local demographics. This ensured existing facilities were evaluated for adequacy in meeting current and future needs.

Standardized definitions for all recreational facilities, including public school grounds and private amenities, were established. Facilities were classified into distinct categories, providing a clear understanding of existing assets and future requirements.

The final deliverable was a comprehensive synthesis of community needs, supported by visual materials and NRPA benchmarking, offering actionable insights for strategic planning and future development.

TASK 4: RECOMMENDATIONS

The Team analyzed existing and proposed trails within Vineyard City, evaluating how these trails could connect

to other trail networks, neighboring jurisdictions, and various public recreational areas. This analysis aimed to enhance regional connectivity and accessibility to recreational amenities.

They determined the most appropriate types of use for both existing and proposed trails by categorizing them based on key factors such as safety, access to open spaces and parks, logistics (including right-of-way considerations, established facilities, construction concerns, and future development), circulation patterns, opportunities for loop trails, and the overall likelihood of use.

Additionally, the Team assessed natural pathways located throughout the city to understand their potential roles in the development of the trails master plan. These natural corridors were considered for their ability to support sustainable, scenic, and functional trail connections.

To support strategic decision-making, the Team prioritized amenities within defined horizon time frames (such as 0 to 5 years). This prioritization process enabled decision-makers to determine which improvements should be developed as funding becomes available, ensuring that the most impactful projects are addressed first.

In collaboration with Vineyard City, which assisted in identifying existing and potential trail routes, the team at CRSA/MGB+A led the mapping and categorization of trails. The final product included comprehensive mapping of existing and proposed trails, categorized by safety, access, logistics, and other relevant criteria, along with an analysis of natural corridors and their integration into the overall trails master plan.

TASK 5: COST

The Team conducted a detailed cost analysis to guide the acquisition, construction, maintenance, and renovation of Vineyard City’s parks, trails, and recreational facilities. This included preparing cost estimates for land acquisition, new park and trail construction, facility updates, and

long-term maintenance to ensure alignment with local economic conditions and community priorities.

To assist decision-makers, amenity costs were estimated to determine which capital improvements could be implemented as funding becomes available. The Team prioritized projects within defined time frames (such as 0 to 5 years) to support phased development, focusing on areas experiencing growth and addressing existing deficiencies. Vineyard City provided typical land acquisition cost data and identified park facilities needing updates, while CRSA/MGB+A led the preparation of detailed cost estimates.

Additionally, cost guidelines for park and trail construction were established to provide a financial framework for future development. The Team also identified potential funding sources for construction, operation, and maintenance, ensuring a strategic approach to investment. Large-scale facilities, such as a future recreation center, would require further feasibility studies to assess long-term viability and funding strategies.

As part of the broader master planning effort, the Team integrated cost data into schematic drawings, maps, and phasing plans, refining estimates based on input from the Advisory Committee, City Council, and Planning Commission. The final Master Plan includes comprehensive cost projections, prioritization strategies, and funding recommendations to support Vineyard City’s long-term vision for parks, trails, and recreation

CONCLUSION:

This parks & recreation master plan is intended to guide development of capital improvement projects and on-going maintenance for recreation amenities & facilities. The following mission and values have been established to guide decisions moving forward:

VINEYARD CITY
PARKS & RECREATION
MASTER PLAN
MISSION STATEMENT

*“Vineyard’s Parks & Recreation mission is to foster a sense of **community**, promote **health and wellness**, and **conserve** the natural beauty of Vineyard by creating inclusive, safe, and enjoyable spaces that inspire active lifestyles and lifelong memories.”*





INVENTORY

INVENTORY
EXISTING MASTER PLANS

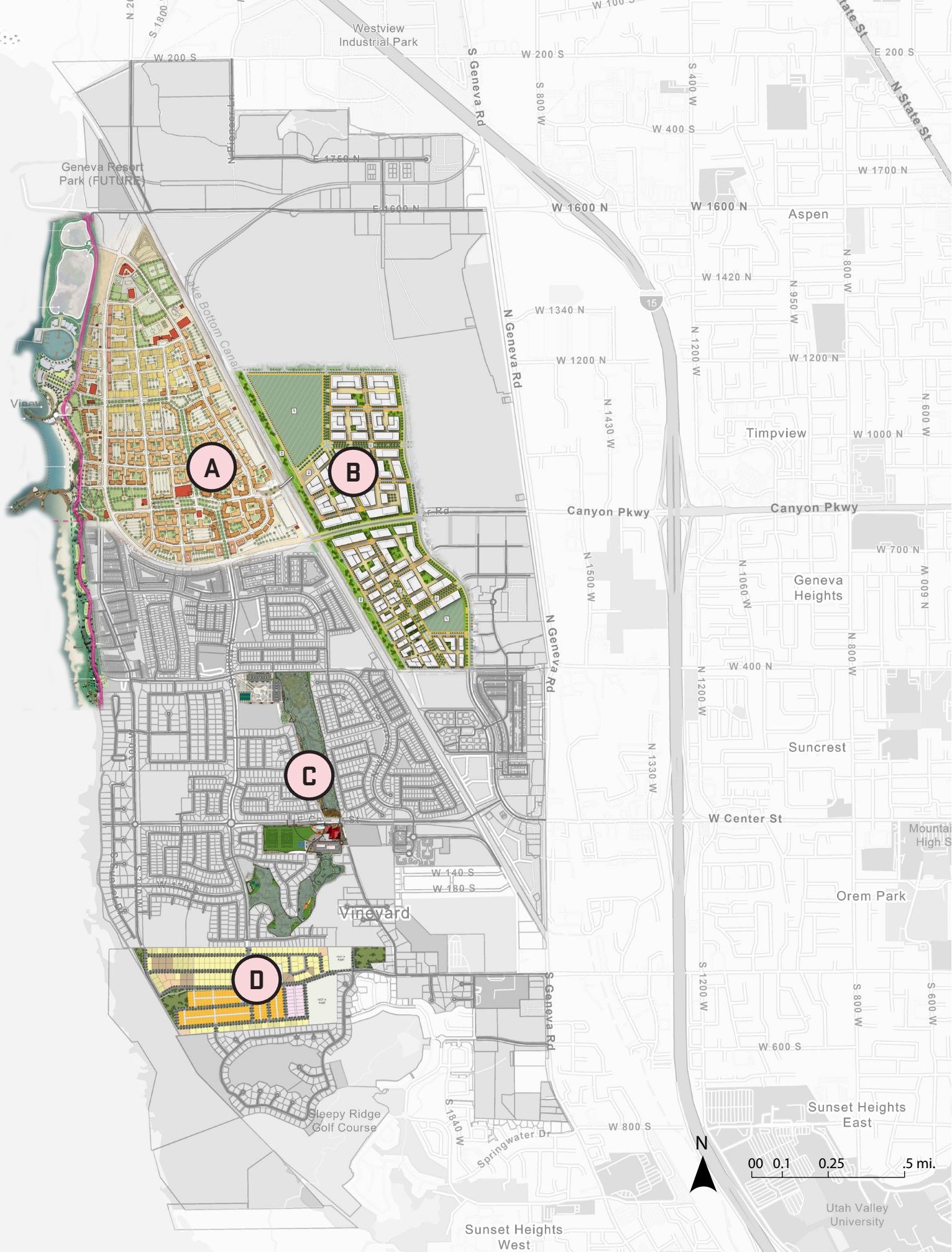
Vineyard City, UVU, and private investors have proposed a number of master planned communities and developments throughout Vineyard. This map depicts the considerable future growth and development of these areas.

Impact fees collected through construction of these developments over the years will help bolster funding for future parks, trails, and amenities.

In addition to impact fee allocation, many of these developments will incorporate parks and recreation spaces and should be heavily considered in any future recommendations. The impact of these master planned areas have helped inform future parks and recreation recommendations.

It is fair to note that all of these master plans shown may not come to fruition in the manner which they are depicted here. Plans will change, and this Vineyard Parks & Recreation master plan should also change as future developments occur.

- A Utah City Master Plan
- B UVU Master Plan
- C Central Corridor Master Plan
- D Holdaway Fields



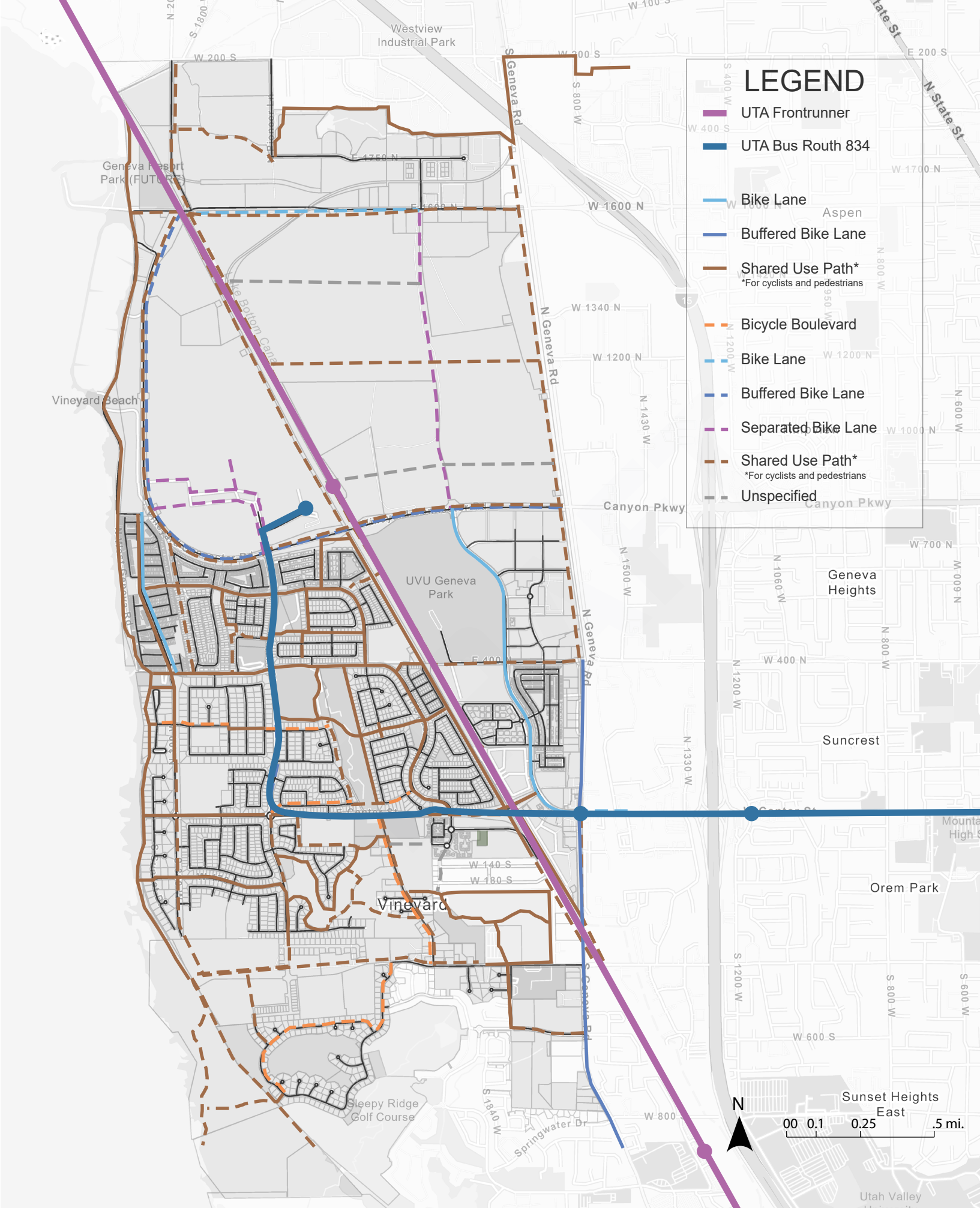
Map Sources: of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

INVENTORY
EXISTING TRAILS & TRANSIT

Vineyard’s existing network of trails and transit options shows that the city is currently very traversable through various modes of transport. Multiple cross-city bike loops connect throughout the city and create ample opportunities for citizens to enjoy the many trail offerings.

Creating a seamless multi-modal path is a primary goal for Vineyard City so that community members have the option of enjoying their daily activities and recreation without having to depend on a car or a long commute. Studies have shown that the less time spent behind the wheel throughout the day, the happier and healthier people tend to be.

The map on the next page of existing transit, bike, and walking paths serves as a foundation for future connections and improvements outlined in this document.



INVENTORY
EXISTING AMENITIES

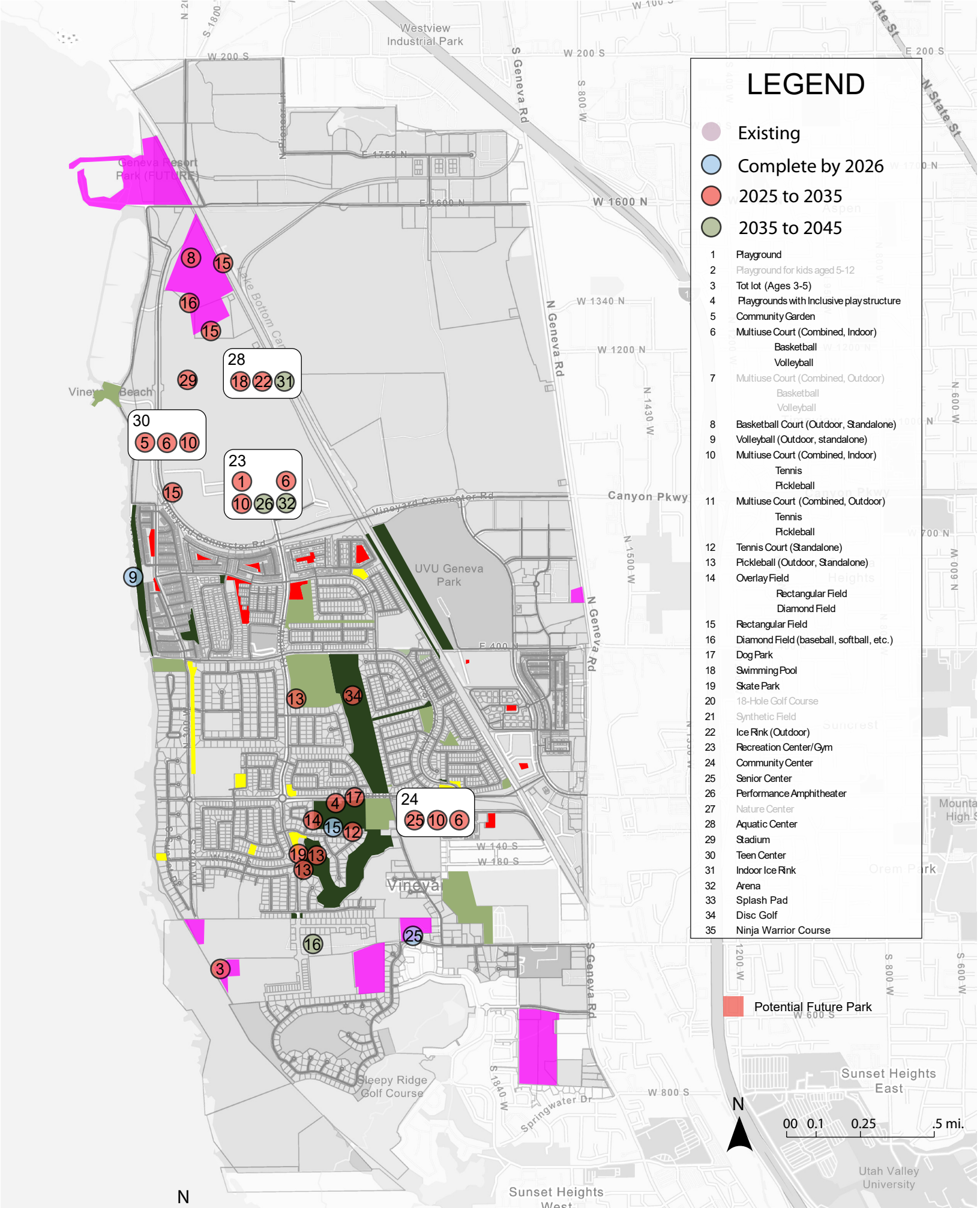
Vineyard has a considerable number of existing amenities to serve the current population.

An inventory of these amenities provides the City with a better understanding of where the public will be interested in having their trails connect and aids in understanding which amenities may be needed in the future.

Much of the amenities for Vineyard currently lie in the central corridor of the city but are sparse as one moves further out from the central core.

As the population grows out to the north and south of the central corridor it will be imperative to expand amenity offerings to accommodate future population.

The following amenity map exhibits Vineyard amenities listed on the NRPA Level of Service list. See the analysis section for more information. Listed amenities not existing in Vineyard's public access are grayed back. Amenities provided by HOAs may not be public access but are identified in an effort to meet the community's needs. A large portion of Vineyard is managed by various HOA's.



INVENTORY

PARKS & SHARED SPACE

As shown in the map, a number of existing parks, HOA owned park spaces, and open space opportunities are well-placed throughout Vineyard City. There is still a considerable amount of growth to occur on the north side of Vineyard slated for the next 20 years. It is critical that Vineyard City take this opportunity to acquire land where possible within these future developments for public use.

In addition to the trails, transit, overpasses, and master plans, there are (4) areas of focus and potential future growth to denote for park spaces:

1. Lindon Marina, Vineyard Beach

This is currently privately-owned, but could be considered by the city as a future source of revenue considering their bandwidth to take on additional maintenance.

2. Orem City Owned Land

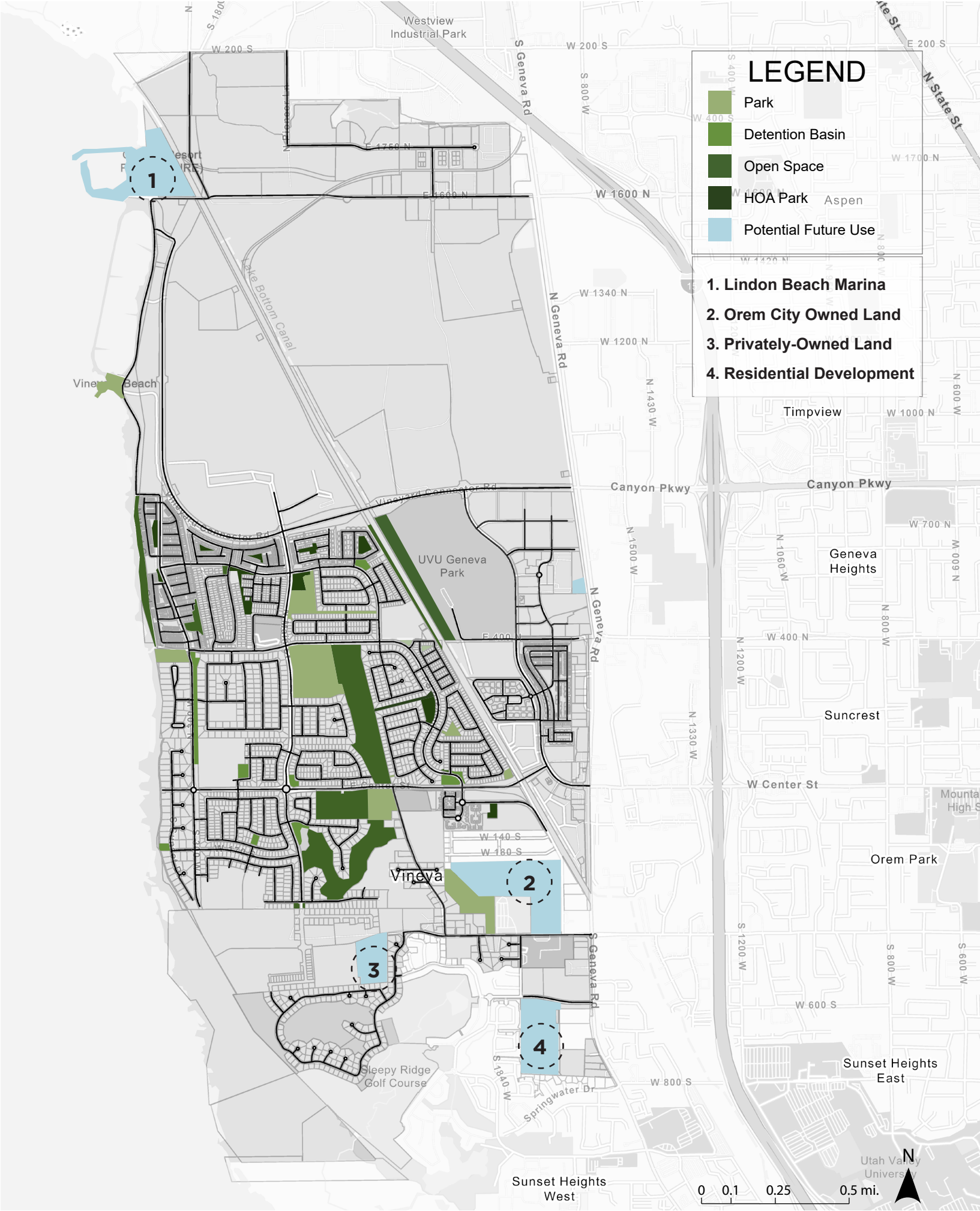
This is currently owned by Orem City, but is something that could be up for consideration if future space is needed.

3. Privately-Owned Land

This is currently owned by a private entity. However, there is potential with the owner to sell a portion of this land to Vineyard in the future.

4. Private Residential Development

Additional private development will potentially occur in this area. This could include additional parks, baseball fields, or other needed amenities based on negotiations with the owner.



INVENTORY
PARKS & SHARED SPACE

Space	Acreage	Public	*IFE
Lakefront Playground	1.46	HOA	
Penny Springs Park	7.69	Public	Yes
Vineyard Grove Park	18.14	Public	Yes
Sunset Beach Park	3.06	Public	Yes
Gammon Vineyard Heritage Park	6.06	Public	Yes
Bridgeport Park	0.98	Public	
Rendezvous Park	0.50	Public	
Preserve East	0.60	HOA	
Preserve West	0.49	HOA	
Tucker Row East	1.02	HOA	
Tucker Row West	0.58	HOA	
The Springs Community Park	1.33	HOA	
Kelly Boren Memorial Park	1.01	HOA	
Willows Park	2.89	HOA	
Lakefront Park and Pavilion	0.26	HOA	
Sunset Water Basin	0.47	Public	
The Maples Green Space	0.97	HOA	
Vineyard Beach	1.90	County	
Other Basins	5.33	Public	
City Hall Basin	0.77	Public	
Lakeside Sports Complex	11.53	Public	Yes
Totals	67.06		
Public Parks	46.49		
HOA Owned	10.61		
Detention Basins	6.57		

Note: HOA Parks are calculated at 50% in the NRPA analysis.
*Impact Fee Eligible, see addendum for Impact Fee Facilities Plan

INVENTORY
PARKS & SHARED SPACE



BRIDGEPORT PARK .98 acres

- AMENITIES
- Lawn
 - Playground
 - Walking path



GAMMON/VINEYARD HERITAGE PARK 6.06 acres

- AMENITIES
- Playground
 - Community Garden
 - Tennis
 - Baseball
 - Soccer
 - Restrooms
 - Pavilion
 - Picnic Tables
 - Basketball (1/2 court)
 - Parking
 - Backstop

Adjacent to land for development to the west
Eligible as a system park in *IFE

INVENTORY
PARKS & SHARED SPACE



LAKESIDE SPORTS COMPLEX 11.53 acres
AMENITIES

- Lawn
- Soccer
- Walking path

Adjacent to parking, baseball diamonds, restrooms and playground that are owned by Orem City. West side owned by Vineyard City

*Eligible for a system park in *IFE*



PENNY SPRINGS PARK 7.69 acres
AMENITIES

- Playground
- Pond
- Shaded seating
- Walking path
- Restrooms

Adjacent to HOA-owned swimming pool and residential neighborhood



RENDEZVOUS PARK 0.5 acres
AMENITIES

- Playground
- Lawn



SUNSET BEACH PARK 3.06 acres
AMENITIES

- Playground
- Lawn
- Pavilion & Restrooms
- Community Garden
- Parking

Lake shore access



VINEYARD BEACH 1.9 acres
AMENITIES

- Shaded seating
- Parking

Lake access / Access to lake shore trail

County owned



VINEYARD GROVE PARK 18.14 acres
AMENITIES

- Playgrounds
- Zipline
- Splash Pad
- 2 tennis/4 pickleball courts
- Basketball
- Baseball
- Soccer
- Pavilions
- Lawn
- Parking
- Mountain Bike Track (south end of wetland)

*Eligible for a system park in *IFE*

INVENTORY

PUBLIC INPUT

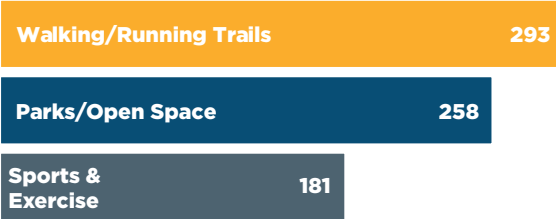
In May & June of 2024 we began our outreach process to the community in an effort to garner input. The Team participated in Vineyard Days and provided a survey to gauge future desires and current impressions. This summarized report shows the public's top three responses to questions regarding most valued current and future amenities.

During this process, it was evident that many of the families in Vineyard preferred amenities such as recreation centers, swimming facilities, and parks with activities for children such as playgrounds. However, since construction projects and funding approvals take years to pursue, we should consider where these families will be in 10 years, which would shift immediate recommendations and needs.

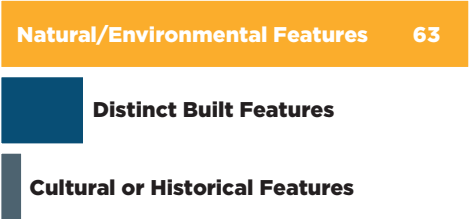
Currently, a recreation center is available in Orem, and Vineyard citizens are provided an \$80 reimbursement from Vineyard per household per year for its use through an agreement with the adjacent city. The NRPA population threshold for this type of facility is around 24,486, so it could be considered in future build-outs, but at the time of this study Vineyard does not reach that threshold with a population of approximately 18,176. *See addendum for impact fee analysis*

A public swimming facility is included in the proposal for Utah City development, but would be privately managed and owned. However, there may be a possibility for Vineyard to negotiate with private entities for facility-use discounted fees for Vineyard citizens.

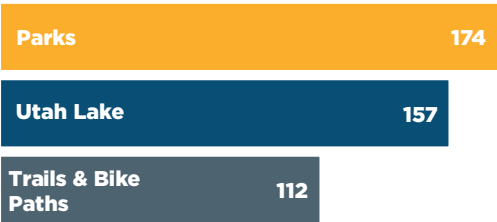
What gets you outside?



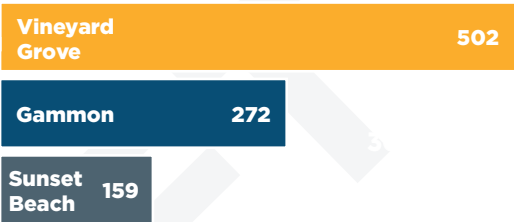
Most valuable to you?



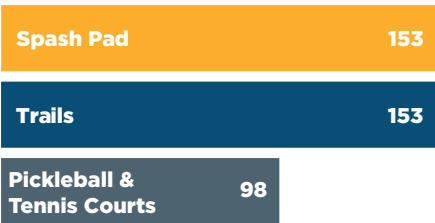
Favorite Natural Feature?



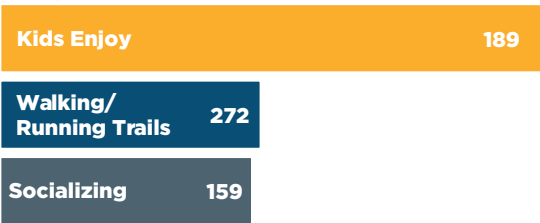
Favorite Vineyard City Park?



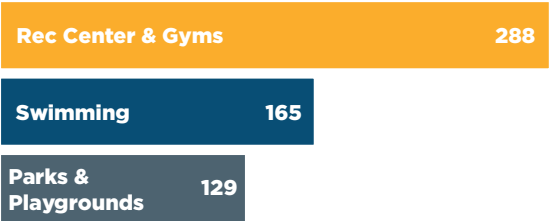
Favorite Vineyard Amenity?



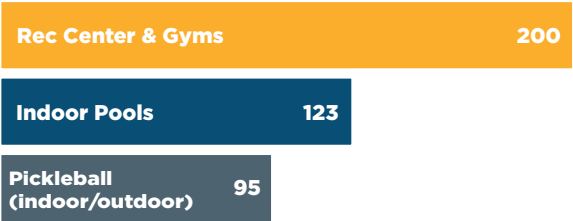
Why is this your favorite?



What amenities do you use outside of Vineyard?



What's missing in Vineyard?





ANALYSIS

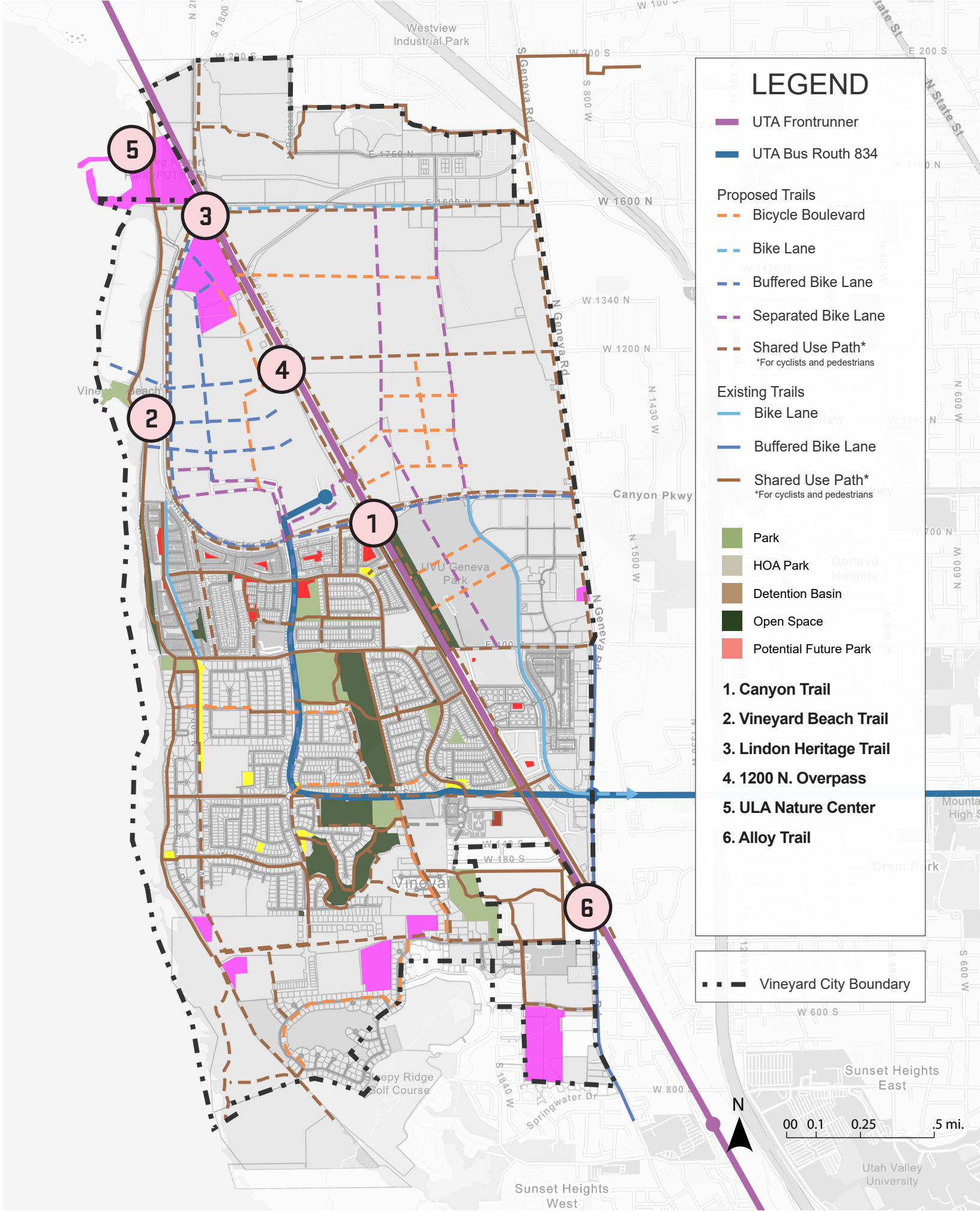
ANALYSIS

PLANNED TRAILS & TRANSIT

A top master planning priority is to complete connectivity with the existing trail system. There are a number of planned future improvements noted by Vineyard City that will further enhance the depicted trail system and walkability of Vineyard. They are listed below and shown on the map on the adjacent page.

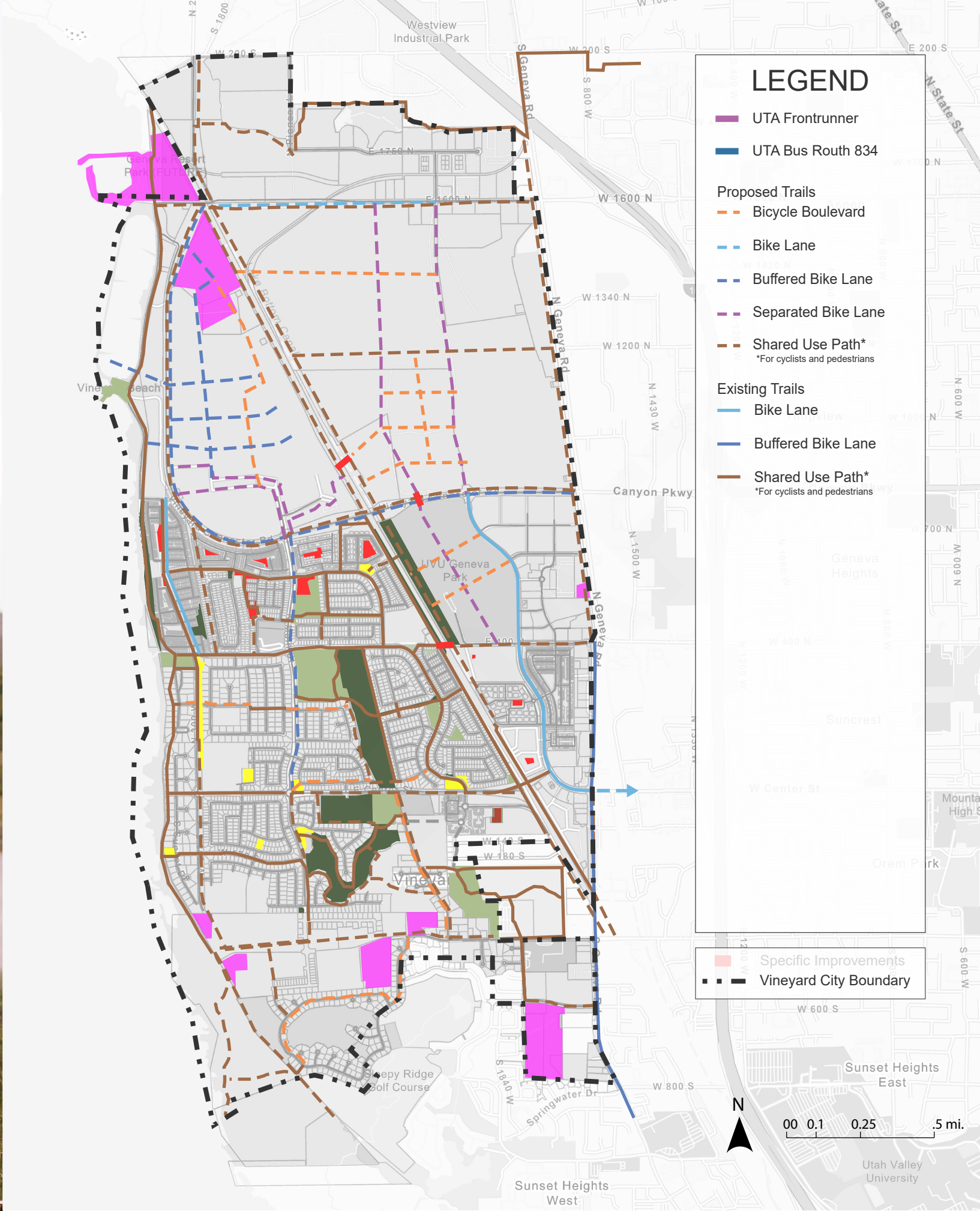
- 1. Canyon Trail (**Funded**)
- 2. Vineyard Beach Trail Enhancements (**\$3M allocated**)
- 3. Lindon Heritage Trail (**Funded by Lindon**)
- 4. 1200 N. Overpass (**Partially Funded by Vineyard**)
- 5. Utah Lake Authority Nature Center (**Federal / UVU**)
- 6. Alloy Trail Extension (**Orem / Vineyard - Planning**)

Please note that not all of these plans are finalized or funded directly by the City, but instead may be under negotiation and/or partially funded by the City. Additionally, this list is not entirely exhaustive and additional plans for expansion are still on-going. Additional connectivity may be identified in future master planning efforts.



ANALYSIS

PLANNED TRAILS & TRANSIT



Map Sources: of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS



ANALYSIS

NRPA STANDARDS

National Recreation and Parks Association (NRPA) is a not-for-profit group which establishes standards and methods for determining city need of park and recreation spaces. NRPA refers to these standards as “Park Metrics”. They are the most comprehensive source of benchmarks and insights for park and recreation agencies. Their comprehensive data-base allows us to measure density against city population and understand where the deficiencies of the city are and weigh them against what is currently present in your community.

What do we know today?

Vineyard density factor:	5*
Vineyard current approx. population:	18,176
Vineyard 2045 projected population:	50,000

The goal of this exercise is to understand how Vineyard compares to national standards. When we compare parks and recreation department amenities to other cities nationally with a similar density factor and population, the data suggests that there are deficiencies in a few categories of city-owned amenities.

However, this analysis does not tell the whole story. When polling the public, it became apparent that much of Vineyard City is made of up families with young children. Considering the time it takes to allocate, fund, and build these amenities, it is important to consider what the need will be this population a few years down the road when the children are in their teenage years.

* A Density factor of 5 means that there are on average 5 dwellings per acre in Vineyard.

ANALYSIS
NRPA
COMPARISON

The adjacent table show the difference between the number of the listed amenities in Vineyard and the national average amenity count for similar sized cities.

Amenities	2025*	2030*	2035*	2045*
Playgrounds**	-11	-8	-5	-2
Playgrounds primarily dedicated for kids aged 5-12	7	10	13	11
Tot lots - Playgrounds for ages 2-5	-6	-5	-5	-3
Playgrounds with Inclusive Play Structures	1	1	2	2
Community Gardens	-1	-1	-1	-1
Multi-use Courts (Combined, Indoor)	1	2	3	3
Basketball	1	2	3	3
Volleyball	1	2	3	3
Multi-use Courts (Combined, Outdoor)	1	2	3	2
Basketball	1	2	3	2
Volleyball	1	2	3	2
Basketball Courts (Outdoor, Standalone)**	-.5	1	2	4
Volleyball (Outdoor, Standalone)	1	2	3	2
Multi-use Courts (Combined, Indoor)	1	2	3	4
Tennis	1	2	3	4
Pickleball**	1	2	3	4
Multi-use Courts (Combined, Outdoor)	0	1	1	3
Tennis	0	1	1	3
Pickleball	0	1	2	6
Tennis Court (Standalone)	3	4	6	9
Pickleball (Outdoor, Standalone)	3	4	5	6
Overlay Fields	-2	-1	0	2
Rectangular Field	1	2	3	5

Amenities	2025*	2030*	2035*	2045*
Rectangular Fields	2	5	8	11
Diamond Fields (baseball, softball, etc.)	7	10	13	16
Dog Parks**	-1	0	-1	-1
Swimming Pools	0	1	1	1
Skate Parks	0	1	1	<1
18-Hole Golf Course	0	1	1	<1
Synthetic Fields	0	1	2	2
Ice Rinks (Outdoor)	1	1	2	2
Recreation Center/Gyms	0	1	2	2
Community Centers	0	1	1	1
Senior Centers	0	1	1	<1
Performance Amphitheaters	0	1	1	1
Nature centers	0	1	1	<1
Aquatic Centers	0	1	1	<1
Stadiums	0	0	1	<1
Teen Centers	0	0	1	1
Indoor Ice Rinks	0	0	2	1
Arenas	0	1	2	<1

* needed by year per NRPA standards
**HOA Amenities (calculated at 50%)

More information about the NRPA caluclations can be found in the Appendix.

ANALYSIS NRPA CALCULATIONS

Amenities	Number of Existing Amenities	Amenities Needed Short Term (per NRPA)	Total Amenities Needed 2025-2035 (per NRPA)	Total Amenities Needed 2035-2045 (per NRPA)	Thresholds (Approx. people needed to build)
Playgrounds**	18	-11.2	-5.1	-1.8	3,105
Playgrounds primarily dedicated for kids aged 5-12	0.0	6.8	13.0	10.9*	3,089
Tot lots - Playgrounds for ages 2-5	8.0	-6.4	-4.9	-3.2	12,744
Playgrounds with Inclusive play structures	0.0	1.1	2.0	2.0*	19,729
Community Gardens	2.0	-1.2	-0.5	-0.9*	27,262
Multi-use Courts (Combined, Indoor)	0.0	1.4	2.7	2.5*	14,577
Basketball	0.0	1.0	3.0	3.0	-
Volleyball	0.0	1.0	3.0	3.0	-
Multi-use Courts (Combined, Outdoor)	0.0	1.4	2.6	2.4*	15,531
Basketball	0.0	1.0	3.0	2.0*	-
Volleyball	0.0	1.0	3.0	2.0*	-
Basketball Courts (Outdoor, Standalone)**	3.5	-0.7	1.8	3.7	7,501
Volleyball (Outdoor, Standalone)	0.0	1.5	2.8	2.3*	14,280
Multi-use Courts (Combined, Indoor)	0.0	1.4	2.7	4.0	14,950
Tennis	0.0	1.0	3.0	4.0	-
Pickleball**	4.5	1.0	3.0	4.0	-
Multi-use Courts (Combined, Outdoor)	2.0	-0.4	1.1	2.6	13,000
Tennis	2.0	0.0	1.0	3.0	-
Pickleball	4.0	0.0	2.0	6.0	-
Tennis Court (Standalone)	1.0	2.8	6.3	9.2	5,461

Amenities	Number of Existing Amenities	Amenities Needed Short Term (per NRPA)	Total Amenities Needed 2025-2035 (per NRPA)	Total Amenities Needed 2035-2045 (per NRPA)	Thresholds (Approx. people needed to build)
Pickleball (Outdoor, Standalone)	0.0	2.7	5.2	5.7	7,737
Overlay Fields	4.0	-1.9	0.0	2.4	10,000
Rectangular Field	4.0	1.0	3.0	5.0	-
Diamond Field	7.0	1.0	3.0	5.0	-
Rectangular Fields	4.0	2.3	8.0	10.7	3,333
Diamond Fields (baseball, softball, etc.)	0.0	7.0	13.3	16.3	3,007
Dog Parks**	2.0	-1.2	-0.5	-0.9*	27,508
Swimming Pools	0.0	0.0	1.5	1.3*	27,081
Skate Parks	0.0	0.0	1.2	<1	33,167
18-Hole Golf Courses	0.0	0.0	1.2	<1	32,812
Synthetic Fields	0.0	0.0	1.7	1.7*	23,189
Ice Rinks (Outdoor)	0.0	1.1	2.0	2.0	19,770
Recreation Centers/Gyms	0.0	0.0	1.6	1.5*	24,486
Community Centers	0.0	0.0	1.4	1.2*	27,858
Senior Centers	0.0	0.0	1.3	<1	31,985
Performance Amphitheaters	0.0	0.0	1.2	1.0*	32,255
Nature Centers	0.0	0.0	1.2	<1	33,669
Aquatic Centers	0.0	0.0	1.3	<1	31,000
Teen Centers	0.0	0.0	1.3	1.0*	31,785
Indoor Ice Rinks	0.0	0.0	1.7	1.1*	23,512



RECOMMENDATIONS

RECOMMENDATIONS IMPROVEMENTS

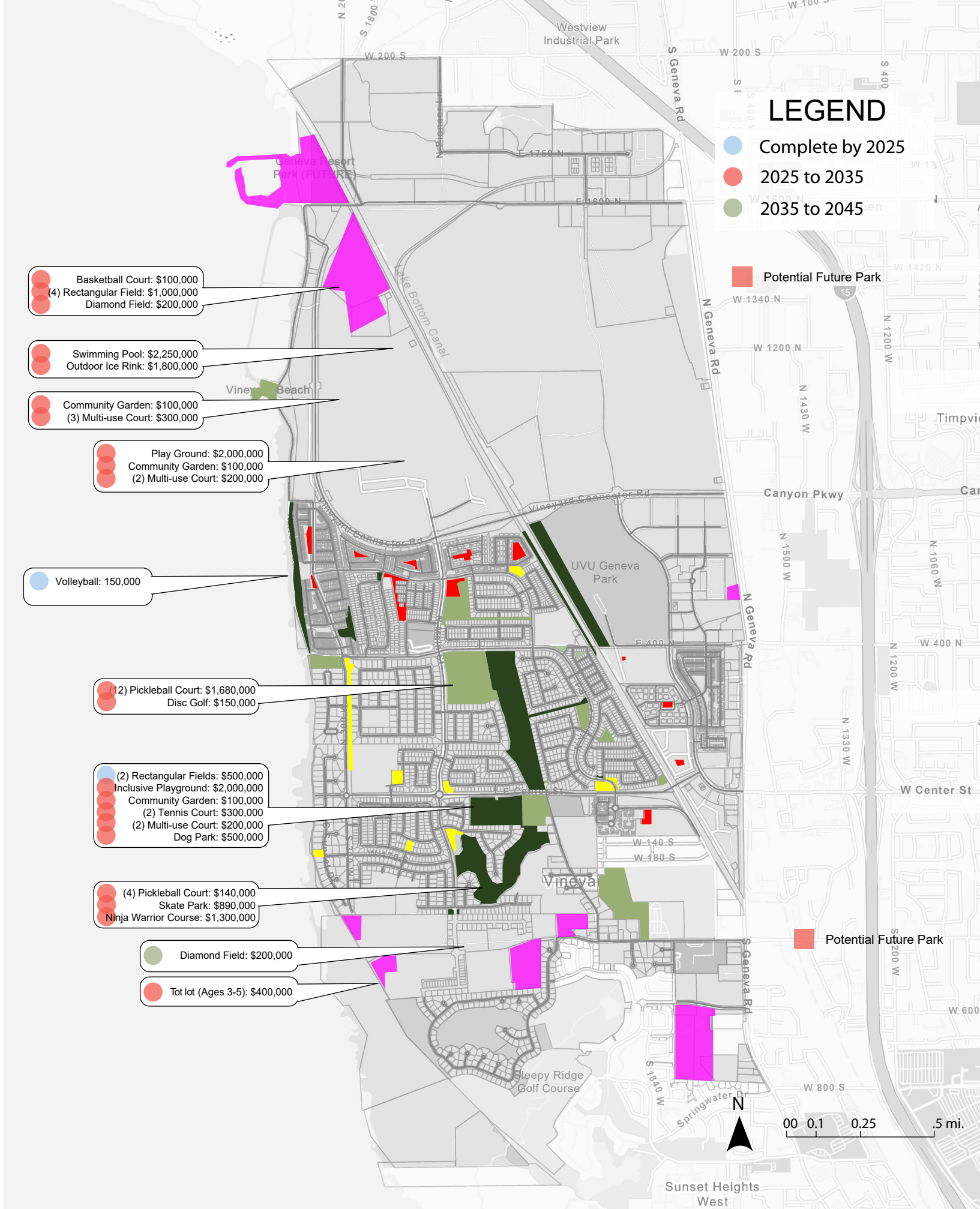
Proposed amenities are designated per time-frame horizon. Refer to Proposed Amenities below for priorities within each horizon.

The map depicted indicates where future and immediate improvements to the city would be successful based on all of the data collected thus-far. These recommendations are backed by NRPA thresholds, public input, land availability, and existing amenities.

There are two primary areas of focus in Vineyard which have ample access from all parts of the city and will help foster healthy growth in the future.

Utah City to the north will take a number of years to be established. Therefore population for this area is not anticipated to fill in until closer to 10 years.

There will be a more immediate need around Gammon Park and the Central Corridor since there is a current and quickly growing population there. Satisfying the need for a skate park or pump track, disc golf, and rectangle fields sooner rather than later will greatly benefit the community and likely see ample use.

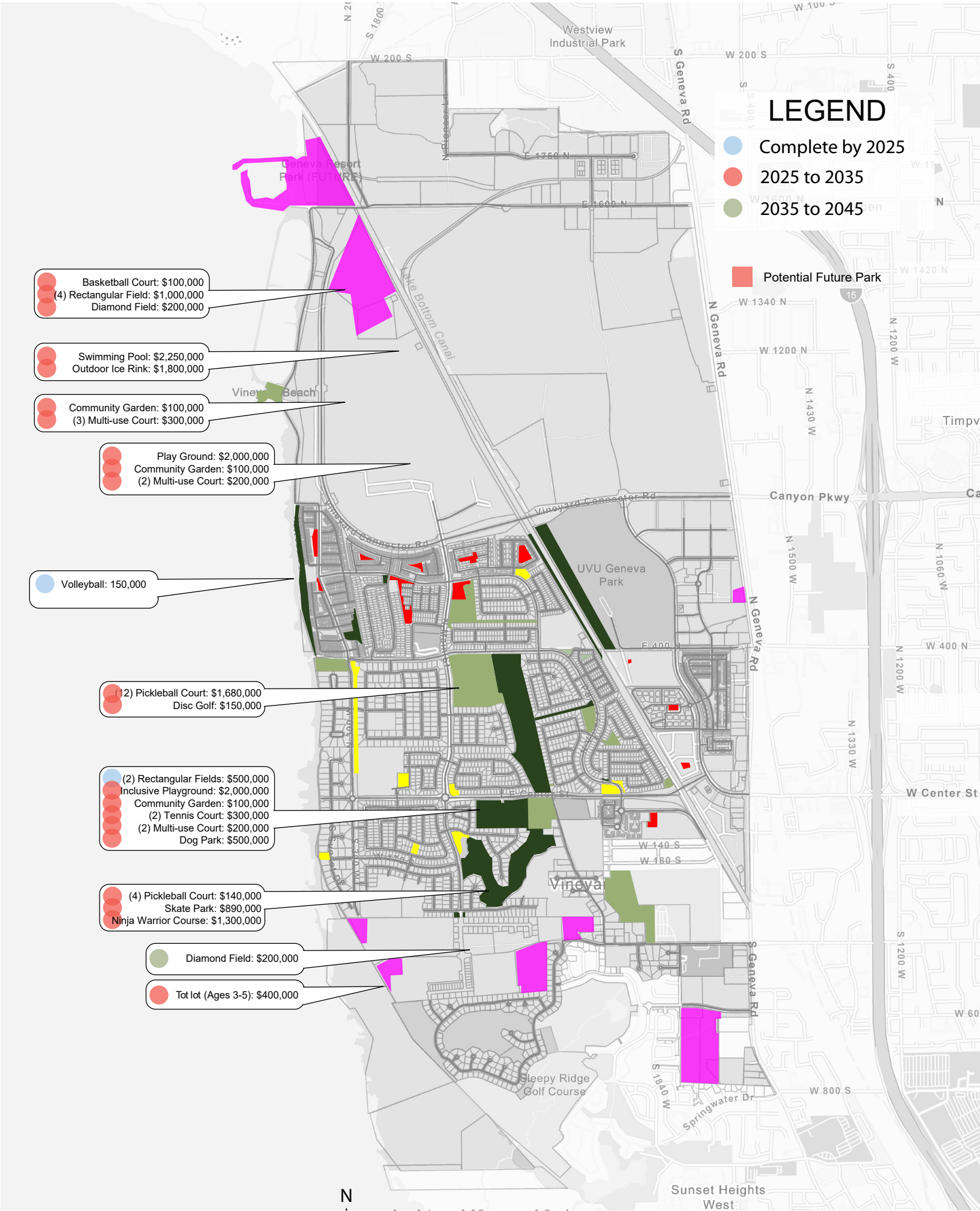


RECOMMENDATIONS
PROPOSED AMENITIES

Amenities are listed by order of approximate priority

Amenities	2025*	2025-2030*	2030-2035*	2035-2045*
Teen Centers				1
Playgrounds with inclusive play structures		1		
Rectangular Fields	2			
Multi-use Courts (Combined, Outdoor)		2		2
Tennis		1		2
Pickleball**		2		4
Playgrounds**				
Playgrounds primarily dedicated for kids aged 5-12			1	
Tot lots - Playgrounds for ages 2-5			1	
Community Gardens			1	
Multi-use Courts (Combined, Indoor)			1	1
Basketball			1	1
Volleyball			1	1
Basketball Courts (Outdoor, Standalone)**			1	
Multi-use Courts (Combined, Indoor)				2
Tennis				2
Pickleball**				4
Tennis Court (Standalone)			1	
Pickleball (Outdoor, Standalone)		12	4	
Overlay Fields			3	
Rectangular Field			3	
Diamond Field			3	
Diamond Fields (baseball, softball, etc.)			1	2
Dog Park		1		
Swimming Pools				1
Skate Parks		1		
Ice Rinks (Outdoor)				1
Community Centers			1	
Senior Centers			1	
Performance Amphitheaters				1
Aquatic Centers				1
Stadiums			1	

*years proposed
**HOA Amenities counted at 50%

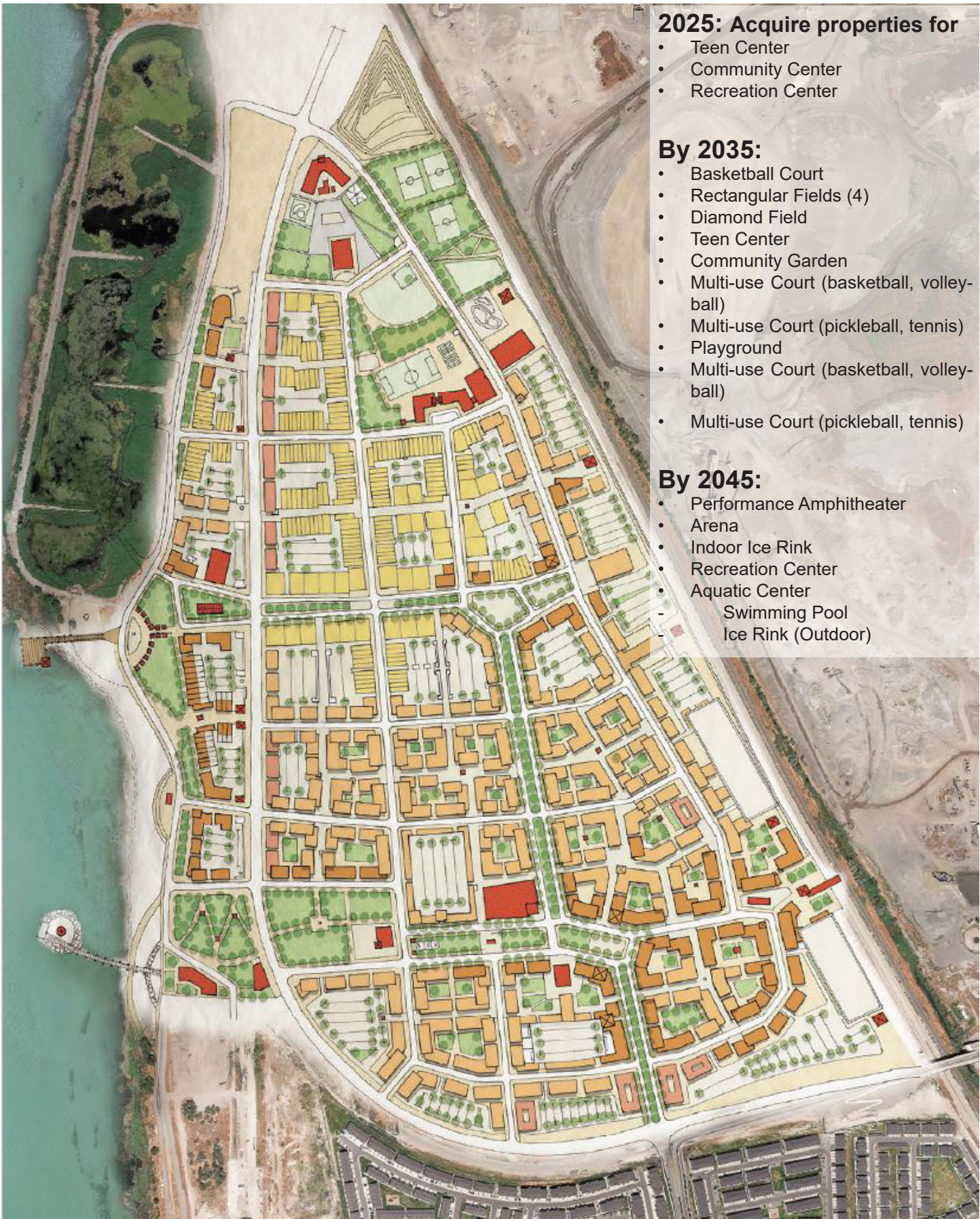


Map Sources: of Utah, Utah Geospatial Resource Center, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, USFWS

RECOMMENDATIONS
VINEYARD GROVE PARK



RECOMMENDATIONS
UTAH CITY MASTER PLAN



- 2025: Acquire properties for**
- Teen Center
 - Community Center
 - Recreation Center

- By 2035:**
- Basketball Court
 - Rectangular Fields (4)
 - Diamond Field
 - Teen Center
 - Community Garden
 - Multi-use Court (basketball, volleyball)
 - Multi-use Court (pickleball, tennis)
 - Playground
 - Multi-use Court (basketball, volleyball)
 - Multi-use Court (pickleball, tennis)

- By 2045:**
- Performance Amphitheater
 - Arena
 - Indoor Ice Rink
 - Recreation Center
 - Aquatic Center
 - Swimming Pool
 - Ice Rink (Outdoor)

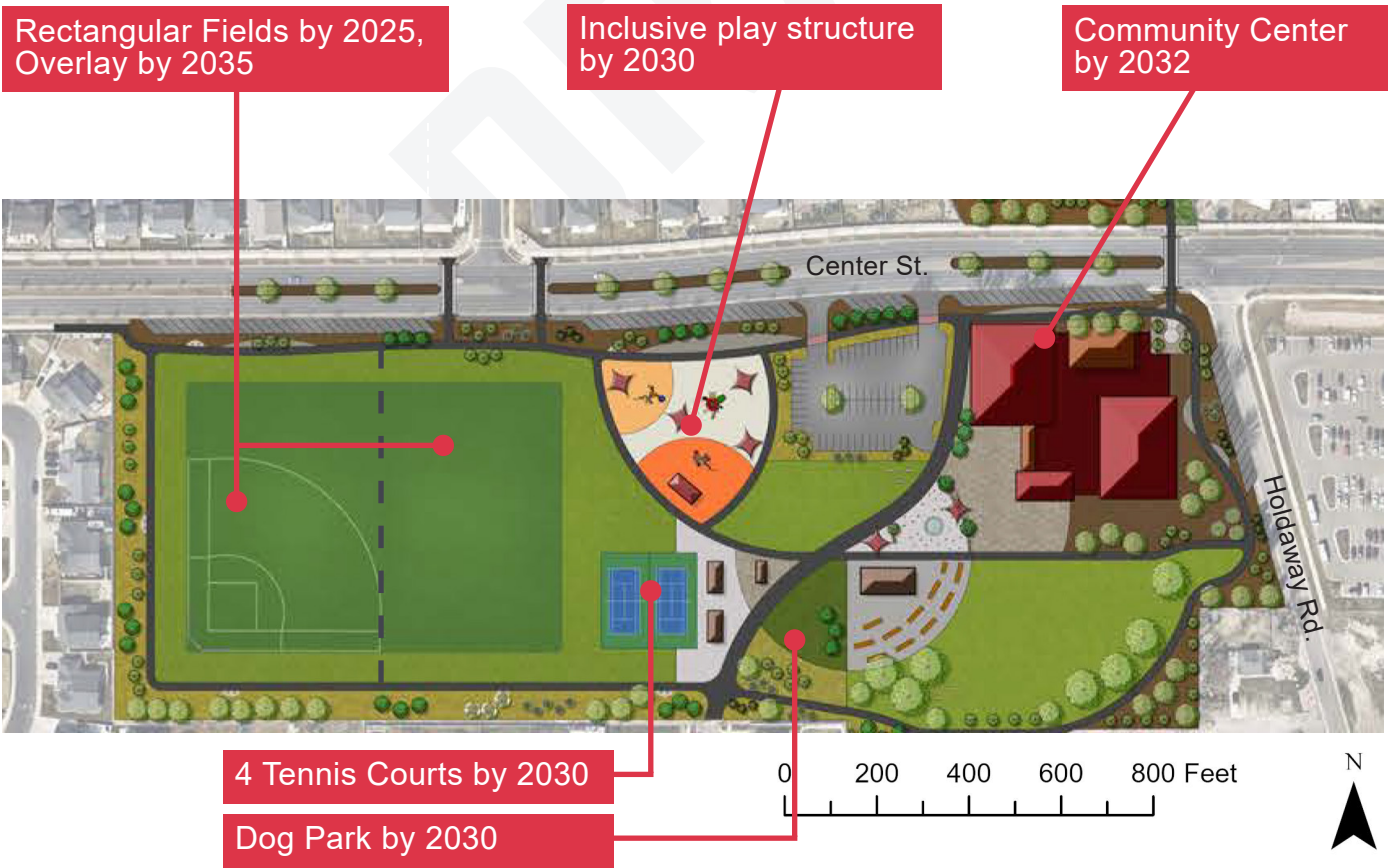
RECOMMENDATIONS
CURRENT CITY HALL



RECOMMENDATIONS
HOLDAWAY FIELDS



GAMMON/VINEYARD HERITAGE PARK



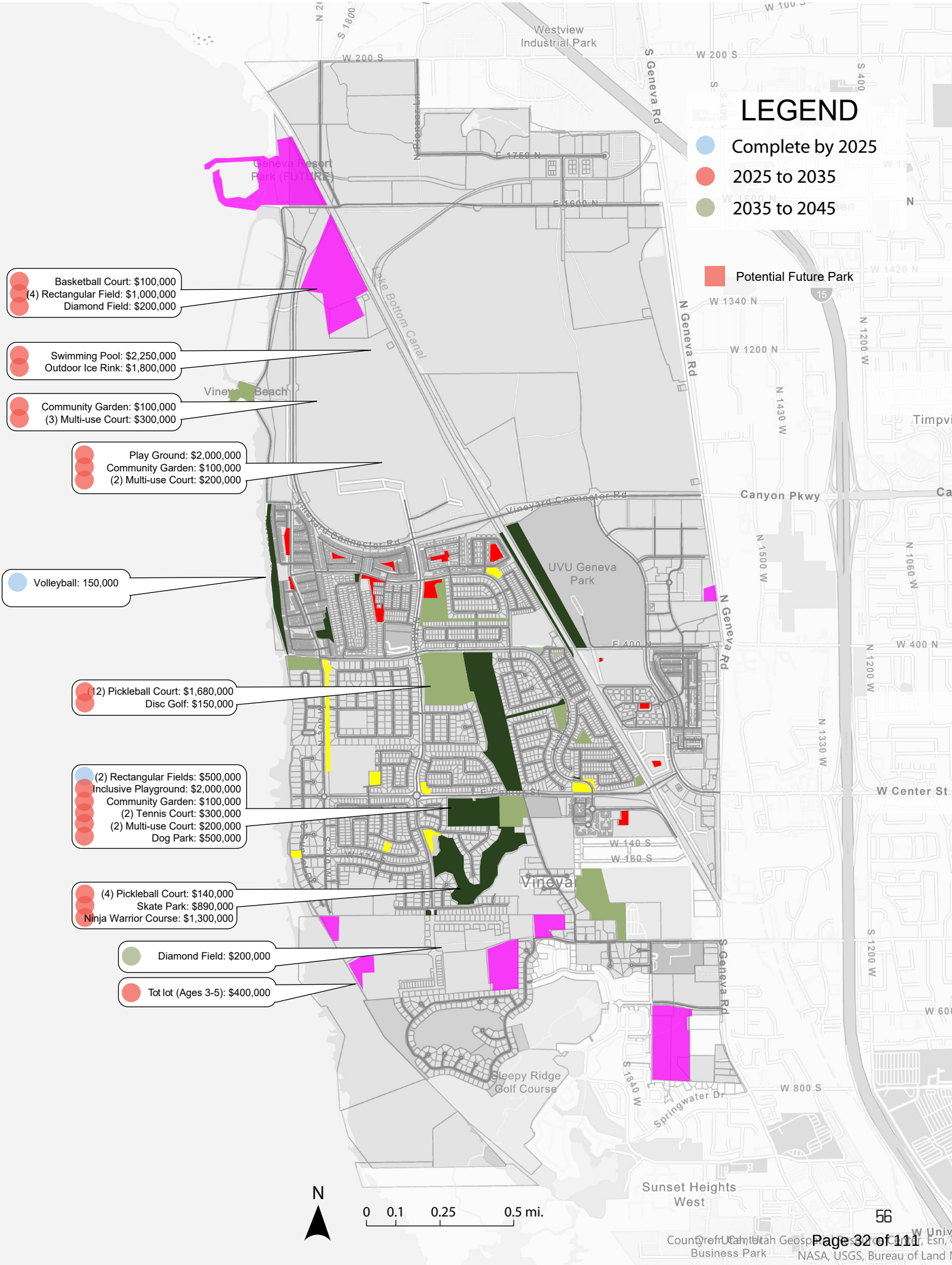


COST ANALYSIS

ANNUAL COST ANALYSIS
MASTER PLAN

*The population threshold changes for NRPA trends at 50,000, with more people per amenity.
The subsequent NRPA difference columns per horizon are adjusted for proposed amenities

Number	Amenities	Unit Cost	2026	2030	2035	2045	Quantity	Multiplied Cost
1	Playgrounds**	\$ 2,000,000.00			1		1	\$ 2,000,000.00
2	Playgrounds primarily dedicated for kids aged 5-12						0	\$ -
3	Tot lots - Playgrounds for ages 2-5	\$ 400,000.00			1		1	\$ 400,000.00
4	Playgrounds with Inclusive play structures	\$ 2,000,000.00		1			1	\$ 2,000,000.00
5	Community Gardens	\$ 100,000.00			1		1	\$ 100,000.00
6	Multiuse Courts (Combined, Indoor)				1	1	2	\$ -
	Basketball						0	\$ -
	Volleyball						0	\$ -
7	Multiuse Courts (Combined, Outdoor)	\$ 300,000.00		2		2	4	\$ 1,200,000.00
	Basketball						0	\$ -
	Volleyball						0	\$ -
8	Basketball Courts (Outdoor, Standalone)**	\$ 100,000.00			1		1	\$ 100,000.00
9	Volleyball (Outdoor, standalone)	\$ 150,000.00	1				1	\$ 150,000.00
10	Multiuse Courts (Combined, Indoor)					2	2	\$ -
	Tennis						0	\$ -
	Pickleball**						0	\$ -
11	Multiuse Courts (Combined, Outdoor)						0	\$ -
	Tennis						0	\$ -
	Pickleball						0	\$ -
12	Tennis Court (Standalone)						0	\$ -
13	Pickleball (Outdoor, Standalone)	\$ 100,000.00		12	4		16	\$ 1,600,000.00
14	Overlay Fields	\$ 240,000.00			2		2	\$ 480,000.00
	Rectangular Field						0	\$ -
	Diamond Field						0	\$ -
15	Rectangular Fields	\$ 250,000.00	2				2	\$ 500,000.00
16	Diamond Fields (baseball, softball, etc.)	\$ 200,000.00				2	2	\$ 400,000.00
17	Dog Parks**	\$ 500,000.00		1			1	\$ 500,000.00
18	Swimming Pools	\$ 2,250,000.00				1	1	\$ 2,250,000.00
19	Skate Parks	\$ 890,000.00		1			1	\$ 890,000.00
20	18-Hole Golf Courses						0	\$ -
21	Synthetic Fields						0	\$ -
22	Ice Rinks (Outdoor)	\$ 1,800,000.00				1	1	\$ 1,800,000.00
23	Recreation Centers/Gyms						0	\$ -
24	Community Centers				1		1	\$ -
25	Senior Centers				1	1	2	\$ -
26	Performance Amphitheaters					1	1	\$ -
27	Nature Centers						0	\$ -
28	Aquatic Centers					1	1	\$ -
29	Stadiums				1		1	\$ -
30	Teen Centers					1	1	\$ -
31	Indoor Ice Rinks						0	\$ -
32	Arenas						0	\$ -



COST ANALYSIS

OUTDOOR AMENITIES PHASING

Only outdoor amenities were calculated in this costing. Facilities, supporting infrastructure, land, & maintenance expenses will need to be analyzed respectively via facilities feasibility studies, construction estimates, land acquisition analysis, & maintenance cost projections.

CURRENT PROJECTS

Focus: LAND ACQUISITION

Immediate priorities should be considered for land acquisition for future facilities & major amenities. Additionally, near-future improvements and are proposed to be included in the upcoming budget cycle. These amenities will help bridge the gap between the national standard, public request, and current offerings.

\$500,000*

*This cost assumes a 1% year over year inflation rate and assumes the build would occur in 2026.

0-5 YEAR PLAN (by 2030)

Focus: LAND ACQUISITION

The top immediate priority for the next 5 years is to initiate efforts in land acquisition in downtown vineyard. These will be a multiple municipal division effort for Vineyard City and must be coordinated as such. Second, a sustained framework for improving trail/pathway connectivity must be a top priority. Third, as funding becomes available, multi-use courts, Keeping this horizon short and simple allows the focus to be on land acquisition while the opportunity is available.

\$3,223,500*

*This cost assumes a 5% year over year inflation rate and assumes the land acquisition occur by 2030.

5-10 YEAR PLAN (by 2035)

Focus: AMENITIES

Over the next 10 years we recommend focusing on nesting the right amenities in a recreation center. Additionally, pickle-ball, a dog park, a skate park, & synthetic fields (applied at 50% for new sports fields). Consider multi-use spaces including a community center (with seniors programming), & teen center. Since big infrastructure such as community centers and teen centers take a lot of capital we would recommend pushing out funding requests until their costs can be fully assessed.

\$2,348,500*

*This cost assumes a 5% year over year inflation rate and assumes the build would occur by 2035.

10-20 YEAR PLAN (by 2045)

Focus: FACILITIES

Any projects which are still not complete from the Phase 2 work would be more urgent as you continue through the 20 year mark since population would meet the NRPA thresholds for cities of a similar size. Additional overlay fields and multi-use parks are proposed as the city is built out. By 2045, the city's population will be peaking, so we see a slight decrease in need.

\$8,880,000*

*This cost assumes a 10% year over year inflation rate and assumes the build would occur by 2045.

Pricing of future projects is subject to change, each of these costs assume a 25% contingency built into the baseline cost to offset soft costs, cover minor fluctuation in construction pricing and difference in design. A full evaluation of these costs may be found on the following pages of this document.



APPENDIX



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
February 12, 2025, at 7:00 PM**

Present

Mayor Julie Fullmer
Councilmember Sara Cameron
Councilmember Mardi Sifuentes
Councilmember Brett Clawson

Absent

Councilmember Jacob Holdaway

Staff Present: City Attorney Jayme Blakesley, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, Public Works Director Naseem Ghandour, Streets and Stormwater Manager Chris Thomas, Parks and Recreation Director Brian Vawdrey, and Deputy Recorder Tony Lara

Others Speaking: Paul Damron with UDOT, Chris Motts, Kori Ann Edwards, and Ian Robertson with 47G. Aaron Eppley with Holbrook Asphalt. Vineyard residents David Lauret, Daria Evans, Karen Cornelius, Stephanie Scott, and Jane Pearce.

Mayor Fullmer began the meeting at 7:00 pm

1. CALL TO ORDER/INVOCATION/INSPIRATIONAL THOUGHT/PLEDGE OF ALLEGIANCE

 Mayor Fullmer opened the meeting at 7:00 PM. She started the meeting with appointments.

2. PRESENTATIONS/RECOGNITIONS/AWARDS/PROCLAMATIONS

3. WORK SESSION

3.1. 47G/UDOT

 Paul Damron with the Utah Department of Transportation (UDOT) gave a presentation on the work being done by the department to address the future use of Advance Air Mobility aircraft in the state.

 Kori Ann Edwards with 47G gave a presentation on the current partnerships they had and the benefits those relationships have for the city and state as a whole.

 Chris Motts with 47G presented on future projects planned in conjunction with the Air Logistics and Transportation Alliance (Project ALTA).

45  Ian Robertson with 47G presented current and future focused projects that their organization
46 planned to work on that included direct involvement with the city of Vineyard and the
47 opportunities those projects would provide to the city and its residents.

48
49  Mayor Fullmer commented on future cyber security needs and the work that is being done by
50 47G in that field. Mr. Robertson contributed to the discussion and added clarification.

51 52 **3.2. Vineyard City's Pavement Preservation Program Update**

53
54  Streets and Stormwater Manager Chris Thomas presented the importance of pavement
55 preservation and the current state of the city's roads.

56
57  Aaron Eppley with Holbrook Asphalt gave a presentation on the work they had been
58 contracted to do and what options had been chosen for specific road types throughout the city.

59 60 **3.3. Discussion on Code of Conduct Ordinance**

61
62  Councilmember Clawson led a discussion on the proposed changes to the previously proposed
63 code of conduct and gave a general report of the work that had been done by both him and
64 Councilmember Holdaway. He invited members of the public to contact him if they were interested
65 in providing any feedback.

66 67 68 **4. PUBLIC COMMENTS**

69
70  Mayor Fullmer opened for public comment.

71
72  David Lauret, living on Holdaway Road, had questions regarding pavement preservation and
73 how the work done was warranted.

74
75  Daria Evans, living in The Villas subdivision, expressed concerns with the current state of
76 several roundabouts.

77
78  Karen Cornelius, living in The Villas subdivision, shared concerns regarding a news article from
79 2024 which she felt seemed to indicate advanced knowledge by the mayor of some of the projects
80 presented by 47G. She also encouraged the council to find a more creative solution to building a new
81 city hall.

82
83  Jane Pearce, living in the Cascade subdivision, expressed concern over the size of the proposed
84 library that had been allocated in the designs for the future Vineyard City Center.

85
86  Mayor Fullmer closed public comments and answered questions that had been raised during
87 public comment.

5. MAYOR AND COUNCILMEMBERS' REPORTS/DISCLOSURES/RECUSALS

 Councilmember Clawson expressed his appreciation for Orem fire, having recently gone to the Orem Fire Awards Gala. He also thanked staff and the council for their patience and understanding as the subcommittee worked through the code of conduct. Lastly, he thanked Mayor Fullmer and City Manager Eric Ellis for including him on a working session with Lewis Robertson and Burningham (LRB) so that he was able to gain a better understanding of the Redevelopment Agency (RDA).

 Councilmember Sifuentes expressed her excitement over the groundbreaking of the new grocery store. She also gave an update on issues concerning the new school district as well as let the public know that there would be townhalls in the future as the Active Transportation Commission worked on their master plan.

 Councilmember Cameron reported on proposed legislation and her time spent with the Utah League of Cities and Town's legislative policy committee reviewing bills as they made their way through the legislative process. She also expressed gratitude for the experience as it allowed her to gain a better understanding of the systems of checks and balances that were in place. She contrasted what she had seen with what had been portrayed on social media and in the news and said that the experience gave her increased trust and confidence in those systems.

6. STAFF, COMMISSION, AND COMMITTEE REPORTS

6.1. City Manager Report

 City Manager Eric Ellis gave his monthly report to the council.

7. CONSENT ITEMS

7.1. Approval of the January 29, City Council Special Session Meeting Minutes

 **Motion:** COUNCILMEMBER CAMERON MOVED TO APPROVE CONSENT ITEM 7.1 AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBER CAMERON, SIFUENTES, AND CLAWSON VOTED YES. COUNCILMEMBER HOLDAWAY WAS EXCUSED. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

8. APPOINTMENTS/REMOVALS

8.1. Communities that Care Commission

Mayor Fullmer, with the advice and consent of the council, will appoint Cindy Walker as a new member to the Communities that Care Commission.

8.2. Active Transportation Commission

Mayor Fullmer, with the advice and consent of the City Council, will appoint Cameron Severson as an alternate to the Active Transportation Commission.

8.3. Youth Council Co-Advisor Appointment

Mayor Fullmer, with the advice and consent of the City Council, will appoint Stephanie Scott as a Youth Council Co-Advisor.

 Mayor Fullmer reviewed those that had been nominated to fill positions in various commissions.

 Stephanie Scott, who had been nominated to act as co-advisor for the Vineyard Youth Council, introduced herself to the council. Cindy Walker and Cameron Severson were unable to attend this meeting.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE APPOINTMENT OF STEPHANIE SCOTT AS A YOUTH COUNCIL CO-ADVISOR. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBER CAMERON, SIFUENTES, AND CLAWSON VOTED YES. COUNCILMEMBER HOLDAWAY WAS EXCUSED. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO APPROVE THE MAYORS APPOINTMENTS 8.1 AND 8.2 AS PRESENTED. COUNCILMEMBER CLAWSON SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBER CAMERON, SIFUENTES, AND CLAWSON VOTED YES. COUNCILMEMBER HOLDAWAY WAS EXCUSED. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

8.4. Council Appointments

Council Appointments - presented by Mayor Fullmer

 Mr. Ellis detailed each councilmember's appointments.

 **Motion:** COUNCILMEMBER CAMERON MOVED TO APPROVE THE COUNCIL APPOINTMENTS AS PRESENTED. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES, AND CLAWSON VOTED YES. COUNCILMEMBER HOLDAWAY WAS EXCUSED. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

9. BUSINESS ITEMS

9.1. Code of Conduct (Ordinance 2025-01)

(This item was continued from the January 14th and January 29th, 2025 City Council Special Sessions)

City Attorney Jayme Blakesley will present a recommendation for a city council code of conduct. The mayor and City Council will act to adopt (or deny) this request by Ordinance.

 **Motion:** COUNCILMEMBER CLAWSON MOVED TO CONTINUE THE DISCUSSION AND ACTION ON ITEM 9.1 TO THE NEXT REGULAR SCHEDULED MEETING OF THE CITY COUNCIL. COUNCILMEMBER SIFUENTES SECONDED THE MOTION. MAYOR FULLMER, COUNCILMEMBERS CAMERON, SIFUENTES, AND CLAWSON VOTED YES. COUNCILMEMBER HOLDAWAY WAS EXCUSED. THE MOTION CARRIED UNANIMOUSLY WITH ONE ABSENT.

10. CLOSED SESSION

There was no closed session held.

11. ADJOURNMENT

 Mayor Fullmer adjourned the meeting at 8:52 pm.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: _____
TONY LARA, DEPUTY CITY RECORDER





**MINUTES OF A BUDGET RETREAT
OF THE VINEYARD CITY COUNCIL**

Millcreek City Hall
1330 East Chambers Ave, Millcreek, Utah 84106
February 18, 2025, at 8:33 AM

Present

Mayor Julie Fullmer
Councilmember Jacob Holdaway (arrived at 8:52 am)
Councilmember Sara Cameron
Councilmember Mardi Sifuentes
Councilmember Brett Clawson

Absent

Staff Present: City Attorney Jayme Blakesley, RDA Director Josh Daniels, Lieutenant Holden Rockwell with the Utah County Sheriff's Office, Community Development Director Morgan Brim, Public Works Director Naseem Ghandour, Communications Director Jenna Ahern, Chief Building Official Cris Johnson, Parks and Recreation Director Brian Vawdrey, Human Resources Director Corrie Steeves, Finance Director Kristie Bayles, City Recorder Pamela Spencer, and Deputy Recorder Tony Lara

Others Speaking: Bill Hulterstrom, President & CEO United Way - Utah County; Millcreek Mayor Jeff Silvestrini

1. Welcome, Breakfast, & Icebreaker Activity (30 minutes)

- a. Led by: City Manager, Eric Ellis
 - i. City of the Future—Divide into small groups
 - ii. Each group envisions the city 10 years from now
 - iii. Sketch on flip charts the biggest changes you have pictured in the city
 - iv. With that vision and write down two or three top budget priorities

City of the Future—Divide into small groups

 City Manager Eric Ellis began the meeting at 8:33 AM and led a discussion and exercise in which the council envisioned the needs of the city in ten years. A discussion ensued. Ideas were; a second fire station, greater focus on transportation, need greater road capacity, public transit investment needed, focus on energy working with legislature, more schools and churches, public safety will change (businesses and mobility), Cemetery, amenities will need to be in place. preserving space, working with Union Pacific to add more access to the city, need a plan for city's portion of the Vineyard Connector, continued focus on economic development, understand and plan air space in light of Provo Airport expansion, privacy in regard to air space, tourism opportunities.

47 **2. RDA Presentation**

- 48 a. Led by: RDA Director, Josh Daniels
49 b. Q&A

50
51  RDA Director Josh Daniels gave a presentation on the RDA and highlighted key metrics in
52 terms of what the agency has achieved so far.

53
54  Lieutenant Holden Rockwell asked for clarification on some of the data that had been
55 presented and wanted to know if it included parcels that had not yet been triggered. A discussion
56 ensued.

57
58  Councilmember Clawson sought clarification on some of the data presented that included a
59 parcel from American Fork that was used for comparison purposes.

60
61  Councilmember Sifuentes had questions on RDA Taxable Values.

62
63  Councilmember Clawson had a question about the TIF Revenue Per Acre Comparison. A
64 discussion ensued.

65
66  Mr. Brim had a question regarding sales taxes. Mr. Daniels replied that it was hard to
67 predict sales tax revenue.

68
69
70 **3. Council Small Project (\$1500) – Big Impact**

- 71 a. Led by: Mayor or Council member
72 b. The Council may be provided with lifelines from staff if additional ideas are needed

73
74  Mr. Ellis led a discussion that involved the council brainstorming on possible small projects
75 that the city could work on.

76
77  Councilmember Sifuentes initiated a discussion on additions to Grove Park.

78
79  Mayor Fullmer asked the council about the projects that had been suggested, and which
80 ones seemed of interest to each member. Councilmembers Sifuentes and Cameron indicated that
81 they liked the idea of enhancements on the Center Street pump track. A discussion ensued.

82
83  Mayor Fullmer asked for feedback on the proposals from councilmember Holdaway. He
84 indicated that he was in favor of what was being discussed.

85
86  Councilmember Clawson expressed interest in working on a dog park as well as wrapping
87 power boxes. Mayor Fullmer suggested reaching out to Rocky Mountain Power regarding the
88 power boxes. There was a short discussion about the placement of a dog park.

 Mayor Fullmer read off a list the ideas that seemed to get the most support. It was decided that the Center Street pump track Improvement was the most popular option.

4. State of the City

a. Led by Mayor Fullmer

 Mayor Fullmer gave a brief State of the City.

5. Operations & Discretionary Budgets

a. Department Directors:

1. Building, 2. Recorder, 3. Economic Development, 4. Finance, 5. Engineering/Public Works, 6. Parks & Rec, 7. HR, 8. Communications

Building

 Chief Building Official Cris Johnson presented on the Building Department.

Recorder

 City Recorder Pamela presented on the Recorder's Office.

Economic Development

 Economic Development Director Morgan Brim presented on the Economic Development Department.

Finance

 Finance Director Kristie Bayles presented on the Finance Department.

Engineering/Public Works

 Public Works Director Naseem Ghandour presented on the Public Works/Engineering Department.

Parks & Recreation

 Parks and Recreation Director Brian Vawdrey presented on the Parks and Rec Department.

HR

 Human Resource Manager Corrie Steeves presented on the Human Resources Department.

Communications

 Communications Manager Jenna Ahern presented on the Communication Department.

133 **6. City Council Effective Roles Exercise**

134 Bill Hulterstrom, President & CEO United Way - Utah County

135
136  Mr. Ellis introduced Bill Hulterstrom.

137
138  Mr. Hulterstrom gave his presentation on effective roles of City Councils.

139
140
141  Mayor Silvestrini's comments.

142
143
144 **7. Big Picture Goals – Mayor and Council**

145  Mr. Ellis led the council in an exercise where they set out what long term goals they wanted
146 to focus on. The four main goals the council wanted to focus on were: Public Safety (five
147 votes), Economic Development (five votes), Infrastructure, facilities and Amenities (five votes),
148 and Community Engagement and Communication (three votes).

149
150  There was further discussion about the goals.

151
152  Councilmember Sifuentes asked about Councilmember Holdway's budget concerns.
153 Councilmember Holdaway chose not to share his ideas at this time.

154
155
156 **8. Final takeaways & the Budget Calendar**

157  Mayor Fullmer in closing asked for any final budget asks and recapped the discussion.

158
159
160 The meeting adjourned at 11:30 AM.

161
162
163 **MINUTES APPROVED ON:** _____

164
165
166 **CERTIFIED CORRECT BY:** _____

167 
168 **TONY LARA, DEPUTY CITY RECORDER**
169





MINUTES OF A CITY COUNCIL SPECIAL SESSION

City Council Chambers
125 South Main Street, Vineyard, Utah
February 24, 2025, at 3:00 PM

Present

Mayor Julie Fullmer
Councilmember Jacob Holdaway
Councilmember Sara Cameron
Councilmember Mardi Sifuentes
Councilmember Brett Clawson

Absent

Staff Present: Lieutenant Holden Rockwell with the Utah County Sheriff's Office, City Recorder Pamela Spencer

Others Speaking: Attorney Nathan Skeen with Spencer Fane Snow Christensen and Martineau

1. CALL TO ORDER

 Mayor Fullmer opened the meeting at 3:02 PM.

2. CLOSED SESSION

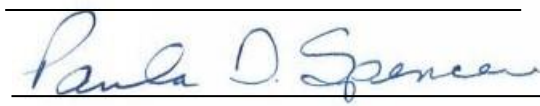
 Mayor Fullmer called for a motion to go into closed session.

 **Motion:** COUNCILMEMBER SIFUENTES MOVED TO GO INTO A CLOSED SESSION TODAY, FEBRUARY 24, 2025, IMMEDIATELY FOLLOWING THE COUNCIL MEETING FOR THE PURPOSE OF A DISCUSSION OF THE CHARACTER, PROFESSIONAL COMPETENCE, OR PHYSICAL OR MENTAL HEALTH OF AN INDIVIDUAL. COUNCILMEMBER CLAWSON SECONDED THE MOTION. ROLL CALL WENT AS FOLLOWS: MAYOR FULLMER, COUNCILMEMBERS CAMERON, CLAWSON, HOLDAWAY, AND SIFUENTES VOTED YES. THE MOTION CARRIED UNANIMOUSLY.

3. ADJOURNMENT

 Mayor Fullmer adjourned the meeting at 3:03 PM.

MINUTES APPROVED ON: _____

CERTIFIED CORRECT BY: 
PAMELA SPENCER, CITY RECORDER



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: February 26, 2025

Agenda Item: Purchase of Public Works Vehicle – Streets & Stormwater

Department: Public Works

Presenter: Naseem Ghandor

Background/Discussion:

This staff report seeks City Council approval for the finance-to-purchase of a new Public Works Streets Division vehicle under a 5-year financing agreement with Zions Bank. Rather than a short-term lease due to heavy field use and wear, this purchase aligns with the City's fleet replacement plan, replacing a 2019 Dodge Ram with current engine issues, ensuring a long-term investment in street maintenance and snow plow operations while improving cost efficiency.

The Ford F-550 chassis, designed for Public Works operations, is a durable, high-capacity truck that enhances the City's ability to push more snow, carry heavier loads, and increase salt/brine capacity, reducing trips to replenish brine solution and improving efficiency and response times during winter storms. Its versatility is ideal for road repairs, drainage maintenance, and other public works tasks. The snow plow and brine tank will be installed to ensure operational readiness before the next snow season.

The City solicited multiple quotes, and Basin Upfitting provided the most competitive offer, coming in \$13,000 lower than the next best bid. Additionally, Basin Upfitting holds a state cooperative contract (MA4244), ensuring the purchase is cost-effective, competitive, and compliant with procurement requirements.

Financial Summary:

Vehicle Purchase \$95,822.04

Price:

Interest Rate 6.45% over 5 years

Total Interest \$19,312.88

Paid Over Term:

First Payment March 5, 2026

Due:

Final Payment March 5, 2030

Due:

Fiscal Impact:

\$23,026.99 per Fiscal Year. Funds from the approved Fiscal Year Internal Services Fund budget

Recommendation:

Staff recommends City Council approve the F-550 lease-to-purchase agreement with Basin Upfitting and financing through Zions Bank.

Sample Motion:

“I move that we approve the lease-to-purchase agreement for the Public Works vehicle with Basin Upfitting and authorize financing through Zions Bank as outlined in the staff report.”

Attachments:

1. 21196 - EBY Quote
2. Vineyard City Lease Purchase Agt. 2.20.2025

Estimate



Basin Upfitting

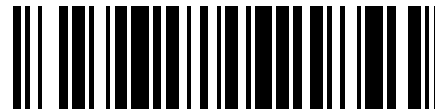
Basin Upfitting
2272 South 5600 West
West Valley, UT 84120
Phone: (385) 310-5477
Email: contact@basinupfitting.com

Order #

S21196

Date

02/05/2025



Bill To:

Vineyard City
125 South Main St.
Vineyard City, UT 84059

Customer: Vineyard City

Ship To:

Vineyard City
125 South Main St.
Vineyard City, UT 84059

Contact: Vineyard City

Sales Rep	Payment Terms	Date Scheduled
jt.fowler	COD	12/06/2024

make	model	VIN	Year	CA	Cab Size
Ford	F550	TBD	2025	84	Crew

Item #	Number	Description	Qty Ordered
1	SPL-ORDER-PART	8BD001012 9' x 97 1/4" BIG COUNTRY FLATBED	1 ea
2	SPL-ORDER-PART	SA00970 Big Country ICC Bumper for Cab & Chassis with 2-1/2" Receiver tube and integrated steps	1 ea
3	SPL-ORDER-PART	Gooseneck Ball Assy 30,000 lb Capacity, 34" Frame width for Cab Chassis	1 ea
4	SPL-ORDER-PART	Mudflap Rubber Dual Wheel 3/4"x22" x30" with mounting holes	2 ea
5	SPL-ORDER-PART	Weight Mudflap - EBY Logo - Dual Wheel S/S 22"W x 3/4"D x 5"H	2 ea
6	SPL-ORDER-PART	Mudflap Weight Hardware Kit	2 ea
7	ECCO-12-50004-ES	The sleek and versatile 12+ Pro Vantage Series can accommodate a wide range of vehicle types and duties. With more lightheads available, the Pro Vantage uses advanced ICE optics to maximize output and deliver focused warning. It delivers 64 flash patte	1 ea
8	ECCO-EZ1202	CONTROLLER,12+ PRO VANTAGE SERIES	1 ea
9	ECCO-A1234RMK	Lightbar Mounting Kit: 12 Series Ford Truck F150 2015-2017	1 ea
10	SPL-ORDER-PART	BUY - BP827054 70X54X82 INCH DIAMOND TREAD ALUMINUM L-PACK BACKPACK TRUCK BOX WITH OFFSET FLOOR 16.4 INCH OFFSET	1 ea
11		Subtotal	
12	State Contract Discount	MA4244	
13	TR-LABOR	Truck Labor	12 hr
14	Customer Vehicle	Ford F550 Crew Cab 84ca	1 ea

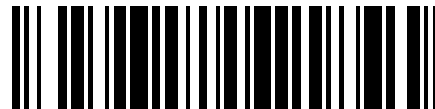
Estimate



Basin Upfitting

Basin Upfitting
2272 South 5600 West
West Valley, UT 84120
Phone: (385) 310-5477
Email: contact@basinupfitting.com

Order #	Date
S21196	02/05/2025



Approval: _____ Date: _____

WARRANTY DISCLAIMER:

For any warranty claims, please contact our main office before any work is performed to address the issue. Basin Upfitting will not cover any costs related to the claim unless a formal claim has been submitted and a visual inspection has been completed by an authorized Basin Upfitting employee.

Our in-house warranty covers installation only. Claims related to manufacturer defects will be submitted by Basin Upfitting; however, all decisions regarding coverage or outcomes will be determined solely by the manufacturer and are beyond Basin Upfitting's control.

February 5, 2025 6:44:03 PM MST

Subtotal:	\$95,822.04
Sales Tax:	\$0.00
Total:	\$95,822.04

UTAH FIXED EQUIPMENT LEASE

Long Name of Entity: Vineyard City
Address: 125 South Main Street
City, State Zip: Vineyard City, UT 84059
Attention: Kristie Bayles
Public Finance Office: Finance Director
County: Utah
Amount: 95,822.04
Rate: 6.45
Maturity Date: March 5, 2030
First Pmt Date: March 5, 2026
Payment Dates: March 5
Auto Extend: 5
Governing Body: City Council
Resolution Date: February, 2025
Dated Date: March, 2025
Day: 5th
State: Utah

\$ 95,822.04
Vineyard City
Lease Purchase Agreement

-
-
1. Lease/Purchases Agreement of the Vineyard City
 2. Exhibit A. Calculation of Interest Component
 3. Exhibit B. Description of Leased Property
 4. Exhibit C. Resolution of Governing Body
 5. Exhibit D. Opinion of Lessee's Counsel
 6. Exhibit E. Security Documents
 7. Exhibit F. Delivery and Acceptance Certificate
 8. Form 8038-G
 9. Wire Transfer Request

LEASE/PURCHASE AGREEMENT

Dated as of March 5, 2025

by and between

ZIONS BANCORPORATION, N.A.,
as Lessor

and

VINEYARD CITY,
as Lessee

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Delivery and Acceptance Certificate	Exhibit F

LEASE/PURCHASE AGREEMENT

THIS LEASE/PURCHASE AGREEMENT, dated as of March 5, 2025, by and between ZIONS BANCORPORATION, N.A., a national banking association duly organized and existing under the laws of the United States of America, as lessor (the “Bank” or “Lessor”), and Vineyard City (the “Lessee”), a public agency of the State of Utah (the “State”), duly organized and existing under the Constitution and laws of the State, as lessee;

W I T N E S S E T H:

WHEREAS, the Lessee desires to finance the acquisition of the equipment and/or other personal property described as the “Leased Property” in Exhibit B (the “Leased Property”) by entering into this Lease/Purchase Agreement with the Bank (the “Lease”); and

WHEREAS, the Bank agrees to lease the Leased Property to the Lessee upon the terms and conditions set forth in this Lease, with rental to be paid by the Lessee equal to the Lease Payments hereunder; and

WHEREAS, it is the intent of the parties that the original term of this Lease, and any subsequent renewal terms, shall not exceed 12 months, and that the payment obligation of the Lessee shall not constitute a general obligation under State law; and

WHEREAS, all acts, conditions and things required by law to exist, to have happened and to have been performed precedent to and in connection with the execution and delivery of this Lease do exist, have happened and have been performed in regular and due time, form and manner as required by law, and the parties hereto are now duly authorized to execute and enter into this Lease;

NOW, THEREFORE, in consideration of the above premises and of the mutual covenants hereinafter contained and for other good and valuable consideration, the parties hereto agree as follows:

ARTICLE I

DEFINITIONS AND EXHIBITS

SECTION 1.1 Definitions and Rules of Construction. Unless the context otherwise requires, the capitalized terms used herein shall, for all purposes of this Lease, have the meanings specified in the definitions below. Unless the context otherwise indicates, words importing the singular number shall include the plural number and vice versa. The terms “hereby”, “hereof”, “hereto”, “herein”, “hereunder” and any similar terms, as used in this Lease, refer to this Lease as a whole.

“Advance” shall have the meaning set forth in Section 2.1(l)(i)(D) hereof.

“Bank” shall have the meaning set forth in the Preamble hereof.

“Business Day” means any day except a Saturday, Sunday, or other day on which banks in Salt Lake City, Utah or the State are authorized to close.

“Code” means the Internal Revenue Code of 1986, as amended.

“Commencement Date” means the date this Lease is executed by the Bank and the Lessee.

“Event of Nonappropriation” shall have the meaning set forth in Section 3.2 hereof.

“Governing Body” means the governing body of the Lessee.

“Lease Payments” means the rental payments described in Exhibit A hereto.

“Lease Payment Date” shall have the meaning set forth in Section 3.4(a) hereof.

“Leased Property” shall have the meaning set forth in the Whereas clauses hereof.

“Lessee” shall have the meaning set forth in the Preamble hereof.

“Net Proceeds” means insurance or eminent domain proceeds received with respect to the Leased Property less expenses incurred in connection with the collection of such proceeds.

“Obligation Instrument” shall have the meaning set forth in Section 2.1(c) hereof.

“Original Term” shall have the meaning set forth in Section 3.2 hereof.

“Permitted Encumbrances” means, as of any particular time: (i) liens for taxes and assessments, if any, not then delinquent, or which the Lessee may, pursuant to provisions of Section 5.3 hereof, permit to remain unpaid; (ii) this Lease; (iii) any contested right or claim of any mechanic, laborer, materialman, supplier or vendor filed or perfected in the manner prescribed by law to the extent permitted under Section 5.4(b) hereof; (iv) easements, rights of way, mineral rights, drilling rights and other rights, reservations, covenants, conditions or restrictions which exist of record as of the execution date of this Lease and which the Lessee hereby certifies will not materially impair the use of the Leased Property by the Lessee; and (v) other rights, reservations, covenants, conditions or restrictions established following the date of execution of this Lease and to which the Bank and the Lessee consent in writing.

“Rebate Exemption” shall have the meaning set forth in Section 2.1(l)(ii)(A) hereof.

“Regulations” shall have the meaning set forth in Section 2.1(l)(i) hereof.

“Renewal Term” shall have the meaning set forth in Section 3.2 hereof.

“Scheduled Term” shall have the meaning set forth in Section 3.2 hereof.

“State” shall have the meaning set forth in the Preamble hereof.

“Term” or “Term of this Lease” means the Original Term and all Renewal Terms provided for in this Lease under Section 3.2 until this Lease is terminated as provided in Section 3.3 hereof.

SECTION 1.2 Exhibits. Exhibits A, B, C, D, E and F attached to this Lease are by this reference made a part of this Lease.

ARTICLE II

REPRESENTATIONS, COVENANTS AND WARRANTIES

SECTION 2.1 Representations, Covenants and Warranties of the Lessee. The Lessee represents, covenants and warrants to the Bank as follows:

(a) Due Organization and Existence. The Lessee is a public agency of the State duly organized and existing under the Constitution and laws of the State.

(b) Authorization; Enforceability. The Constitution and laws of the State authorize the Lessee to enter into this Lease and to enter into the transactions contemplated by, and to carry out its obligations under, this Lease. The Lessee has duly authorized, executed and delivered this Lease in accordance with the Constitution and laws of the State. This Lease constitutes the legal, valid and binding special obligation of the Lessee enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

(c) No Conflicts or Default; Other Liens or Encumbrances. Neither the execution and delivery of this Lease nor the fulfillment of or compliance with the terms and conditions hereof, nor the consummation of the transactions contemplated hereby (i) conflicts with or results in a breach of the terms, conditions, provisions, or restrictions of any existing law, or court or administrative decree, order, or regulation, or agreement or instrument to which the Lessee is now a party or by which the Lessee is bound, **including without limitation any agreement or instrument pertaining to any bond, note, lease, certificate of participation, debt instrument, or any other obligation of the Lessee** (any such bond, note, lease, certificate of participation, debt instrument, and other obligation being referred to herein as an "Obligation Instrument"), (ii) constitutes a default under any of the foregoing, or (iii) results in the creation or imposition of any pledge, lien, charge or encumbrance whatsoever upon any of the property or assets of the Lessee, or upon the Leased Property except for Permitted Encumbrances.

By way of example, and not to be construed as a limitation on the representations set forth in the immediately preceding paragraph:

(A) no portion of the Leased Property is pledged to secure any Obligation Instrument; and

(B) the interests of the Lessor in the Leased Property hereunder do not violate the terms, conditions or provisions of any restriction or revenue pledge in any agreement or instrument pertaining to any Obligation Instrument.

If any Obligation Instrument existing on the date of execution of this Lease creates any pledge, lien, charge or encumbrance on any revenues, property or assets associated with the Leased Property that is higher in priority to the Bank's interests therein under this Lease, the Bank hereby subordinates its interests therein, but only to the extent required pursuant to such existing Obligation Instrument.

(d) Compliance with Open Meeting Requirements. The Governing Body has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Lessee's execution of this Lease was authorized.

(e) Compliance with Bidding Requirements. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property pursuant to this Lease, or the Governing Body and the Lessee have complied with all such procurement and public bidding laws as may be applicable hereto.

(f) No Adverse Litigation. There are no legal or governmental proceedings or litigation pending, or to the best knowledge of the Lessee threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling, or finding might adversely affect the transaction contemplated in or the validity of this Lease.

(g) Opinion of Lessee's Counsel. The letter attached to this Lease as Exhibit D is a true opinion of Lessee's counsel.

(h) Governmental Use of Leased Property. During the Term of this Lease, the Leased Property will be used solely by the Lessee, and only for the purpose of performing one or more governmental or proprietary functions of the Lessee consistent with the permissible scope of the Lessee's authority, and the Leased Property will not be subject to any direct or indirect private business use.

(i) Other Representations and Covenants. The representations, covenants, warranties, and obligations set forth in this Article are in addition to and are not intended to limit any other representations, covenants, warranties, and obligations set forth in this Lease.

(j) No Nonappropriations. The Lessee has never non-appropriated or defaulted under any of its payment or performance obligations or covenants, either under any municipal lease of the same general nature as this Lease, or under any of its bonds, notes, or other obligations of indebtedness for which its revenues or general credit are pledged.

(k) No Legal Violation. The Leased Property is not, and at all times during the Term of this Lease will not be in violation of any federal, state or local law, statute, ordinance or regulation.

(l) General Tax and Arbitrage Representations and Covenants.

(i) The certifications and representations made by the Lessee in this Lease are intended, among other purposes, to be a certificate permitted in Section 1.148-2(b) of the Treasury Regulations promulgated pursuant to Section 148 of the Code (the "Regulations"), to establish the reasonable expectations of the Lessee at the time of the execution of this Lease made on the basis of the facts, estimates and circumstances in existence on the date hereof. The Lessee further certifies and covenants as follows:

(A) The Lessee has not been notified of any disqualification or proposed disqualification of it by the Commissioner of the Internal Revenue Service as an issuer which may certify bond issues.

(B) To the best knowledge and belief of the Lessee, there are no facts, estimates or circumstances that would materially change the conclusions, certifications or representations set forth in this Lease, and the expectations herein set forth are reasonable.

(C) The Scheduled Term of this Lease does not exceed the useful life of the Leased Property, and the weighted average term of this Lease does not exceed the weighted average useful life of the Leased Property.

(D) Each advance of funds by the Bank to finance Leased Property under this Lease (each an "Advance") will occur only when and to the extent that the Lessee has reasonably determined and identified the nature, need, and cost of each item of Leased Property pertaining to such Advance.

(E) No use will be made of the proceeds of this Lease or any such Advance, or any funds or accounts of the Lessee which may be deemed to be proceeds of this Lease or any such Advance, which use, if it had been reasonably expected on the date of the execution of this Lease or of any such Advance, would

have caused this Lease or any such Advance to be classified as an "arbitrage bond" within the meaning of Section 148 of the Code.

(F) The Lessee will at all times comply with the rebate requirements of Section 148(f) of the Code as they pertain to this Lease, to the extent applicable.

(G) In order to preserve the status of this Lease and the Advances as other than "private activity bonds" as described in Sections 103(b)(1) and 141 of the Code, as long as this Lease and any such Advances are outstanding and unpaid:

(I) none of the proceeds from this Lease or the Advances or any facilities or assets financed therewith shall be used for any "private business use" as that term is used in Section 141(b) of the Code and defined in Section 141(b)(6) of the Code;

(II) the Lessee will not allow any such "private business use" to be made of the proceeds of this Lease or the Advances or any facilities or assets financed therewith; and

(III) none of the Advances or Lease Payments due hereunder shall be secured in whole or in part, directly or indirectly, by any interest in any property used in any such "private business use" or by payments in respect of such property and shall not be derived from payments in respect of such property.

(H) The Lessee will not take any action, or omit to take any action, which action or omission would cause the interest component of the Lease Payments to be ineligible for the exclusion from gross income as provided in Section 103 of the Code.

(I) The Lessee is a "governmental unit" within the meaning of Section 141(b)(6) of the Code.

(J) The obligations of the Lessee under this Lease are not federally guaranteed within the meaning of Section 149(b) of the Code.

(K) This Lease and the Advances to be made pursuant hereto will not reimburse the Lessee for any expenditures incurred prior to the date of this Lease and do not constitute a "refunding issue" as defined in Section 1.150-1(d) of the Regulations, and no part of the proceeds of this Lease or any such Advances will be used to pay or discharge any obligations of the Lessee the interest on which is or purports to be excludable from gross income under the Code or any predecessor provision of law.

(L) In compliance with Section 149(e) of the Code relating to information reporting, the Lessee will file or cause to be filed with the Internal Revenue Service Center, Ogden, UT 84201, within fifteen (15) days from the execution of this Lease, IRS Form 8038-G or 8038-GC, as appropriate, reflecting the total aggregate amount of Advances that can be made pursuant to this Lease.

(M) None of the proceeds of this Lease or the Advances to be made hereunder will be used directly or indirectly to replace funds of the Lessee used directly or indirectly to acquire obligations at a yield materially higher than the

yield on this Lease or otherwise invested in any manner. No portion of the Advances will be made for the purpose of investing such portion at a materially higher yield than the yield on this Lease.

(N) Inasmuch as Advances will be made under this Lease only when and to the extent the Lessee reasonably determines, identifies and experiences the need therefor, and will remain outstanding and unpaid only until such time as the Lessee has moneys available to repay the same, the Lessee reasonably expects that (I) the Advances will not be made sooner than necessary; (II) no proceeds from the Advances will be invested at a yield higher than the yield on this Lease; and (III) the Advances and this Lease will not remain outstanding and unpaid longer than necessary.

(O) The Lessee will either (i) spend all of the moneys advanced pursuant to this Lease immediately upon receipt thereof, without investment, on the portion of the Leased Property that is to be financed thereby; or (ii) invest such moneys at the highest yield allowable and practicable under the circumstances until they are to be spent on the portion of the Leased Property that is to be financed thereby, and track, keep records of, and pay to the United States of America, all rebatable arbitrage pertaining thereto, at the times, in the amounts, in the manner, and to the extent required under Section 148(f) of the Code and the Treasury Regulations promulgated in connection therewith. At least five percent (5%) of the total amount of moneys that are expected to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property within six (6) months from the date of this Lease. All moneys to be advanced pursuant to this Lease are reasonably expected to have been expended on the Leased Property no later than the earlier of: (I) the date twelve (12) months from the date such moneys are advanced; and (II) the date three (3) years from the date of this Lease.

(P) This Lease and the Advances to be made hereunder are not and will not be part of a transaction or series of transactions that attempts to circumvent the provisions of Section 148 of the Code and the regulations promulgated in connection therewith (I) enabling the Lessee to exploit the difference between tax-exempt and taxable interest rates to gain a material financial advantage, and (II) overburdening the tax-exempt bond market, as those terms are used in Section 1.148-10(a)(2) of the Regulations.

(Q) To the best of the knowledge, information and belief of the Lessee, the above expectations are reasonable. On the basis of the foregoing, it is not expected that the proceeds of this Lease and the Advances to be made hereunder will be used in a manner that would cause this Lease or such Advances to be "arbitrage bonds" under Section 148 of the Code and the regulations promulgated thereunder, and to the best of the knowledge, information and belief of the Lessee, there are no other facts, estimates or circumstances that would materially change the foregoing conclusions.

(ii) Arbitrage Rebate Under Section 148(f) of the Code. With respect to the arbitrage rebate requirements of Section 148(f) of the Code, either (check applicable box):

☐ (A) Lessee Qualifies for Small Issuer Exemption from Arbitrage Rebate. The Lessee hereby certifies and represents that it qualifies for the exception contained in Section 148(f)(4)(D) of the Code from the requirement to rebate

arbitrage earnings from investment of proceeds of the Advances made under this Lease (the "Rebate Exemption") as follows:

(1) The Lessee has general taxing powers.

(2) Neither this Lease, any Advances to be made hereunder, nor any portion thereof are private activity bonds as defined in Section 141 of the Code ("Private Activity Bonds").

(3) Ninety-five percent (95%) or more of the net proceeds of the Advances to be made hereunder are to be used for local government activities of the Lessee (or of a governmental unit, the jurisdiction of which is entirely within the jurisdiction of the Lessee).

(4) Neither the Lessee nor any aggregated issuer has issued or is reasonably expected to issue any tax-exempt obligations other than Private Activity Bonds (as those terms are used in Section 148(f)(4)(D) of the Code) during the current calendar year, including the Advances to be made hereunder, which in the aggregate would exceed \$5,000,000 in face amount, or \$15,000,000 in face amount for such portions, if any, of any tax-exempt obligations of the Lessee and any aggregated issuer as are attributable to construction of public school facilities within the meaning of Section 148(f)(4)(D)(vii) of the Code.

For purposes of this Section, "aggregated issuer" means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee.

The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 148(f)(4)(D)(i)(IV) of the Code.

Accordingly, the Lessee will qualify for the Rebate Exemption granted to governmental units issuing less than \$5,000,000 under Section 148(f)(4)(D) of the Code (\$15,000,000 for the financing of public school facilities construction as described above), and the Lessee shall be treated as meeting the requirements of Paragraphs (2) and (3) of Section 148(f) of the Code relating to the required rebate of arbitrage earnings to the United States with respect to this Lease and the Advances to be made hereunder.

- or -

☐ (B) Lessee Will Keep Records of and Will Rebate Arbitrage. The Lessee does not qualify for the small issuer Rebate Exemption described above, and the Lessee hereby certifies and covenants that it will account for, keep the appropriate records of, and pay to the United States, the rebate amount, if any, earned from the investment of gross proceeds of this Lease and the Advances to be made hereunder, at the times, in the amounts, and in the manner prescribed in Section 148(f) of the Code and the applicable Regulations promulgated with respect thereto.

(m) Small Issuer Exemption from Bank Nondeductibility Restriction. Based on the following representations of the Lessee, the Lessee hereby designates this Lease and the interest

components of the Lease Payments hereunder as “qualified tax-exempt obligations” within the meaning of Section 265(b)(3) of the Code: (i) this Lease and the Lease Payments hereunder are not private activity bonds within the meaning of Section 141 of the Code; (ii) the Lessee reasonably anticipates that it, together with all “aggregated issuers,” will not issue during the current calendar year obligations (other than those obligations described in clause (iii) below) the interest on which is excluded from gross income for federal income tax purposes under Section 103 of the Code which, when aggregated with this Lease, will exceed an aggregate principal amount of \$10,000,000; (iii) and notwithstanding clause (ii) above, the Lessee and its aggregated issuers may have issued in the current calendar year and may continue to issue during the remainder of the current calendar year private activity bonds other than qualified 501(c)(3) bonds as defined in Section 145 of the Code. For purposes of this subsection, “aggregated issuer” means any entity which (a) issues obligations on behalf of the Lessee, (b) derives its issuing authority from the Lessee, or (c) is subject to substantial control by the Lessee. The Lessee hereby certifies and represents that it has not created, does not intend to create and does not expect to benefit from any entity formed or availed of to avoid the purposes of Section 265(b)(3)(C) or (D) of the Code.

SECTION 2.2 Representations, Covenants and Warranties of the Bank. The Bank is a national banking association, duly organized, existing and in good standing under and by virtue of the laws of the United States of America, has the power to enter into this Lease, is possessed of full power to own and hold real and personal property, and to lease and sell the same, and has duly authorized the execution and delivery of this Lease. This Lease constitutes the legal, valid and binding obligation of the Bank, enforceable in accordance with its terms, except to the extent limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles affecting the rights of creditors generally.

ARTICLE III

AGREEMENT TO LEASE; TERM OF LEASE; LEASE PAYMENTS

SECTION 3.1 Lease. The Bank hereby leases the Leased Property to the Lessee, and the Lessee hereby leases the Leased Property from the Bank, upon the terms and conditions set forth herein.

Concurrently with its execution of this Lease, the Lessee shall deliver to the Bank fully completed documents substantially in the forms attached hereto as Exhibits B, C, D, E and F hereto. Prior to the Bank making the final Advance hereunder, Lessee shall provide the Bank an executed copy of the Delivery and Acceptance Certificate found in Exhibit F.

SECTION 3.2 Term. The Term of this Lease shall commence on the date of execution of this Lease, including delivery to the Bank by the Lessee of fully completed documents in the forms set forth in Exhibits B, C, D, E and F attached hereto, and continue until the end of the fiscal year of Lessee in effect at the Commencement Date (the “Original Term”). Thereafter, this Lease will be extended for 5 successive additional periods of one year coextensive with Lessee’s fiscal year, except for the last such period which may be less than a full fiscal year, (each, a “Renewal Term”) subject to an Event of Nonappropriation as described herein below in this Section 3.2 and in Section 3.3(a), with the final Renewal Term ending on March 5, 2030, unless this Lease is terminated as hereinafter provided. The Original Term together with all scheduled Renewal Terms shall be referred to herein as the “Scheduled Term” irrespective of whether this Lease is terminated for any reason prior to the scheduled commencement or termination of any Renewal Term as provided herein.

If Lessee does not appropriate funds for the payment of Lease Payments due for any Renewal Term in the adopted budget of the Lessee for the applicable fiscal year (an “Event of Nonappropriation”), this Lease

will terminate upon the expiration of the Original or Renewal Term then in effect and Lessee shall notify Bank of such termination at least ten (10) days prior to the expiration of the Original or Renewal Term then in effect.

SECTION 3.3 Termination. This Lease will terminate upon the earliest of any of the following events:

- (a) upon the expiration of the Original Term or any Renewal Term of this Lease following an Event of Nonappropriation;
- (b) the exercise by Lessee of any option to purchase granted in this Lease by which Lessee purchases all of the Leased Property;
- (c) a default by Lessee and Bank's election to terminate this Lease under Article VII herein; or
- (d) the expiration of the Scheduled Term of this Lease, the Lessee having made payment of all Lease Payments accrued to such date.

SECTION 3.4 Lease Payments.

(a) Time and Amount. During the Term of this Lease and so long as this Lease has not terminated pursuant to Section 3.3, the Lessee agrees to pay to the Bank, its successors and assigns, as annual rental for the use and possession of the Leased Property, the Lease Payments (denominated into components of principal and interest) in the amounts specified in Exhibit A, to be due and payable in arrears on each payment date identified in Exhibit A (or if such day is not a Business Day, the next succeeding Business Day) specified in Exhibit A (the "Lease Payment Date").

(b) Rate on Overdue Payments. In the event the Lessee should fail to make any of the Lease Payments required in this Section, the Lease Payment in default shall continue as an obligation of the Lessee until the amount in default shall have been fully paid, and the Lessee agrees to pay the same with interest thereon, to the extent permitted by law, from the date such amount was originally payable at the rate equal to the original interest rate payable with respect to such Lease Payments.

(c) Additional Payments. Any additional payments required to be made by the Lessee hereunder, including but not limited to Sections 4.1, 5.3, and 7.4 of this Lease, shall constitute additional rental for the Leased Property.

SECTION 3.5 Possession of Leased Property Upon Termination. Upon termination of this Lease pursuant to Sections 3.3(a), or (c), the Lessee shall transfer the Leased Property to the Bank in such manner as may be specified by the Bank, and the Bank shall have the right to take possession of the Leased Property by virtue of the Bank's ownership interest as lessor of the Leased Property, and the Lessee at the Bank's direction shall ship the Leased Property to the destination designated by the Bank by loading the Leased Property at the Lessee's cost and expense, on board such carrier as the Bank shall specify.

SECTION 3.6 No Withholding. Notwithstanding any dispute between the Bank and the Lessee, in connection with this Lease or otherwise, including a dispute as to the failure of any portion of the Leased Property in use by or possession of the Lessee to perform the task for which it is leased, the Lessee shall make all Lease Payments when due and shall not withhold any Lease Payments pending the final resolution of such dispute.

SECTION 3.7 Lease Payments to Constitute a Current Obligation of the Lessee. Notwithstanding any other provision of this Lease, the Lessee and the Bank acknowledge and agree that the obligation of the Lessee to pay Lease Payments hereunder constitutes a current special obligation of the Lessee payable exclusively from current and legally available funds and shall not in any way be construed to be an indebtedness of the Lessee within the meaning of any constitutional or statutory limitation or requirement applicable to the Lessee concerning the creation of indebtedness. The Lessee has not hereby pledged the general tax revenues or credit of the Lessee to the payment of the Lease Payments, or the interest thereon, nor shall this Lease obligate the Lessee to apply money of the Lessee to the payment of Lease Payments beyond the then current Original Term or Renewal Term, as the case may be, or any interest thereon.

SECTION 3.8 Net Lease. This Lease shall be deemed and construed to be a “net-net-net lease” and the Lessee hereby agrees that the Lease Payments shall be an absolute net return to the Bank, free and clear of any expenses, charges or set-offs whatsoever, except as expressly provided herein.

SECTION 3.9 Offset. Lease Payments or other sums payable by Lessee pursuant to this Lease shall not be subject to set-off, deduction, counterclaim or abatement and Lessee shall not be entitled to any credit against such Lease Payments or other sums for any reason whatsoever, including, but not limited to: (i) any accident or unforeseen circumstances; (ii) any damage or destruction of the Leased Property or any part thereof; (iii) any restriction or interference with Lessee's use of the Leased Property; (iv) any defects, breakdowns, malfunctions, or unsuitability of the Leased Property or any part thereof; or (v) any dispute between the Lessee and the Bank, any vendor or manufacturer of any part of the Leased Property, or any other person.

ARTICLE IV

INSURANCE

SECTION 4.1 Insurance. Lessee, at Bank's option, will either self-insure, or at Lessee's cost, will cause casualty insurance and property damage insurance to be carried and maintained on the Leased Property, with all such coverages to be in such amounts sufficient to cover the value of the Leased Property at the commencement of this Lease (as determined by the purchase price paid for the Leased Property), and public liability insurance with respect to the Leased Property in the amounts required by law, but in no event with a policy limit less than \$1,000,000 per occurrence. All insurance shall be written in such forms, to cover such risks, and with such insurers, as are customary for public entities such as the Lessee. A combination of self-insurance and policies of insurance may be utilized. If policies of insurance are obtained, Lessee will cause Bank to be a loss payee as its interest under this Lease may appear on such property damage insurance policies, and an additional insured on a primary and noncontributory basis on such public liability insurance in an amount equal to or exceeding the minimum limit stated herein. Subject to Section 4.2, insurance proceeds from insurance policies or budgeted amounts from self-insurance as relating to casualty and property damage losses will, to the extent permitted by law, be payable to Bank in an amount equal to the then outstanding principal and accrued interest components of the Lease Payments at the time of such damage or destruction as provided by Section 8.1. Lessee will deliver to Bank the policies or evidences of insurance or self-insurance satisfactory to Bank, together with receipts for the applicable premiums before the Leased Property is delivered to Lessee and at least thirty (30) days before the expiration of any such policies. By endorsement upon the policy or by independent instrument furnished to Bank, such insurer will agree that it will give Bank at least thirty (30) days' written notice prior to cancellation or alteration of the policy. Lessee will carry workers compensation insurance covering all employees working on, in, or about the Leased Property, and will require any other person or entity working on, in, or about the Leased Property to carry such coverage, and will furnish to Bank certificates evidencing such coverages throughout the Term of this Lease.

SECTION 4.2 Damage to or Destruction of the Leased Property. If all or any part of the Leased Property is lost, stolen, destroyed, or damaged, Lessee will give Bank prompt notice of such event and will,

to the extent permitted by law, repair or replace the same at Lessee's cost. If such lost, stolen, destroyed or damaged Leased Property is equipment, it shall be repaired or replaced within thirty (30) days after such event. If such lost, stolen, destroyed or damaged Leased Property is other than equipment, it shall be repaired or replaced within one hundred eighty (180) days after such event. Any replaced Leased Property will be substituted in this Lease by appropriate endorsement. All insurance proceeds received by Bank under the policies required under Section 4.1 with respect to the Leased Property lost, stolen, destroyed, or damaged, will be paid to Lessee if the Leased Property is repaired or replaced by Lessee as required by this Section. If Lessee fails or refuses to make the required repairs or replacement, such proceeds will be paid to Bank to the extent of the then remaining portion of the Lease Payments to become due during the Scheduled Term of this Lease less that portion of such Lease Payments attributable to interest which will not then have accrued as provided in Section 8.1. No loss, theft, destruction, or damage to the Leased Property will impose any obligation on Bank under this Lease, and this Lease will continue in full force and effect regardless of such loss, theft, destruction, or damage. Lessee assumes all risks and liabilities, whether or not covered by insurance, for loss, theft, destruction, or damage to the Leased Property and for injuries or deaths of persons and damage to property however arising, whether such injury or death be with respect to agents or employees of Lessee or of third parties, and whether such damage to property be to Lessee's property or to the property of others.

ARTICLE V

COVENANTS

SECTION 5.1 Use of the Leased Property. The Lessee represents and warrants that it has an immediate and essential need for the Leased Property to carry out and give effect to the public purposes of the Lessee, which need is not temporary or expected to diminish in the foreseeable future, and that it expects to make immediate use of all of the Leased Property.

The Lessee hereby covenants that it will install, use, operate, maintain, and service the Leased Property in accordance with all vendors' instructions and in such a manner as to preserve all warranties and guarantees with respect to the Leased Property.

The Lessor hereby assigns to the Lessee, without recourse, for the Term of this Lease, all manufacturer warranties and guaranties, express or implied, pertinent to the Leased Property, and the Lessor directs the Lessee to obtain the customary services furnished in connection with such warranties and guaranties at the Lessee's expense; provided, however, that the Lessee hereby agrees that it will reassign to the Lessor all such warranties and guaranties in the event of termination of this Lease pursuant to Sections 3.3(a) or 3.3(c).

SECTION 5.2 Interest in the Leased Property and this Lease. Upon expiration of the Term as provided in Section 3.3(b) or 3.3(d) hereof, all right, title and interest of the Bank in and to all of the Leased Property shall be transferred to and vest in the Lessee, without the necessity of any additional document of transfer.

SECTION 5.3 Maintenance, Utilities, Taxes and Assessments.

(a) Maintenance; Repair and Replacement. Throughout the Term of this Lease, as part of the consideration for the rental of the Leased Property, all repair and maintenance of the Leased Property shall be the responsibility of the Lessee, and the Lessee shall pay for or otherwise arrange for the payment of the cost of the repair and replacement of the Leased Property excepting ordinary wear and tear, and the Lessee hereby covenants and agrees that it will comply with all vendors' and manufacturers' maintenance and warranty requirements pertaining to the Leased Property. In

exchange for the Lease Payments herein provided, the Bank agrees to provide only the Leased Property, as hereinbefore more specifically set forth.

(b) Tax and Assessments; Utility Charges. The Lessee shall also pay or cause to be paid all taxes and assessments, including but not limited to utility charges, of any type or nature charged to the Lessee or levied, assessed or charged against any portion of the Leased Property or the respective interests or estates therein; provided that with respect to special assessments or other governmental charges that may lawfully be paid in installments over a period of years, the Lessee shall be obligated to pay only such installments as are required to be paid during the Term of this Lease as and when the same become due.

(c) Contests. The Lessee may, at its expense and in its name, in good faith contest any such taxes, assessments, utility and other charges and, in the event of any such contest, may permit the taxes, assessments or other charges so contested to remain unpaid during the period of such contest and any appeal therefrom; provided that prior to such nonpayment it shall furnish the Bank with the opinion of an independent counsel acceptable to the Bank to the effect that, by nonpayment of any such items, the interest of the Bank in such portion of the Leased Property will not be materially endangered and that the Leased Property will not be subject to loss or forfeiture. Otherwise, the Lessee shall promptly pay such taxes, assessments or charges or make provisions for the payment thereof in form satisfactory to the Bank.

SECTION 5.4 Modification of the Leased Property.

(a) Additions, Modifications and Improvements. The Lessee shall, at its own expense, have the right to make additions, modifications, and improvements to any portion of the Leased Property if such improvements are necessary or beneficial for the use of such portion of the Leased Property. All such additions, modifications and improvements shall thereafter comprise part of the Leased Property and be subject to the provisions of this Lease. Such additions, modifications and improvements shall not in any way damage any portion of the Leased Property or cause it to be used for purposes other than those authorized under the provisions of State and federal law or in any way which would impair the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments; and the Leased Property, upon completion of any additions, modifications and improvements made pursuant to this Section, shall be of a value which is not substantially less than the value of the Leased Property immediately prior to the making of such additions, modifications and improvements.

(b) No Liens. Except for Permitted Encumbrances, the Lessee will not permit (i) any liens or encumbrances to be established or remain against the Leased Property or (ii) any mechanic's or other lien to be established or remain against the Leased Property for labor or materials furnished in connection with any additions, modifications or improvements made by the Lessee pursuant to this Section; provided that if any such mechanic's lien is established and the Lessee shall first notify or cause to be notified the Bank of the Lessee's intention to do so, the Lessee may in good faith contest any lien filed or established against the Leased Property, and in such event may permit the items so contested to remain undischarged and unsatisfied during the period of such contest and any appeal therefrom and shall provide the Bank with full security against any loss or forfeiture which might arise from the nonpayment of any such item, in form satisfactory to the Bank. The Bank will cooperate fully in any such contest.

SECTION 5.5 Permits. The Lessee will provide all permits and licenses necessary for the ownership, possession, operation, and use of the Leased Property, and will comply with all laws, rules, regulations, and ordinances applicable to such ownership, possession, operation, and use. If compliance with any law, rule, regulation, ordinance, permit, or license requires changes or additions to be made to the Leased Property, such changes or additions will be made by the Lessee at its own expense.

SECTION 5.6 Bank's Right to Perform for Lessee. If the Lessee fails to make any payment or to satisfy any representation, covenant, warranty, or obligation contained herein or imposed hereby, the Bank may (but need not) make such payment or satisfy such representation, covenant, warranty, or obligation, and the amount of such payment and the expense of any such action incurred by the Bank, as the case may be, will be deemed to be additional rent payable by the Lessee on the Bank's demand.

SECTION 5.7 Bank's Disclaimer of Warranties. The Bank has played no part in the selection of the Leased Property, the Lessee having selected the Leased Property independently from the Bank. The Bank, at the Lessee's request, has acquired or arranged for the acquisition of the Leased Property and shall lease the same to the Lessee as herein provided, the Bank's only role being the facilitation of the financing of the Leased Property for the Lessee. THE BANK MAKES NO WARRANTY OR REPRESENTATION, EITHER EXPRESS OR IMPLIED, AS TO THE VALUE, DESIGN, CONDITION, QUALITY, DURABILITY, SUITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE OR FITNESS FOR THE USE CONTEMPLATED BY THE LESSEE OF THE LEASED PROPERTY, OR ANY PORTION THEREOF. THE LESSEE ACKNOWLEDGES THAT THE BANK IS NOT A MANUFACTURER OR VENDOR OF ALL OR ANY PORTION OF THE LEASED PROPERTY, AND THAT THE LESSEE IS LEASING THE LEASED PROPERTY AS IS. In no event shall the Bank be liable for incidental, direct, indirect, special or consequential damages, in connection with or arising out of this Lease, for the existence, furnishing, functioning or Lessee's use and possession of the Leased Property.

SECTION 5.8 Indemnification. To the extent permitted by applicable law, the Lessee hereby agrees to indemnify and hold harmless the Bank, its directors, officers, shareholders, employees, agents, and successors from and against any loss, claim, damage, expense, and liability resulting from or attributable to the acquisition, construction, or use of the Leased Property. Notwithstanding the foregoing, the Bank shall not be indemnified for any liability resulting from the gross negligence or willful misconduct of the Bank.

SECTION 5.9 Inclusion for Consideration as Budget Item. During the Term of this Lease, the Lessee covenants and agrees that it shall give due consideration, in accordance with applicable law, as an item for expenditure during its annual budget considerations, of an amount necessary to pay Lease Payments for the Leased Property during the next succeeding Renewal Term. Nothing herein shall be construed to direct or require that Lessee take or direct that any legislative act be done, or that the Governing Body of Lessee improperly or unlawfully delegate any of its legislative authority.

SECTION 5.10 Annual Financial Information. During the Term of this Lease, the Lessee covenants and agrees to provide the Bank as soon as practicable when they are available: (i) a copy of the Lessee's final annual budget for each fiscal year; (ii) a copy of the Lessee's most recent financial statements; and (iii) any other financial reports the Bank may request from time to time.

ARTICLE VI

ASSIGNMENT AND SUBLEASING

SECTION 6.1 Assignment by the Bank. The parties hereto agree that all rights of Bank hereunder may be assigned, transferred or otherwise disposed of, either in whole or in part, including without limitation transfer to a trustee pursuant to a trust arrangement under which the trustee issues certificates of participation evidencing undivided interests in this Lease and/or the rights to receive Lease Payments hereunder, provided that notice of any such assignment, transfer or other disposition is given to Lessee.

SECTION 6.2 Assignment and Subleasing by the Lessee. The Lessee may not assign this Lease or sublease all or any portion of the Leased Property unless both of the following shall have occurred: (i) the Bank shall have consented to such assignment or sublease; and (ii) the Bank shall have received assurance acceptable to the Bank that such assignment or sublease: (A) is authorized under applicable state law, (B) will not adversely affect the validity of this Lease, and (C) will not adversely affect the exclusion from gross income for federal income tax purposes of the interest components of the Lease Payments.

ARTICLE VII

EVENTS OF DEFAULT AND REMEDIES

SECTION 7.1 Events of Default Defined. The following shall be “events of default” under this Lease and the terms “events of default” and “default” shall mean, whenever they are used in this Lease, any one or more of the following events:

(a) Payment Default. Failure by the Lessee to pay any Lease Payment required to be paid hereunder by the corresponding Lease Payment Date.

(b) Covenant Default. Failure by the Lessee to observe and perform any warranty, covenant, condition or agreement on its part to be observed or performed herein or otherwise with respect hereto other than as referred to in clause (a) of this Section, for a period of 30 days after written notice specifying such failure and requesting that it be remedied has been given to the Lessee by the Bank; provided, however, if the failure stated in the notice cannot be corrected within the applicable period, the Bank shall not unreasonably withhold their consent to an extension of such time if corrective action is instituted by the Lessee within the applicable period and diligently pursued until the default is corrected.

(c) Bankruptcy or Insolvency. The filing by the Lessee of a case in bankruptcy, or the subjection of any right or interest of the Lessee under this Lease to any execution, garnishment or attachment, or adjudication of the Lessee as a bankrupt, or assignment by the Lessee for the benefit of creditors, or the entry by the Lessee into an agreement of composition with creditors, or the approval by a court of competent jurisdiction of a petition applicable to the Lessee in any proceedings instituted under the provisions of the federal bankruptcy code, as amended, or under any similar act which may hereafter be enacted.

The foregoing provisions of this Section 7.1 are subject to the provisions of Section 3.2 hereof with respect to nonappropriation.

SECTION 7.2 Remedies on Default. Whenever any event of default referred to in Section 7.1 hereof shall have happened and be continuing, the Bank shall have the right, at its sole option, without any further demand or notice to take one or any combination of the following remedial steps:

(a) take possession of the Leased Property by virtue of the Bank’s ownership interest as lessor of the Leased Property;

(b) hold the Lessee liable for the difference between (i) the rents and other amounts payable by Lessee hereunder to the end of the then current Original Term or Renewal Term, as appropriate, and (ii) the rent paid by a lessee of the Leased Property pursuant to such lease; and

(c) take whatever action at law or in equity may appear necessary or desirable to enforce its right hereunder.

SECTION 7.3 No Remedy Exclusive. No remedy conferred herein upon or reserved to the Bank is intended to be exclusive and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Lease or now or hereafter existing at law or in equity. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Bank to exercise any remedy reserved to it in this Article it shall not be necessary to give any notice, other than such notice as may be required in this Article or by law.

SECTION 7.4 Agreement to Pay Attorneys' Fees and Expenses. In the event either party to this Lease should default under any of the provisions hereof and the nondefaulting party should employ attorneys or incur other expenses for the collection of moneys or the enforcement of performance or observance of any obligation or agreement on the part of the defaulting party contained herein, the defaulting party agrees that it will pay on demand to the nondefaulting party the reasonable fees of such attorneys and such other expenses so incurred by the nondefaulting party.

SECTION 7.5 Waiver of Certain Damages. With respect to all of the remedies provided for in this Article VII, the Lessee hereby waives any damages occasioned by the Bank's repossession of the Leased Property upon an event of default.

ARTICLE VIII

PREPAYMENT OF LEASE PAYMENTS IN PART

SECTION 8.1 Extraordinary Prepayment From Net Proceeds. To the extent, if any, required pursuant to Section 4.1 the Lessee shall be obligated to purchase the Leased Property by prepaying the Lease Payments in whole or in part on any date, from and to the extent of any Net Proceeds or other moneys pursuant to Article IV hereof. The Lessee and the Bank hereby agree that in the case of such prepayment of the Lease Payments in part, such Net Proceeds or other moneys shall be credited toward the Lessee's obligations hereunder pro rata among Lease Payments so that following prepayment, the remaining annual Lease Payments will be proportional to the initial annual Lease Payments.

SECTION 8.2 Option to Purchase Leased Property. Subject to the terms and conditions of this Section, the Bank hereby grants an option to the Lessee to purchase all or a portion of the Leased Property by paying on any date a price equal to the portion of the outstanding principal component of the Lease Payments that is allocable to such portion of the Leased Property that is being so purchased, without premium, plus the accrued interest component of such portion of the Lease Payments to such payment date. To exercise this option, the Lessee must deliver to the Bank written notice specifying the date on which the Leased Property is to be purchased (the "Closing Date"), which notice must be delivered to the Bank at least thirty (30) days prior to the Closing Date specified therein. The Lessee may purchase the Leased Property pursuant to the option granted in this Section only if the Lessee has made all Lease Payments when due (or has remedied any defaults in the payment of Lease Payments, in accordance with the provisions of this Lease) and all other warranties, representations, covenants, and obligations of the Lessee under this Lease have been satisfied (or all breaches thereof have been waived by the Bank in writing).

Upon the expiration of the Scheduled Term of this Lease and provided that all conditions of the immediately preceding paragraph have been satisfied (except those pertaining to notice), the Lessee shall be deemed to have purchased the Leased Property (without the need for payment of additional moneys) and shall be vested with all rights and title to the Leased Property.

ARTICLE IX

MISCELLANEOUS

SECTION 9.1 Notices. Unless otherwise specifically provided herein, all notices shall be in writing addressed to the respective party as set forth below (or to such other address as the party to whom such notice is intended shall have previously designated by written notice to the serving party), and may be personally served, telecopied, or sent by overnight courier service or United States mail:

If to Bank:

ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133
Attention: Kirsi Hansen

If to the Lessee:

Vineyard City
125 South Main Street
Vineyard City, UT 84059
Attention: Kristie Bayles

Such notices shall be deemed to have been given: (a) if delivered in person, when delivered; (b) if delivered by telecopy, on the date of transmission if transmitted by 4:00 p.m. (Salt Lake City time) on a Business Day or, if not, on the next succeeding Business Day; (c) if delivered by overnight courier, two Business Days after delivery to such courier properly addressed; or (d) if by United States mail, four Business Days after depositing in the United States mail, postage prepaid and properly addressed.

SECTION 9.2 System of Registration. The Lessee shall be the Registrar for this Lease and the rights to payments hereunder. The Bank shall be the initial Registered Owner of rights to receive payments hereunder. If the Bank transfers its rights to receive payments hereunder, the Registrar shall note on this Lease the name and address of the transferee.

SECTION 9.3 Instruments of Further Assurance. To the extent, if any, that the Bank's interest in the Leased Property as Lessor under this Lease is deemed to be a security interest in the Leased Property, then the Lessee shall be deemed to have granted, and in such event the Lessee does hereby grant, a security interest in the Leased Property to the Bank, which security interest includes proceeds, and this Lease shall constitute a security agreement under applicable law. Concurrently with the execution of this Lease, the Lessee has executed, delivered, and filed and/or recorded all financing statements, UCC forms, mortgages, deeds of trust, notices, filings, and/or other instruments, in form required for filing and/or recording thereof, as are required under applicable law to fully perfect such security interest of the Bank in the Leased Property (collectively, "Security Documents"). Attached hereto as Exhibit E are copies of all such Security Documents. The Lessee will do, execute, acknowledge, deliver and record, or cause to be done, executed, acknowledged, delivered and recorded, such additional acts, notices, filings and instruments as the Bank may require in its sole discretion to evidence, reflect and perfect the title, ownership, leasehold interest, security interest and/or other interest of the Bank in and to any part or all of the Leased Property, promptly upon the request of the Bank.

SECTION 9.4 Binding Effect. This Lease shall inure to the benefit of and shall be binding upon the Bank and the Lessee and their respective successors and assigns.

SECTION 9.5 Amendments. This Lease may be amended or modified only upon the written agreement of both the Bank and the Lessee.

SECTION 9.6 Section Headings. Section headings are for reference only and shall not be used to interpret this Lease.

SECTION 9.7 Severability. In the event any provision of this Lease shall be held invalid or unenforceable by a court of competent jurisdiction, to the extent permitted by law, such holding shall not invalidate or render unenforceable any other provision hereof.

SECTION 9.8 Entire Agreement. This Lease and the attached Exhibits constitute the entire agreement between the Bank and the Lessee and supersedes any prior agreement between the Bank and the Lessee with respect to the Leased Property, except as is set forth in an Addendum, if any, which is made a part of this Lease and which is signed by both the Bank and the Lessee.

SECTION 9.9 Execution in Counterparts. This Lease may be executed in any number of counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 9.10 Arbitration. To the extent permitted by law, any dispute, controversy or claim arising out of or based upon the terms of this Lease, or the transactions contemplated hereby shall be settled exclusively and finally by binding arbitration. Upon written demand for arbitration by any party hereto, the parties to the dispute shall confer and attempt in good faith to agree upon one arbitrator. If the parties have not agreed upon an arbitrator within thirty (30) days after receipt of such written demand, each party to the dispute shall appoint one arbitrator and those two arbitrators shall agree upon a third arbitrator. Any arbitrator or arbitrators appointed as provided in this section shall be selected from panels maintained by, and the binding arbitration shall be conducted in accordance with the commercial arbitration rules of, the American Arbitration Association (or any successor organization), and such arbitration shall be binding upon the parties. The arbitrator or arbitrators shall have no power to add or detract from the agreements of the parties and may not make any ruling or award that does not conform to the terms and conditions of this Lease. The arbitrator or arbitrators shall have no authority to award punitive damages, or any other damages not measured by the prevailing party's actual damages. Judgment upon an arbitration award may be entered in any court having jurisdiction. The prevailing party in the arbitration proceedings shall be awarded reasonable attorney fees and expert witness costs and expenses.

SECTION 9.11 Applicable Law. This Agreement shall be governed by and construed in accordance with the laws of the State.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Bank has caused this Lease to be executed in its name by its duly authorized officer, and the Lessee has caused this Lease to be executed in its name by its duly authorized officer, as of the date first above written.

ZIONS BANCORPORATION, N.A., as Lessor

By: _____
Authorized Officer

VINEYARD CITY, as Lessee

By: _____

Title

EXHIBIT A

FIXED RATE

LEASE PAYMENT DEBT SERVICE SCHEDULE*

1. Interest. Interest components payable on the principal amount outstanding have been computed at the rate of six and forty-five hundredths' percent (6.45 %) per annum calculated based on twelve 30-day months during a 360-day year.

2. Payment Dates and Amounts.

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/05/2025	-	-	-	-	-
03/05/2026	16,846.47	6.450%	6,180.52	23,026.99	23,026.99
03/05/2027	17,933.06	6.450%	5,093.92	23,026.98	23,026.98
03/05/2028	19,089.74	6.450%	3,937.24	23,026.98	23,026.98
03/05/2029	20,321.03	6.450%	2,705.95	23,026.98	23,026.98
03/05/2030	21,631.74	6.450%	1,395.25	23,026.99	23,026.99
Total	\$95,822.04	-	\$19,312.88	\$115,134.92	-

EXHIBIT B

DESCRIPTION OF THE LEASED PROPERTY

One (1) Plow Truck

VIN _____

EXHIBIT C

RESOLUTION OF GOVERNING BODY

A resolution approving the form of the Lease/Purchase Agreement with ZIONS BANCORPORATION, N.A., Salt Lake City, Utah and authorizing the execution and delivery thereof.

Whereas, The City Council (the “Governing Body”) of Vineyard City (the “Lessee”) has determined that the leasing of the property described in the Lease/Purchase Agreement (the “Lease/Purchase Agreement”) presented at this meeting is for a valid public purpose and is essential to the operations of the Lessee; and

Whereas, the Governing Body has reviewed the form of the Lease/Purchase Agreement and has found the terms and conditions thereof acceptable to the Lessee; and

Whereas, either there are no legal bidding requirements under applicable law to arrange for the leasing of such property under the Lease/Purchase Agreement, or the Governing Body has taken the steps necessary to comply with the same with respect to the Lease/Purchase Agreement.

Be it resolved by the Governing Body of Vineyard City as follows:

SECTION 1. The terms of said Lease/Purchase Agreement are in the best interests of the Lessee for the leasing of the property described therein.

SECTION 2. The appropriate officers and officials of the Lessee are hereby authorized and directed to execute and deliver the Lease/Purchase Agreement in substantially the form presented to this meeting and any related documents and certificates necessary to the consummation of the transactions contemplated by the Lease/Purchase Agreement for and on behalf of the Lessee. The officers and officials of the Lessee may make such changes to the Lease/Purchase Agreement and related documents and certificates as such officers and officials deem necessary or desirable, such approval to be conclusively evidenced by the execution and delivery thereof.

SECTION 3. The officers and officials of the Governing Body and the Lessee are hereby authorized and directed to fulfill all obligations under the terms of the Lease/Purchase Agreement.

Adopted and approved this _____ day of March, 2025.

By _____

Print Name _____

Title _____

Attest:

By _____

Print Name _____

Title _____

STATE OF UTAH

)

) ss.

COUNTY OF UTAH

)

I, _____ hereby certify that I am the duly qualified and acting
_____ of Vineyard City (the "Lessee").
(Title)

I further certify that the above and foregoing instrument constitutes a true and correct copy of the minutes of a regular meeting of the governing body including a Resolution adopted at said meeting held on _____, 2025 as said minutes and Resolution are officially of record in my possession, and that a copy of said Resolution was deposited in my office on _____, 2025.

In witness whereof, I have hereunto set my hand on behalf of the Lessee this _____ day of _____, 2025.

By _____

Print Name _____

Title _____

EXHIBIT D
Opinion of Lessee's Counsel

To: ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

As counsel for Vineyard City ("Lessee"), I have examined duly executed originals of the Lease/Purchase Agreement (the "Lease") dated this 5th day of March, 2025, between the Lessee and ZIONS BANCORPORATION, N.A., Salt Lake City, Utah ("Bank"), and the proceedings taken by Lessee to authorize and execute the Lease (the "Proceedings"). Based upon such examination as I have deemed necessary or appropriate, I am of the opinion that:

1. Lessee is a body corporate and politic, legally existing under the laws of the State of Utah (the "State").

2. The Lease and the Proceedings have been duly adopted, authorized, executed, and delivered by Lessee, and do not require the seal of Lessee to be effective, valid, legal, or binding.

3. The governing body of Lessee has complied with all applicable open public meeting and notice laws and requirements with respect to the meeting at which the Proceedings were adopted and the Lessee's execution of the Lease was authorized.

4. The Lease is a legal, valid, and binding obligation of Lessee, enforceable against Lessee in accordance with its terms except as limited by the state and federal laws affecting remedies and by bankruptcy, reorganization, or other laws of general application affecting the enforcement of creditor's rights generally.

5. Either there are no usury laws of the State applicable to the Lease, or the Lease is in accordance with and does not violate all such usury laws as may be applicable.

6. Either there are no procurement or public bidding laws of the State applicable to the acquisition and leasing of the Leased Property (as defined in the Lease) from the Bank under the Lease, or the acquisition and leasing of the Leased Property from the Bank under the Lease comply with all such procurement and public bidding laws as may be applicable.

7. There are no legal or governmental proceedings or litigation pending or, to the best of my knowledge, threatened or contemplated (or any basis therefor) wherein an unfavorable decision, ruling or finding might adversely affect the transactions contemplated in or the validity of the Lease.

8. The adoption, execution and/or delivery of the Lease and the Proceedings, and the compliance by the Lessee with their provisions, will not conflict with or constitute a breach of or default under any court decree or order or any agreement, indenture, lease or other instrument or any existing law or administrative regulation, decree or order to which the Lessee is subject or by which the Lessee is or may be bound.

9. Although we are not opining as to the ownership of the Leased Property or the priority of liens thereon, it is also our opinion that the Security Documents attached as Exhibit E to the Lease are sufficient in substance, form, and description, and indicated place, address, and method of filing and/or recording, to completely and fully perfect the security interest in every portion of the Leased Property granted under the Lease, and no other filings and/or recordings are necessary to fully perfect said security interest in the Leased Property.

Attorney for Lessee

EXHIBIT E

SECURITY DOCUMENTS

[Attach Certificates of Title showing ZIONS BANCORPORATION, N.A. as the lien holder]

EXHIBIT F

DELIVERY AND ACCEPTANCE CERTIFICATE

To: ZIONS BANCORPORATION, N.A.
One South Main Street, 17th Floor
Salt Lake City, Utah 84133

Reference is made to the Lease/Purchase Agreement between the undersigned (“Lessee”), and ZIONS BANCORPORATION, N.A. (the “Bank”), dated March 5, 2025 , (the “Lease”) and to that part of the Leased Property described therein which comprises personal property (collectively, the “Equipment”). In connection therewith we are pleased to confirm to you the following:

1. All of the Equipment has been delivered to and received by the undersigned; all installation or other work necessary prior to the use thereof has been completed; said Equipment has been examined and/or tested and is in good operating order and condition and is in all respects satisfactory to the undersigned and as represented, and that said Equipment has been accepted by the undersigned and complies with all terms of the Lease. Consequently, you are hereby authorized to pay for the Equipment in accordance with the terms of any purchase orders for the same.
2. In the future, in the event the Equipment fails to perform as expected or represented we will continue to honor the Lease in all respects and continue to make our rental and other payments thereunder in the normal course of business and we will look solely to the vendor, distributor or manufacturer for recourse.
3. We acknowledge that the Bank is neither the vendor nor manufacturer or distributor of the Equipment and has no control, knowledge or familiarity with the condition, capacity, functioning or other characteristics of the Equipment.
4. The vehicle identification number for each item of Equipment which is set forth on Exhibit “B ” to the Lease is correct.

This certificate shall not be considered to alter, construe, or amend the terms of the Lease.

Lessee:

VINEYARD CITY

By: _____
(Authorized Signature)

Date: _____



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: February 26, 2025

Agenda Item: PUBLIC HEARING - FY25 Budget Amendment #2 (Resolution 2025-04)
Finance Director Kristie Bayles will present proposed amendments to the FY25 Budget

Department: Finance

Presenter: Kristie Bayles

Background/Discussion:

Utah Code Section 10-6-128 allows for the amendment of the City's budget up until the last day of the fiscal year for which the budget applies. City Staff recommends the amendment of the Vineyard City Fiscal Year 2024 – 2025 Budget for various items as outlined in the attached detailed worksheet.

Fiscal Impact:

Fiscal Impact: Mayor and Council Members, an additional column was added to the budget spreadsheets as requested by the Council. Changes since Amendment #1 are reflected in the Projected Budget FY25 column of the attached budget. Below are some notes that will help the budget amendment go more smoothly. Please reach out with questions prior to the meeting.

- FY24 Adopted Budget column has been updated with Actual FY24 amounts from the financial statements.
- Adjustments to transfers from several funds into the Internal Service Fund (ISF) are recommended for leased vehicles. This change will affect all funds. The total dollar amount *will not* change in the ISF Fleet but rather allocations to the ISF from the different contributing funds. Bluebeam licenses are needed in ISF IT in the amount of \$12,000 and will be covered by fund balance.
- With the creation of a new school district, a financial analysis is needed. Vineyard's estimated portion is \$14,250 and will be paid out of the General Fund.
- Two additional projects are needed in the Capital Projects fund: the security door for the City Hall basement \$15,000, and the remodel of the conference room at City Hall for the Sheriff's Office expansion \$67,000.
- The Water Fund is requesting an additional \$75,000 for water shares.
- Sewer Fund, Stormwater Fund, and Transportation Fund recommend reductions in expenses related to the transfers to ISF as mentioned previously.

Internal Service Fund: -\$12,000

General Fund: \$330,909

Capital Projects Fund: -\$827,868

Water Fund: -\$33,29

Sewer Fund: \$48,850

Stormwater Fund: \$20,443

Transportation Fund: \$4,202

Recommendation:

Approval of the resolution.

Sample Motion:

**I move to approve Resolution 2025-04 for the Vineyard City Fiscal Year 2024 – 2025
Budget Amendment #2 as presented by staff.**

Attachments:

1. Resolution 2025-04 FY2024-2025 Budget Amend #2
2. FY25 Working Budget after Amendment #2 02.21.2025

RESOLUTION NO. 2025-04

A RESOLUTION AMENDING THE VINEYARD CITY BUDGET FOR THE 2024-2025 FISCAL YEAR.

WHEREAS, the City Council of Vineyard, Utah has previously adopted a budget for the 2024-2025 fiscal year in accordance with the Utah Fiscal Procedures Act for cities; and

WHEREAS, the city needs to now amend that adopted budget; and

WHEREAS, a public hearing was held on the 26th day of February 2025, on the proposed amendments to the 2024-2025 fiscal year budget for the city of Vineyard, Utah.

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

1. The attached exhibit A shows the amendments to the Fiscal Year 2024-2025 budget for the city of Vineyard, Utah.
2. This resolution shall take effect upon passing.

Passed and dated this 26th day of February 2025.

Mayor Julie Fullmer

Attest:

Pamela Spencer, City Recorder



Vineyard City

FY 25 Working Budget After Amend #2
February 26, 2025

GENERAL FUND SUMMARY 2025

	ACTUAL FY 22-23	ACTUAL FY 23-24	AMEND #1 BUDGET FY 24-25	PROJECTED BUDGET FY 24-25
BEGINNING FUND BALANCE:		\$ 3,943,298	\$ 3,017,030	\$ 3,983,738
REVENUES:				
PROPERTY TAXES	\$ 3,261,171	\$ 3,683,386	\$ 3,953,636	\$ 3,953,636
TRANSPORTATION TAXES	296,945	375,439	310,000	310,000
SALES TAX	3,150,801	3,204,125	3,450,000	3,450,000
RAP TAX	208,953	220,225	220,000	220,000
FRANCHISE TAX	892,696	824,467	915,000	915,000
BUSINESS LICENSES & PERMITS	15,460	17,261	15,000	15,000
BUILDING PERMITS	265,675	781,423	900,000	900,000
FIRE INSPECTION & PLAN REVIEW FEES	8,420	25,112	15,000	15,000
CLASS B&C ROAD FUNDS	515,957	541,193	495,000	495,000
GRANT REVENUE	9,995	10,686	-	-
DEVELOPMENT FEES	219,311	470,627	327,300	327,300
SANITATION FEES	559,156	583,085	640,000	640,000
INSPECTION FEES	120,323	206,911	200,000	200,000
RECREATION FEES	162,334	170,164	198,000	198,000
FINES & FORFEITURES	-	700	1,000	1,000
CREDIT CARD FEES	7,026	4,976	5,000	5,000
INTEREST EARNINGS	166,048	251,081	150,000	150,000
RENTS	20,838	21,558	20,000	20,000
LIBRARY FEES	5	-	-	-
SPONSORSHIPS	30,550	30,455	35,000	35,000
MISCELLANEOUS REVENUE	27,689	8,851	9,972	9,972
DONATIONS	-	1,345	-	-
USE OF PRIOR YEAR FUND BALANCE	26,004	-	1,024,351	747,890
TOTAL REVENUE	\$ 9,965,355	\$ 11,433,070	\$ 12,884,259	\$ 12,607,798
TRANSFERS IN:				
TRANSFER FROM RDA FUND	330,138	373,974	437,500	399,002
TRANSFER FROM CAPITAL PROJECTS	-	-	452,818	1,098,686
TOTAL TRANSFERS IN	\$ 330,138	\$ 373,974	\$ 890,318	\$ 1,497,688
TOTAL REVENUE & TRANSFERS IN	\$ 10,295,493	\$ 11,807,044	\$ 13,774,577	\$ 14,105,486

GENERAL FUND SUMMARY 2025

	ACTUAL FY 22-23	ACTUAL FY 23-24	AMEND #1 BUDGET FY 24-25	PROJECTED BUDGET FY 24-25
GENERAL FUND EXPENDITURES:				
MAYOR AND COUNCIL	\$ 100,366	\$ 121,651	\$ 219,013	\$ 219,013
CITY MANAGER	137,192	168,776	223,907	223,907
RECORDER	192,536	191,418	217,496	217,496
FINANCE	247,385	284,192	370,871	370,871
HUMAN RESOURCES	125,254	-	-	-
COMMUNICATIONS	156,960	280,913	335,190	335,190
PLANNING	446,975	481,294	716,273	716,273
BUILDING	386,860	443,187	654,594	654,594
POLICE	2,328,474	2,815,769	3,349,422	3,349,422
FIRE	1,654,069	1,379,625	2,250,807	2,250,807
LIBRARY	29,979	54,609	99,453	99,453
PUBLIC WORKS	745,006	687,503	816,918	816,918
ENGINEERING	152,492	141,201	210,684	210,684
SANITATION	493,381	530,752	595,736	595,736
PARKS	618,442	825,148	1,029,663	1,029,663
RECREATION	359,798	402,811	511,016	511,016
SPECIAL EVENTS	152,440	175,417	256,675	256,675
NON-DEPARTMENTAL	57,076	79,053	173,400	187,650
TOTAL DEPT ALLOCATIONS	\$ 8,384,686	\$ 9,063,319	\$ 12,031,118	\$ 12,045,368
TRANSFERS OUT:				
TRANSFER TO WASTEWATER FUND		11,055	-	-
TRANSFER TO STORMWATER FUND		26,661	10,847	570
TRANSFER TO TRANSPORTATION FUND		929,223	805,000	1,108,814
TRANSFER TO CAPITAL PROJECTS FUND		805,500	220,000	220,000
TRANSFER TO INTERNAL SERVICE FUND		858,824	707,612	730,734
TOTAL TRANSFERS OUT:	\$ -	\$ 2,631,263	\$ 1,743,459	\$ 2,060,119
TOTAL EXP. & TRANS.OUT	\$ 8,384,686	\$ 11,694,582	\$ 13,774,577	\$ 14,105,486
OPERATING SURPLUS (DEFICIT)	\$ 1,910,807	\$ 112,462	\$ 0	\$ 0

FY 2025	GENERAL FUND REVENUES	FY23 Actual	FY24 Actual	Amend #1 FY25 Budget	Projected FY25 Budget
1801.3001	Property Tax	\$ 3,261,171	\$ 3,683,386	\$ 3,953,636	\$ 3,953,636
1801.3004	Sales Tax - includes Transient/Mun Energy	\$ 3,150,801	\$ 3,204,125	\$ 3,450,000	\$ 3,450,000
1801.3007	RAP Tax	\$ 208,953	\$ 220,225	\$ 220,000	\$ 220,000
1801.3008	Transportation Tax	\$ 296,945	\$ 375,439	\$ 310,000	\$ 310,000
1801.3051	Franchise Tax	\$ 892,696	\$ 824,467	\$ 915,000	\$ 915,000
	Total Taxes	\$ 7,810,565	\$ 8,307,642	\$ 8,848,636	\$ 8,848,636
1801.3101	Business Licenses & Permits	\$ 15,460	\$ 17,261	\$ 15,000	\$ 15,000
0801.3102	Building Permits	\$ 265,675	\$ 781,423	\$ 900,000	\$ 900,000
0801.3301	Fire Inspection & Plan Review Fees	\$ 8,420	\$ 25,112	\$ 15,000	\$ 15,000
	Total Licenses & Permits	\$ 289,554	\$ 823,796	\$ 930,000	\$ 930,000
1801.3152	Class B&C Road Funds	\$ 515,957	\$ 541,193	\$ 495,000	\$ 495,000
1801.3205	Grant Revenue	\$ 9,995	\$ 10,686	\$ -	\$ -
	Total Intergovernmental Revenue	\$ 525,952	\$ 551,879	\$ 495,000	\$ 495,000
0701.3351	Development Fees	\$ 219,311	\$ 470,627	\$ 327,300	\$ 327,300
1101.3401	Library Fees	\$ 5	\$ -	\$ -	\$ -
1301.3254	Inspection Fees	\$ 120,323	\$ 206,911	\$ 200,000	\$ 200,000
1401.3604	Sanitation Fees	\$ 559,156	\$ 583,085	\$ 640,000	\$ 640,000
1601.3401	Recreation Fees	\$ 162,334	\$ 170,164	\$ 198,000	\$ 198,000
1801.3457	Fines & Forfeitures	\$ -	\$ 700	\$ 1,000	\$ 1,000
1801.3501	Interest Earnings	\$ 166,048	\$ 251,081	\$ 150,000	\$ 150,000
1501.3355	Rents	\$ 20,838	\$ 21,558	\$ 20,000	\$ 20,000
1701.3844	Sponsorships	\$ 30,550	\$ 30,455	\$ 35,000	\$ 35,000
1801.3455	Credit Card Fees	\$ 7,026	\$ 4,976	\$ 5,000	\$ 5,000
1801.3851	Miscellaneous Revenues	\$ 27,689	\$ 8,851	\$ 9,972	\$ 9,972
1801.3853	Donations	\$ 1,000	\$ 1,345	\$ -	\$ -
	Beg. Fund Appropriation	\$ 26,004	\$ -	\$ 1,024,351	\$ 747,890
	Total Misc Revenue	\$ 1,340,283	\$ 1,749,753	\$ 2,610,623	\$ 2,334,162
1801.5025	Transfer from RDA Fund - Tax Admin	\$ 330,138	\$ 373,974	\$ 437,500	\$ 399,002
4901	Transfer from Capital Projects	\$ -	\$ -	\$ 452,818	\$ 1,098,686
	TOTAL GENERAL FUND REV	\$ 10,296,493	\$ 11,807,044	\$ 13,774,577	\$ 14,105,486
	TOTAL GENERAL FUND EXPEND	\$ 11,694,582	\$ 11,694,582	\$ 13,774,577	\$ 14,105,486
	Surplus (Deficit)	\$ (1,398,089)	\$ 112,462	\$ 0	\$ (0)

MAYOR AND MUNICIPAL COUNCIL

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	AMEND #1	PROJECTED
				FY 22-23	FY 23-24	BUDGET	BUDGET
						FY 24-25	FY 24-25
Mayor & Council							
10	0101	4001	Full Time Regular	-	1,338	93,572	93,572
10	0101	4002	Part Time Regular	86,430	95,947	62,108	62,108
10	0101	4008	Compensation Adjustments	-	-	2,602	2,602
10	0101	4051	Retirement & Taxes	3,473	4,186	23,431	23,431
10	0101	4053	Insurance	-	-	9,600	9,600
10	0101	4105	Membership Dues & Subscriptions	-	-	500	500
10	0101	4108	Meetings	625	4,309	4,500	4,500
10	0101	4257	Programs	3,799	10,009	11,500	11,500
10	0101	4355	Miscellaneous	801	147	1,500	1,500
10	0101	4413	Training	4,194	3,468	5,200	5,200
10	0101	4414	Travel	1,044	2,247	4,500	4,500
Total Mayor & Council				100,366	121,651	219,013	219,013

CITY MANAGER

CITY MANAGER

				AMEND #1	PROJECTED		
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 24-25
City Manager							
10	0201	4001	Full Time Regular	79,153	103,233	128,299	128,299
10	0201	4006	Other Compensation	600	750	600	600
10	0201	4007	Car Allowance	3,600	4,000	4,200	4,200
10	0201	4008	Compensation Adjustments	-	-	2,311	2,311
10	0201	4051	Retirement & Taxes	18,701	23,248	30,971	30,971
10	0201	4053	Insurance	15,411	14,546	22,600	22,600
10	0201	4105	Membership Dues & Subscriptions	9,445	15,225	12,825	12,825
10	0201	4108	Meetings	3,313	2,526	4,500	4,500
10	0201	4109	Special Events	2,525	-	3,000	3,000
10	0201	4355	Miscellaneous	3,315	761	3,500	3,500
10	0201	4413	Training	660	2,469	7,300	7,300
10	0201	4414	Travel	469	2,018	3,800	3,800
Total City Manager				137,192	168,776	223,907	223,907

RECORDER

				AMEND #1		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 24-25
Recorder							
10	0301	4001	Full Time Regular	77,493	113,192	116,840	116,840
10	0301	4002	Part Time Regular	32,308	793	-	-
10	0301	4005	Overtime	199	110	-	-
10	0301	4006	Other Compensation	520	600	600	600
10	0301	4008	Compensation Adjustments	-	-	2,134	2,134
10	0301	4051	Retirement & Taxes	26,649	28,513	29,637	29,637
10	0301	4053	Insurance	15,445	30,581	32,920	32,920
10	0301	4103	Public Notices	800	335	10,000	10,000
10	0301	4105	Membership Dues & Subscriptions	355	765	975	975
10	0301	4108	Meetings	-	271	240	240
10	0301	4110	Postage	-	-	50	50
10	0301	4151	Equipment	36,954	53	-	-
10	0301	4301	Contract Services	-	14,499	18,000	18,000
10	0301	4355	Miscellaneous	171	140	1,000	1,000
10	0301	4413	Training	593	688	1,100	1,100
10	0301	4414	Travel	1,049	878	4,000	4,000
Total Recorder				192,536	191,418	217,496	217,496

FINANCE

FINANCE

				AMEND #1	PROJECTED		
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 24-25
	Finance						
10	0401	4001	Full Time Regular	113,193	132,136	147,681	147,681
10	0401	4002	Part Time Regular	35,439	38,921	45,887	45,887
10	0401	4003	Seasonal Employees	6,518	6,731	13,853	13,853
10	0401	4005	Overtime	91	8	-	-
10	0401	4006	Other Compensation	1,947	1,243	960	960
10	0401	4007	Car Allowance	2,400	2,200	2,400	2,400
10	0401	4008	Compensation Adjustments	-	-	3,297	3,297
10	0401	4051	Retirement & Taxes	27,203	30,408	39,790	39,790
10	0401	4053	Insurance	12,590	11,524	29,653	29,653
10	0401	4102	Printing				
10	0401	4105	Membership Dues & Subscriptions	425	849	1,125	1,125
10	0401	4108	Meetings	402	303	600	600
10	0401	4301	Contract Services	9,275	12,515	31,500	31,500
10	0401	4352	Bank Fees	30,354	38,706	40,000	40,000
10	0401	4353	Merchant Fees	-	-	-	-
10	0401	4355	Miscellaneous	285	1,242	2,125	2,125
10	0401	4413	Training	4,469	4,235	4,000	4,000
10	0401	4414	Travel	2,794	3,171	8,000	8,000
Total Finance				247,385	284,192	370,871	370,871

COMMUNICATIONS

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	AMEND #1	PROJECTED
				FY 22-23	FY 23-24	BUDGET	BUDGET
				FY 24-25	FY 24-25		
Communications							
10	0601	4001	Full Time Regular	123,300	127,700	88,981	88,981
10	0601	4002	Part Time Regular	2,066	1,856	52,873	52,873
10	0601	4005	Overtime	180	12	-	-
10	0601	4006	Other Compensation	1,260	690	600	600
10	0601	4008	Compensation Adjustments	-	-	2,110	2,110
10	0601	4051	Retirement & Taxes	25,500	24,330	26,887	26,887
10	0601	4053	Insurance	510	5,824	27,790	27,790
10	0601	4105	Membership Dues & Subscriptions				
10	0601	4108	Meetings	366	786	600	600
10	0601	4151	Equipment	236	587	650	650
10	0601	4152	Supplies	-	391	500	500
10	0601	4257	Communities That Care	2,950	14,138	31,000	31,000
10	0601	4355	Miscellaneous	-	102,518	101,600	101,600
10	0601	4413	Training	290	383	1,100	1,100
10	0601	4414	Travel	305	1,698	500	500
Total Communications				156,960	280,913	335,190	335,190

PLANNING

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	AMEND #1	PROJECTED
				FY 22-23	FY 23-24	BUDGET	BUDGET
				FY 24-25	FY 24-25		
Planning							
10	0701	4001	Full Time Regular	234,314	272,166	354,959	354,959
10	0701	4002	Part Time Regular	40,712	62,229	69,002	69,002
10	0701	4005	Overtime	3,852	1,921	-	-
10	0701	4006	Other Compensation	870	536	960	960
10	0701	4007	Car Allowance	1,286	1,300	1,200	1,200
10	0701	4008	Compensation Adjustments	-	-	7,627	7,627
10	0701	4051	Retirement & Taxes	56,204	74,272	100,514	100,514
10	0701	4053	Insurance	36,483	44,579	81,544	81,544
10	0701	4105	Membership Dues & Subscriptions	51,054	1,313	8,825	8,825
10	0701	4108	Meetings	2,039	2,282	9,000	9,000
10	0701	4301	Contract Services	2,658	184	47,000	47,000
10	0701	4355	Miscellaneous	7,364	4,264	14,710	14,710
10	0701	4413	Training	4,437	7,797	10,959	10,959
10	0701	4414	Travel	5,702	8,451	9,973	9,973
Total Planning				446,975	481,294	716,273	716,273

BUILDING

				AMEND #1		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 24-25
Building							
10	0801	4001	Full Time Regular	287,583	339,407	413,587	413,587
10	0801	4002	Part Time Regular	14,880	-	-	-
10	0801	4003	Seasonal Employee	6,086	6,185	10,834	10,834
10	0801	4006	Other Compensation	180	300	360	360
10	0801	4007	Car Allowance	400	-	2,400	2,400
10	0801	4008	Compensation Adjustments	-	-	7,651	7,651
10	0801	4051	Retirement & Taxes	60,448	75,017	102,205	102,205
10	0801	4053	Insurance	4,191	9,234	59,686	59,686
10	0801	4105	Membership Dues & Subscriptions	1,004	1,313	2,760	2,760
10	0801	4108	Meetings	492	399	2,160	2,160
10	0801	4151	Equipment	-	1,083	3,500	3,500
10	0801	4152	Supplies	4,832	2,845	4,000	4,000
10	0801	4154	Uniforms	424	622	900	900
10	0801	4301	Contract Services	900	-	20,000	20,000
10	0801	4355	Miscellaneous	1,099	254	4,000	4,000
10	0801	4413	Training	2,042	4,060	10,550	10,550
10	0801	4414	Travel	2,189	2,467	10,000	10,000
Total Building				386,860	443,187	654,594	654,594

POLICE

POLICE

FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	AMEND #1 BUDGET FY 24-25	PROJECTED BUDGET FY 24-25

FIRE SERVICES

				ACTUAL	ACTUAL	AMEND #1	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	BUDGET	BUDGET
				FY 24-25	FY 24-25		
Fire Services							
10	1001	4301	Contract Services	1,654,069	1,379,625	2,250,807	2,250,807
Total Fire Services				<u>1,654,069</u>	<u>1,379,625</u>	<u>2,250,807</u>	<u>2,250,807</u>

LIBRARY

LIBRARY

				AMEND #1		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 24-25
Library							
10	1101	4001	Full Time Regular	-	455	39,012	39,012
10	1101	4002	Part Time Regular	6,829	27,741	-	-
10	1101	4008	Compensation Adjustments	-	-	703	703
10	1101	4051	Retirement & Taxes	99	3,048	9,418	9,418
10	1101	4053	Insurance	-	-	9,600	9,600
10	1101	4105	Membership Dues & Subscriptions	-	30	130	130
10	1101	4108	Meetings	-	120	220	220
10	1101	4151	Equipment	-	787	1,825	1,825
10	1101	4152	Supplies	4,855	2,792	1,850	1,850
10	1101	4257	Programs	18,197	1,624	1,100	1,100
10	1101	4301	Contract Services	-	-	12,700	12,700
10	1101	4355	Miscellaneous	-	17,350	22,000	22,000
10	1101	4413	Training	-	530	525	525
10	1101	4414	Travel	-	42	370	370
Total Library				29,979	54,609	99,453	99,453

PUBLIC WORKS

PUBLIC WORKS				AMEND #1	PROJECTED		
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 24-25
Public Works Administration							
10	1201	4001	Full Time Regular	165,890	59,418	56,934	56,934
10	1201	4002	Part Time Regular	527	-	-	-
10	1201	4005	Overtime	-	-	8,540	8,540
10	1201	4006	Other Compensation	1,950	1,244	-	-
10	1201	4007	Car Allowance	900	-	-	-
10	1201	4008	Compensation Adjustments	-	-	1,029	1,029
10	1201	4051	Retirement & Taxes	32,495	13,518	13,895	13,895
10	1201	4053	Insurance	10,349	34,161	11,300	11,300
10	1201	4101	Maintenance	11,924	2,497	-	-
10	1201	4105	Membership Dues & Subscriptions	14,749	2,710	18,520	18,520
10	1201	4108	Meetings	3,365	1,805	2,500	2,500
10	1201	4151	Equipment	11,103	6,102	9,600	9,600
10	1201	4152	Supplies	4,391	6,300	800	800
10	1201	4154	Uniforms	2,426	3,590	2,800	2,800
10	1201	4160	Salt	29,929	-	-	-
10	1201	4205	Electric Charges	23,827	24,155	33,390	33,390
10	1201	4301	Contract Services	399,850	65,405	-	-
10	1201	4303	Software Maintenance	-	600	2,000	2,000
10	1201	4355	Miscellaneous	5,682	634	-	-
10	1201	4359	Signs	5,834	-	-	-
10	1201	4365	Trees	17,000	-	-	-
10	1201	4407	Certification & Testing	422	406	7,000	7,000
10	1201	4413	Training	1,535	3,022	4,200	4,200
10	1201	4414	Travel	860	4,728	-	-
Total Public Works Administration				745,006	230,295	172,508	172,508
Public Works Grounds Maintenance							
10	1202	4001	Full Time Regular	-	80,916	61,741	61,741
10	1202	4002	Part Time Regular	-	1,062	7,498	7,498
10	1202	4003	Seasonal Employee	-	-	12,155	12,155
10	1202	4005	Overtime	-	3,859	9,261	9,261
10	1202	4006	Other Compensation	-	600	600	600
10	1202	4007	Car Allowance	-	-	-	-
10	1202	4008	Compensation Adjustments	-	-	1,236	1,236
10	1202	4051	Retirement & Taxes	-	19,870	16,928	16,928
10	1202	4053	Insurance	-	752	27,120	27,120
10	1202	4101	Maintenance	-	7,954	10,000	10,000
10	1202	4103	Public Notices	-	-	250	250
10	1202	4105	Memberships	-	-	1,400	1,400
10	1202	4108	Meetings	-	-	-	-
10	1202	4151	Equipment	-	2,749	4,520	4,520
10	1202	4152	Supplies	-	24,314	27,500	27,500
10	1202	4154	Uniforms	-	-	1,250	1,250
10	1202	4201	Water Charges	-	135,033	150,000	150,000
10	1202	4301	Contract Services	-	152,922	276,950	276,950
10	1202	4365	Trees	-	25,559	25,000	25,000
10	1202	4407	Certification & Testing	-	850	2,300	2,300
10	1202	4413	Training	-	768	3,300	3,300
10	1202	4414	Travel	-	-	5,400	5,400
Total Public Works Grounds Maintenance				-	457,208	644,409	644,409
Public Works Administration				745,006	230,295	172,508	172,508
Public Works Grounds Maintenance				-	457,208	644,409	644,409
Total Public Works				745,006	687,503	816,918	816,918

ENGINEERING

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	AMEND #1	PROJECTED
				FY 22-23	FY 23-24	BUDGET	BUDGET
				FY 24-25	FY 24-25		
Engineering							
10	1301	4001	Full Time Regular	99,494	73,225	82,537	82,537
10	1301	4006	Other Compensation	990	600	600	600
10	1301	4007	Car Allowance	3,600	3,600	3,600	3,600
10	1301	4008	Compensation Adjustments	-	-	1,493	1,493
10	1301	4051	Retirement & Taxes	22,630	17,326	20,228	20,228
10	1301	4053	Insurance	12,422	13,352	18,080	18,080
10	1301	4105	Membership Dues & Subscriptions	2,062	3,129	6,745	6,745
10	1301	4108	Meetings	269	533	500	500
10	1301	4151	Equipment	761	347	8,102	8,102
10	1301	4154	Uniforms	358	-	-	-
10	1301	4301	Contract Services	5,232	24,749	61,250	61,250
10	1301	4407	Certification & Testing	378	-	2,300	2,300
10	1301	4413	Training	1,799	3,771	1,050	1,050
10	1301	4414	Travel	2,497	569	4,200	4,200
Total Engineering				152,492	141,201	210,684	210,684

SANITATION

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	AMEND #1	PROJECTED
				FY 22-23	FY 23-24	BUDGET	BUDGET
						FY 24-25	FY 24-25
Sanitation							
10	1401	4301	Contract Services	492,166	530,752	595,736	595,736
10	1401	4808	Bad Debt Expense	1,215	-	-	-
Total Sanitation				493,381	530,752	595,736	595,736

PARKS

PARKS				AMEND #1		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 24-25
Parks							
10	1501	4001	Full Time Regular	237,558	267,604	271,614	271,614
10	1501	4002	Part Time Regular	4,738	1,748	6,378	6,378
10	1501	4003	Seasonal Employee	28,494	59,155	47,275	47,275
10	1501	4005	Overtime	2,574	2,606	8,000	8,000
10	1501	4006	Other Compensation	3,747	2,804	2,400	2,400
10	1501	4008	Compensation Adjustments	-	-	4,994	4,994
10	1501	4051	Retirement & Taxes	53,783	60,876	70,369	70,369
10	1501	4053	Insurance	42,740	39,684	60,662	60,662
10	1501	4101	Maintenance	56,171	86,380	133,000	133,000
10	1501	4105	Membership Dues & Subscriptions	725	-	2,750	2,750
10	1501	4108	Meetings	97	719	720	720
10	1501	4151	Equipment	1,174	53,920	41,000	41,000
10	1501	4152	Supplies	11,723	14,159	24,000	24,000
10	1501	4154	Uniforms	703	1,339	1,600	1,600
10	1501	4201	Water Charges	145,489	81,158	90,000	90,000
10	1501	4205	Electric Charges	8,312	10,436	15,000	15,000
10	1501	4208	Miscellaneous Facilities Charges	3,100	2,735	7,000	7,000
10	1501	4301	Contract Services	7,907	129,502	200,000	200,000
10	1501	4355	Miscellaneous	7,774	3,500	31,500	31,500
10	1501	4365	Trees	0	972	-	-
10	1501	4413	Training	1,255	4,900	6,400	6,400
10	1501	4414	Travel	377	951	5,000	5,000
Total Parks				618,442	825,148	1,029,663	1,029,663

RECREATION

				AMEND #1		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 24-25
Recreation							
10	1601	4001	Full Time Regular	171,415	168,340	230,672	230,672
10	1601	4002	Part Time Regular	3,292	30,816	-	-
10	1601	4003	Seasonal Employee	18,200	31,367	32,292	32,292
10	1601	4005	Overtime	2,495	996	5,000	5,000
10	1601	4006	Other Compensation	733	1,250	1,080	1,080
10	1601	4008	Compensation Adjustments	-	-	4,156	4,156
10	1601	4051	Retirement & Taxes	38,830	38,092	58,574	58,574
10	1601	4053	Insurance	27,952	19,926	37,999	37,999
10	1601	4105	Membership Dues & Subscriptions	330	514	1,220	1,220
10	1601	4108	Meetings	151	440	360	360
10	1601	4151	Equipment	-	-	5,000	5,000
10	1601	4154	Uniforms	100	49	350	350
10	1601	4257	Programs	84,890	94,822	117,512	117,512
10	1601	4355	Miscellaneous	9,282	11,821	11,000	11,000
10	1601	4413	Training	1,924	3,291	3,350	3,350
10	1601	4414	Travel	203	1,087	2,450	2,450
Total Recreation				359,798	402,811	511,016	511,016

SPECIAL EVENTS

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	AMEND #1	PROJECTED
				FY 22-23	FY 23-24	BUDGET	BUDGET
				FY 24-25	FY 24-25		
Special Events							
10	1701	4001	Full Time Regular	62,451	72,256	65,433	65,433
10	1701	4002	Part Time Regular	-	-	27,825	27,825
10	1701	4005	Overtime	1,818	2,119	1,500	1,500
10	1701	4006	Other Compensation	592	478	360	360
10	1701	4008	Compensation Adjustments	-	-	1,619	1,619
10	1701	4051	Retirement & Taxes	13,054	15,591	18,286	18,286
10	1701	4053	Insurance	262	322	9,600	9,600
10	1701	4105	Membership Dues & Subscriptions	849	1,460	2,350	2,350
10	1701	4108	Meetings	-	119	180	180
10	1701	4109	Special Events	69,679	77,767	124,072	124,072
10	1701	4151	Equipment	1,837	4,464	3,000	3,000
10	1701	4301	Contract Services	-	-	-	-
10	1701	4304	Marketing	1,669	273	1,200	1,200
10	1701	4413	Training	-	135	600	600
10	1701	4414	Travel	230	433	650	650
Total Special Events				152,440	175,417	256,675	256,675

NON-DEPARTMENTAL

NON-DEPARTMENTAL

FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	AMEND #1 BUDGET FY 24-25	PROJECTED BUDGET FY 24-25
			Non-Departmental				
10	1801	4110	Postage	-	-	2,000	2,000
10	1801	4152	Supplies	12,216	16,303	18,500	18,500
10	1801	4154	Uniforms	1,137	1,587	7,500	7,500
10	1801	4301	Contract Services	3,686	57,040	114,200	128,450
10	1801	4355	Miscellaneous	21,586	3,398	-	-
10	1801	4356	Community Garden	6,793	581	1,200	1,200
10	1801	4410	Employee Appreciation	11,658	144	-	-
10	1801	4855	General Fee Waivers	-	-	30,000	30,000
10	1801	6049	Transfer to Capital Projects	523,953	1,520,225	220,000	220,000
10	1801	6052	Transfer to Wastewater Fund	-	11,055	-	-
10	1801	6053	Transfer to Stormwater Fund	-	26,661.00	10,847	570
10	1801	6054	Transfer to Transportation Fund	689,595	375,439.00	805,000	1,108,814
10	1801	6061	Transfer to Internal Service Fund	433,001	769,904.00	707,612	730,734
Total Non-Departmental				1,703,625	2,782,337	1,916,859	2,247,769

IMPACT FEES

FUND 23

				AMEND #1		PROJECTED	
				ACTUAL	ACTUAL	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 24-25
BEGINNING FUND BALANCE:					1,401,973	1,326,973	2,162,440
Revenue							
23	2302	3501	Roadway Interest	27,654	50,832	13,800	13,800
23	2302	3754	Roadway Facilities Impact Fees	195,718	802,777	460,000	460,000
23	2304	3754	Storm & Groundwater Facilities Impact Fees	10,784	34,894	34,500	34,500
			Use of Prior Year Fund Balance		-	181,700	181,700
Total Revenue				234,156	888,503	690,000	690,000
Public Safety Facilities							
23	2301	4301	Contract Services	-	-	25,000	25,000
23	2301	4651	Capital Expense	-	-	-	-
Total Public Safety Facilities				-	-	25,000	25,000
Roadway Facilities							
23	2302	4301	Contract Services	53,938	-	25,000	25,000
23	2302	4651	Capital Expense	31,373	69,470	535,000	535,000
23	2302		Appropriation to Fund Balance	-	-	-	-
Total Roadway Facilities				85,312	69,470	560,000	560,000
Park Facilities							
23	2303	4301	Contract Services	-	-	25,000	25,000
Total Park Facilities				-	-	25,000	25,000
Storm & Groundwater Facilities							
23	2304	4301	Contract Services	-	40,000	40,000	40,000
23	2304	4651	Capital Expense	10,784	34,037	40,000	40,000
Total Storm & Groundwater Facilities				10,784	74,037	80,000	80,000
Public Safety Facilities				-	-	25,000	25,000
Roadway Facilities				85,312	69,470	560,000	560,000
Park Facilities				-	-	25,000	25,000
Storm & Groundwater Facilities				10,784	74,037	80,000	80,000
Total Impact Fees Fund				96,096	143,507	690,000	690,000
Surplus (Deficit)				138,061	744,996	-	-

CAPITAL PROJECTS

FUND 49				ACTUAL	ACTUAL	AMEND #1	PROJECTED
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	BUDGET	BUDGET
				FY 22-23	FY 23-24	FY 24-25	FY 24-25
BEGINNING FUND BALANCE:					4,122,221	4,177,221	5,005,089
Revenue							
49	4901	5010	Transfer from General Fund	523,953	1,520,225	220,000	220,000
49	4901	3205	Grants	-	-	10,785,025	10,785,025
			Beginning Fund Balance Appropriation	-	-	4,177,221	5,005,089
Total Revenue				523,953	1,520,225	15,182,246	16,010,114
Capital Projects							
49	4901	4651	Capital Expense	281,063	637,358	14,829,428	14,911,428
49	4901	6010	Transfer to General Fund	-	-	452,818	1,098,686
Total Capital Projects				281,063	637,358	15,282,246	16,010,114
Surplus (Deficit)				242,889	882,867	(100,000)	-

WATER

FUND 51

				AMEND #1		PROJECTED	
				ACTUAL	ACTUAL	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 24-25
BEGINNING FUND BALANCE:					\$ 2,249,026	\$ 2,054,108	\$ 2,667,613
Revenue							
51	5101	3205	Grant Revenue	1,702,174	2,000,000	-	-
51	5101	3501	Interest income	-	426,802	175,000	175,000
51	5101	3602	Utility Service Sales	2,288,371	3,320,268	3,200,000	3,200,000
51	5101	3754	Impact Fees	50,191	117,350	130,000	130,000
51	5101	3803	Connection Fees	23,300	59,072	55,000	55,000
51	5101	3825	Late Fees	19,038	32,404	15,000	15,000
51	5101	3704	Bond Proceeds	-	-	3,477,389	3,477,389
			Beginning Fund Balance Appropriation	-	-	1,191,845	1,225,136
Total Revenue				4,083,074	7,141,896	8,244,234	8,277,525
Water Distribution							
51	5101	4001	Full Time Regular	366,892	366,744	501,837	501,837
51	5101	4002	Part Time Regular	6,329	1,079	4,999	4,999
51	5101	4003	Seasonal Employee	3,568	-	10,874	10,874
51	5101	4005	Overtime	2,364	570	15,000	15,000
51	5101	4006	Other Compensation	1,890	1,200	1,200	1,200
51	5101	4007	Car Allowance	4,100	1,400	-	-
51	5101	4008	Compensation Adjustments	-	-	9,175	9,175
51	5101	4051	Retirement & Taxes	84,132	47,136	125,147	125,147
51	5101	4053	Insurance	57,154	80,082	137,924	137,924
51	5101	4101	Maintenance	45,010	59,021	108,500	108,500
51	5101	4105	Membership Dues & Subscriptions	1,181	1,036	2,300	2,300
51	5101	4108	Meetings	260	283	680	680
51	5101	4151	Equipment	1,368	732	26,500	26,500
51	5101	4152	Supplies	13,102	8,290	40,000	40,000
51	5101	4154	Uniforms	365	898	2,400	2,400
51	5101	4157	Meters	149,095	91,075	150,000	150,000
51	5101	4205	Electric Charges	9,290	8,294	200,000	200,000
51	5101	4301	Contract Services	1,344,098	1,352,683	1,567,000	1,567,000
51	5101	4306	Public Engagement	-	-	20,800	20,800
51	5101	4355	Miscellaneous	85	934	-	-
51	5101	4407	Certification & Testing	3,455	1,688	8,500	8,500
51	5101	4413	Training	695	2,279	3,500	3,500
51	5101	4414	Travel	676	1,216	4,500	4,500
51	5101	4651	Capital Expense	-	-	4,472,389	4,547,389
51	5101	4803	Interest on Debt	-	511,476	610,000	610,000
51	5101	4804	Cost of Issuance	-	183,813	-	-
51	5101	4808	Bad Debt Expense	14,449	-	-	-
51	5101	6061	Transfer to Internal Service Fund	237,841	256,688	221,009	179,300
Total Water Distribution				2,347,399	3,178,617	8,244,234	8,277,525
Surplus (Deficit)				1,735,675	3,963,279	0	(0)

**WASTEWATER
FUND 52**

				AMEND #1		PROJECTED	
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	BUDGET FY 24-25	BUDGET FY 24-25
BEGINNING FUND BALANCE:					841,186	643,771	2,802,776
Revenue							
52	5201	3602	Utility Service Sales	1,679,575	2,148,222	2,982,000	2,982,000
52	5201	3754	Impact Fees	110,004	480,370	245,000	245,000
52	5201	3704	Bond Proceeds	-	-	1,500,000	-
52	5201	5010	Transfer from General Fund	-	11,055	-	-
			Beginning Fund Balance Appropriation	116,091	-	252,380	1,703,530
Total Revenue				1,905,670	3,840,647	4,979,380	4,930,530
Wastewater Collection							
52	5201	4001	Full Time Regular	229,258	197,649	300,159	300,159
52	5201	4002	Part Time Regular	2,110	123	-	-
52	5201	4003	Seasonal Employee	455	-	924	924
52	5201	4005	Overtime	985	311	7,000	7,000
52	5201	4006	Other Compensation	550	-	-	-
52	5201	4008	Compensation Adjustments	-	-	5,442	5,442
52	5201	4051	Retirement & Taxes	50,334	25,337	74,115	74,115
52	5201	4053	Insurance	35,941	41,304	74,095	74,095
52	5201	4101	Maintenance	34,351	95,299	223,000	223,000
52	5201	4105	Membership Dues & Subscriptions	949	872	4,000	4,000
52	5201	4108	Meetings	-	295	480	480
52	5201	4151	Equipment	10,982	5,093	40,400	40,400
52	5201	4152	Supplies	2,860	4,689	73,500	73,500
52	5201	4154	Uniforms	456	506	1,500	1,500
52	5201	4201	Water Usage	-	1,216	1,500	1,500
52	5201	4205	Electric Charges	17,353	17,541	27,000	27,000
52	5201	4301	Contract Services	908,832	1,028,989	1,346,500	1,346,500
52	5201	4306	Public Engagement	-	-	800	800
52	5201	4407	Certification & Testing	631	525	7,500	7,500
52	5201	4413	Training	-	810	3,000	3,000
52	5201	4414	Travel	-	1,160	3,000	3,000
52	5201	4651	Capital Expense	-	-	2,494,880	2,494,880
52	5201	4803	Interest on Debt	-	56,831	100,000	100,000
52	5201	4804	Cost of Issuance	-	20,424	-	-
52	5201	4808	Bad Debt Expense	2,687	-	-	-
52	5201		Appropriation of Impact Fees to Fund Balance	-	-	-	-
52	5201	6061	Transfer to Internal Service Fund	125,050	141,930	190,584	141,734
Total Wastewater Collection				1,423,784	1,640,904	4,979,380	4,930,530
Surplus (Deficit)				481,886	2,199,743	(0)	0

STORMWATER

FUND 53

				AMEND #1		PROJECTED	
				ACTUAL	ACTUAL	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 24-25
BEGINNING FUND BALANCE:					340,654	365,654	338,126
Revenue							
53	5301	3602	Utility Service Sales	328,334	305,713	270,000	270,000
53	5301	5010	Transfer from General Fund	-	26,661	10,847	570
			Beginning Fund Balance Appropriation	49,220		312,286	302,121
Total Revenue				377,554	2,370,374	593,134	572,691
Stormwater Administration & Permitting							
53	5301	4001	Full Time Regular	79,106	176,151	262,819	262,819
53	5301	4003	Seasonal Employee	226	-	924	924
53	5301	4005	Overtime	198	954	6,000	6,000
53	5301	4006	Other Compensation	-	-	600	600
53	5301	4008	Compensation Adjustments	-	-	4,705	4,705
53	5301	4051	Retirement & Taxes	17,280	22,401	64,872	64,872
53	5301	4053	Insurance	6,458	14,407	57,285	57,285
53	5301	4101	Maintenance	958	7,439	18,951	18,951
53	5301	4103	Public Notices	-	-	200	200
53	5301	4105	Membership Dues & Subscriptions	963	1,470	1,749	1,749
53	5301	4108	Meetings	-	-	180	180
53	5301	4152	Supplies	1,141	-	3,000	3,000
53	5301	4154	Uniforms	-	312	600	600
53	5301	4301	Contract Services	6,490	-	30,000	30,000
53	5301	4303	Software Maintenance	1,200	1,200	2,000	2,000
53	5301	4306	Public Engagement	462	103	2,650	2,650
53	5301	4355	Miscellaneous	-	-	-	-
53	5301	4407	Certification & Testing	1,750	1,750	3,950	3,950
53	5301	4413	Training	85	-	600	600
53	5301	4414	Travel	1,339	-	-	-
53	5301	4808	Bad Debt Expense	370	-	-	-
53	5301	6061	Transfer to Internal Service Fund	59,605	89,942	132,050	111,607
Total Stormwater Admin & Permitting				177,629	316,129	593,134	572,691
Stormwater Maintenance							
53	5302	4101	Maintenance	55	-	-	-
Total Stormwater Maintenance				55	-	-	-
Stormwater Admin & Permitting				177,629	401,661	593,134	572,691
Stormwater Maintenance				55	-	-	-
Total Stormwater				177,684	401,661	593,134	572,691
Surplus (Deficit)				199,870	1,968,713	0	0

TRANSPORTATION

FUND 54

				AMEND #1		PROJECTED	
				ACTUAL	ACTUAL	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 24-25
BEGINNING FUND BALANCE:					668,386	952,622	550,423
Revenue							
54	5401	3401	Road Cut Fee	16	-	-	-
54	5401	3205	Grant Revenue	-	25,000	-	-
54	5401	5010	Transfer from General Fund	689,595	375,439	805,000	1,108,814
Beginning Fund Balance Appropriation				-	-	858,440	550,423
Total Revenue				689,611	400,439	1,663,440	1,659,237
Transportation							
54	5401	4001	Full Time Regular	179,291	157,908	250,672	250,672
54	5401	4002	Part Time Regular	-	708	8,103	8,103
54	5401	4005	Overtime	574	986	27,000	27,000
54	5401	4006	Other Compensation	1,600	900	1,200	1,200
54	5401	4008	Compensation Adjustments	-	-	4,560	4,560
54	5401	4051	Retirement & Taxes	37,611	20,122	63,351	63,351
54	5401	4053	Insurance	9,412	19,109	63,075	63,075
54	5401	4101	Maintenance	4,376	16,759	51,500	51,500
54	5401	4105	Membership Dues & Subscriptions	-	2,420	5,000	5,000
54	5401	4108	Meetings	-	-	240	240
54	5401	4151	Equipment	86,736	11,162	65,900	65,900
54	5401	4152	Supplies	1,466	25,336	47,500	47,500
54	5401	4154	Uniforms	406	269	1,700	1,700
54	5401	4301	Contract Services	272,118	48,196	802,925	802,925
54	5401	4355	Miscellaneous	-	-	5,000	5,000
54	5401	4413	Training	-	370	2,900	2,900
54	5401	4414	Travel	-	941	2,800	2,800
54	5401	4808	Bad Debt Expense	1,888	-	-	-
54	5401	6061	Transfer to Internal Service Fund	123,253	213,216	260,012	255,810
Total Transportation				718,732	518,402	1,663,440	1,659,237
Surplus (Deficit)				(29,121)	(117,963)	0	0

INTERNAL SERVICE

FUND 61

				AMEND #1		PROJECTED	
				ACTUAL	ACTUAL	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 24-25
BEGINNING FUND BALANCE:					331,991	472,990	663,883
Revenue							
61	6101	3807	Sale of Vehicles	-	45,945	-	21,000
61	6101	5010	Transfer from General Fund	433,001	769,904	707,612	816,000
61	6101	5025	Transfer from RDA Fund	56,420	62,898	75,000	75,000
61	6101	5051	Transfer from Water Fund	237,841	256,688	221,009	179,300
61	6101	5052	Transfer from Wastewater Fund	125,050	141,930	190,584	141,734
61	6101	5053	Transfer from Stormwater Fund	59,605	89,942	132,050	111,607
61	6101	5054	Transfer from Transportation Fund	123,253	213,216	260,012	255,810
			Beginning Fund Balance Appropriation	60,000		98,986	96,802
Total Revenue				1,095,170	1,580,523	1,685,253	1,697,253
Internal Service Administration							
61	6101	4001	Full Time Regular	19,008	14,720	-	-
61	6101	4008	Compensation Adjustments	-	-	-	-
61	6101	4051	Retirement & Taxes	3,857	3,620	-	-
61	6101	4053	Insurance	89	2,179	-	-
61	6101	4301	Contract Services	120,889	133,428	157,800	157,800
61	6101	4352	Bank Fees				
61	6101	4355	Miscellaneous				
Total Internal Service Administration				143,843	153,947	157,800	157,800
Facilities							
61	6102	4001	Full Time Regular	20,596	32,817	61,741	61,741
61	6102	4002	Part Time Regular	8,074	1,062	7,498	7,498
61	6102	4003	Seasonal Employee	-	-	12,155	12,155
61	6102	4006	Other Compensation	-	-	-	-
61	6102	4008	Compensation Adjustments	-	-	1,236	1,236
61	6102	4051	Retirement & Taxes	4,030	(10,618)	16,928	16,928
61	6102	4053	Insurance	2,891	10,942	27,120	27,120
61	6102	4101	Maintenance	7,244	6,564	27,000	27,000
61	6102	4105	Memberships Dues & Subscriptions	1,447	-	-	-
61	6102	4107	Lease Payments	67,943	74,130	77,186	77,186
61	6102	4152	Supplies	11,604	11,309	15,900	15,900
61	6102	4201	Water Charges	0	3,060	3,500	3,500
61	6102	4204	Natural Gas Charges	9,877	6,933	13,500	13,500
61	6102	4205	Electric Charges	11,939	13,225	17,600	17,600
61	6102	4206	Telephone & Internet	18,638	22,451	43,000	43,000
61	6102	4208	Miscellaneous Facilities Charges	5,020	948	4,000	4,000
61	6102	4210	Cellular Phone Bills	17,195	23,180	25,000	25,000
61	6102	4301	Contract Services	54,514	80,879	92,226	92,226
61	6102	4355	Miscellaneous	-	11,321	-	-
Total Facilities				241,010	288,213	445,590	445,590

INTERNAL SERVICE

FUND 61

				AMEND #1		PROJECTED	
				ACTUAL	ACTUAL	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 24-25
Fleet Management							
61	6103	4101	Maintenance	14,006	17,442	21,250	21,250
61	6103	4107	Lease Payments	15,593	12,539	291,681	291,681
61	6103	4151	Equipment	2,516	432	10,000	10,000
61	6103	4301	Contract Services	121	14,316	29,000	29,000
61	6103	4751	Vehicle Replacement	209	24,290	-	-
61	6103	4759	Vehicle Repairs	7,906	7,636	15,000	15,000
61	6103	4760	Vehicle Fuel	50,597	54,467	82,900	82,900
Total Fleet Management				90,948	131,122	449,831	449,831
Information Systems							
61	6104	4151	Equipment	3,210	8,165	5,250	5,250
61	6104	4301	Contract Services	64,525	73,501	158,550	158,550
61	6104	4303	Software Maintenance	67,961	119,238	127,480	139,480
61	6104	4551	Computer Replacement	27,981	33,816	37,500	37,500
Total Information Systems				163,677	234,720	328,780	340,780
Human Resources							
61	6105	4001	Full Time Regular	68,394	130,828	137,584	137,584
61	6105	4006	Other Compensation	500	2,552	600	600
61	6105	4008	Compensation Adjustments	-	-	2,479	2,479
61	6105	4051	Retirement & Taxes	16,148	30,393	33,213	33,213
61	6105	4053	Insurance	17,157	27,171	44,476	44,476
61	6105	4054	Wellness	-	-	18,360	18,360
61	6105	4105	Membership Dues & Subscriptions	125	961	800	800
61	6105	4108	Meetings	-	69	240	240
61	6105	4152	Supplies	-	21	200	200
61	6105	4355	Miscellaneous	22,510	35,072	42,000	42,000
61	6105	4410	Employee Appreciation	-	15,162	14,000	14,000
61	6105	4413	Training	249	2,490	7,300	7,300
61	6105	4414	Travel	171	1,649	2,000	2,000
Total Human Resources				125,254	246,368	303,252	303,252
Internal Service Administration				143,843	153,947	157,800	157,800
Facilities				241,010	288,213	445,590	445,590
Fleet Management				90,948	131,122	449,831	449,831
Information Systems				163,677	234,720	328,780	340,780
Human Resources				-	246,368	303,252	303,252
Total Internal Service				639,478	1,054,370	1,685,253	1,697,253
Surplus (Deficit)				455,692	526,153	0	0