



**NOTICE OF A WORK MEETING OF THE  
CITY OF HOLLADAY CITY COUNCIL  
THURSDAY, MAY 8, 2025**

**5:00 p.m. Council Dinner** – *Council members will be eating dinner. No city business will be discussed.*

**PUBLIC NOTICE IS HEREBY GIVEN** that the Holladay City Council will hold a Work meeting on **Thursday, May 8, 2025, at 5:30 pm.** Members of the Council may participate by electronic means if needed. The Mt. Olympus Room shall serve as the anchor location. *\* Agenda items may be moved in order, sequence and time to meet the needs of the Council*

All documents available to the City Council are also on the City's website or linked to this agenda. Interested parties are encouraged to watch the **live video stream** of the meeting - [agendas/https://holladayut.gov/government/agendas\\_and\\_minutes.php](https://holladayut.gov/government/agendas_and_minutes.php)

**The public is invited to observe the work session. Public comment generally is not taken during a work session**

**AGENDA**

- 1. Welcome** – *Mayor Dahle*
- 2. Discussion on Tentative Budget**
  - a. Stormwater Fee Review & Discussion** – *Fred Philpot*
  - b. Overview of Budget**– *Gina*
  - c. Revenue**– *Gina*
  - d. Stormwater Fund** – *Jared*
  - e. Parks** - *Jared*
  - f. Public Services General Fund**– *Jared*
  - g. Capital Projects**– *Jared*
- 3. Other Business**
- 4. Closed Session For the Purpose(s) Described in U.C.A. 52-4-204 and 205**
- 5. Adjourn**

***CERTIFICATE OF POSTING***

*I, Stephanie N. Carlson, the City Recorder of the City of Holladay, certify that the above agenda notice was posted at City Hall, the City website [www.holladayut.gov](http://www.holladayut.gov), the Utah Public Notice website [www.utah.gov/pmn](http://www.utah.gov/pmn), and was emailed to the Salt Lake Tribune and Desert News and others who have indicated interest.*

***DATE POSTED: Monday, May 5, 2025 @ 11:00 am***

*Stephanie N. Carlson MMC,  
City Recorder City of Holladay*



PUBLIC  
FINANCE  
ADVISORS

# HOLLADAY CITY

STORM FINANCIAL SUSTAINABILITY PLAN  
UPDATED SCENARIO ANALYSIS

MAY 2025

# STORM SCENARIO ANALYSIS

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## □ PREVIOUS ANALYSIS:

- **ASSUMED BOND PROCEEDS IN 2023 (\$10M) AND \$1.8M IN ARPA FUNDS**
- **ASSUMED \$6.50 INITIAL RATE, WITH 9.5 PERCENT ANNUAL INCREASES**
- **OUTCOMES:**
  - STORM FUND MAINTAINED SUSTAINABILITY THROUGH 2026, AFTER WHICH FURTHER MODIFICATIONS WERE NEEDED TO ACCOUNT FOR SUBSTANTIAL CAPITAL COSTS

# STORM SCENARIO ANALYSIS

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## □ UPDATED ASSUMPTIONS

- **BUDGET ACTUALS**
  - INCLUDES ACTUALS FOR SERIES 2022 BOND
  - ASSUMES STORM RELATED DEBT WITH GENERAL FUND DEBT
- **UPDATES TO CIP**
  - PREVIOUS ANALYSIS TOTAL CIP IN 5 YEARS = \$12.8M
  - CURRENT ESTIMATED CIP IN 5 YEARS = **\$1.2M**

# STORM SCENARIO ANALYSIS

## □ UPDATED ASSUMPTIONS

- **ERU COLLECTION RATE**
  - PREVIOUS ANALYSIS – 90%
  - UPDATED ANALYSIS – 93%
  
- **COMMERCIAL ERU ESTIMATES**
  - **PREVIOUS ANALYSIS**
    - BASED ON PARCEL ANALYSIS OF IMPERVIOUS AREA
    - ERU EQUIVALENT – **3,958**
  
  - **UPDATED ANALYSIS**
    - BASED ON ROCKY MOUNTAIN ACCOUNT DATA
    - ERU EQUIVALENT – **2,328**

# STORM SCENARIO ANALYSIS

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## □ OUTCOMES

- **PROPOSED INCREASES WILL STILL BE REQUIRED TO MAINTAIN FUND BALANCES AND DEBT COVERAGE RATIOS**
- **PREVIOUS PROPOSED INCREASES ARE REDUCED DUE TO REDUCED CIP**

# STORM SCENARIO ANALYSIS

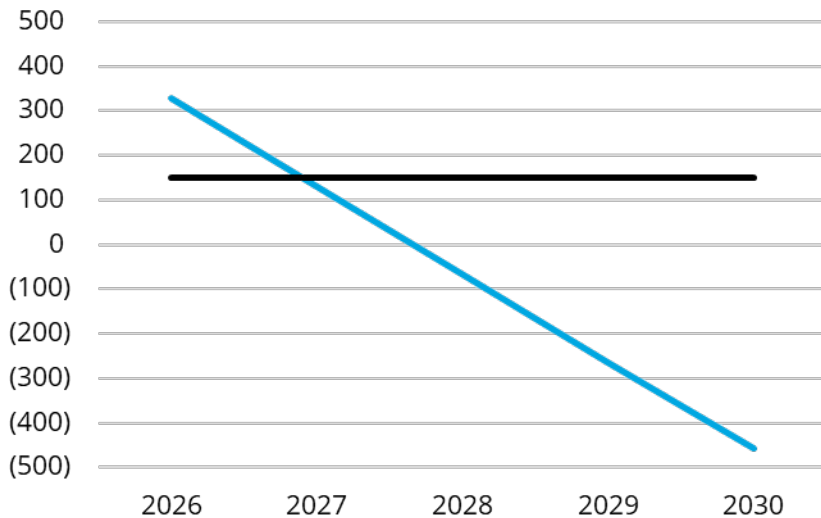
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- **SCENARIO 1: BASELINE SCENARIO - NO RATE CHANGE**
- **SCENARIO 2: REVENUE INCREASE NEEDED TO MAINTAIN SYSTEM SUSTAINABILITY (UPFRONT RATE INCREASE)**
- **SCENARIO 3: REVENUE INCREASE NEEDED TO MAINTAIN SYSTEM SUSTAINABILITY (ANNUAL RATE INCREASE)**

# STORM SCENARIO ANALYSIS

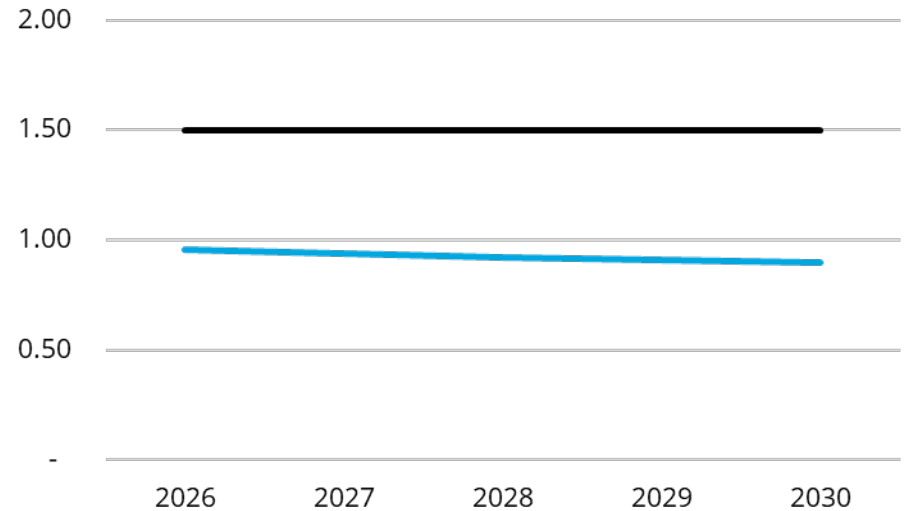
## Baseline Scenario (No Action)

Storm Unrestricted Fund Balance



— Estimated Fund Balance    — Target Amount

Debt Coverage Ratio



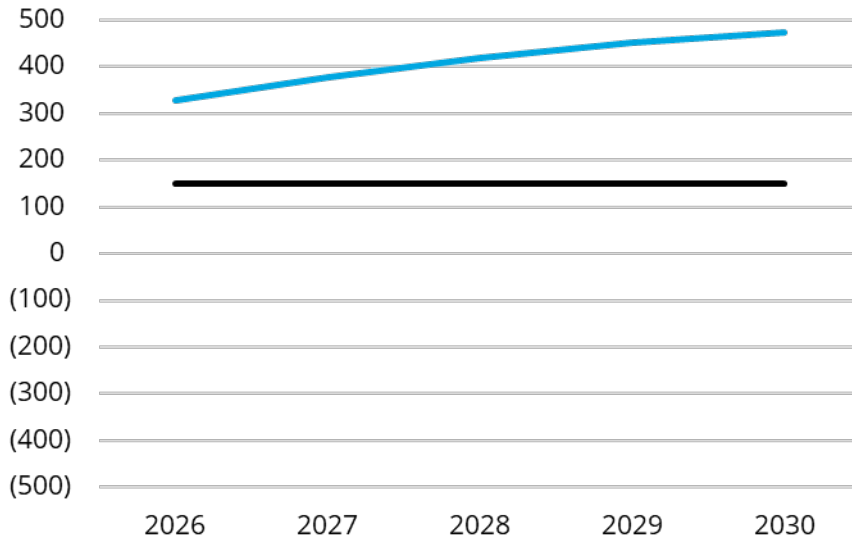
— Debt Coverage Ratio    — Target



# STORM SCENARIO ANALYSIS

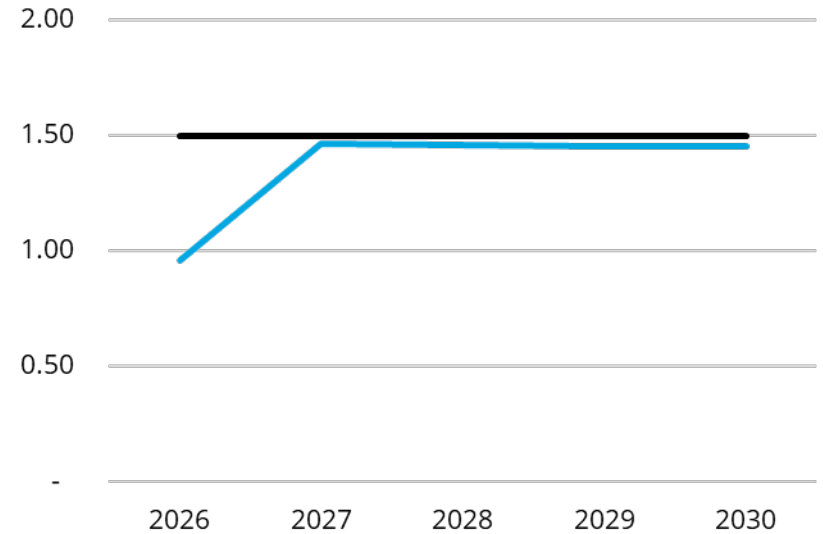
## Scenario 2 (Upfront Rate Increase of 30% in 2027)

Storm Unrestricted Fund Balance



— Estimated Fund Balance    — Target Amount

Debt Coverage Ratio



— Debt Coverage Ratio    — Target

# STORM SCENARIO ANALYSIS

## Storm Scenario 2 (Rate Increase)

- ERU Fee – Upfront increase of 30% in FY27

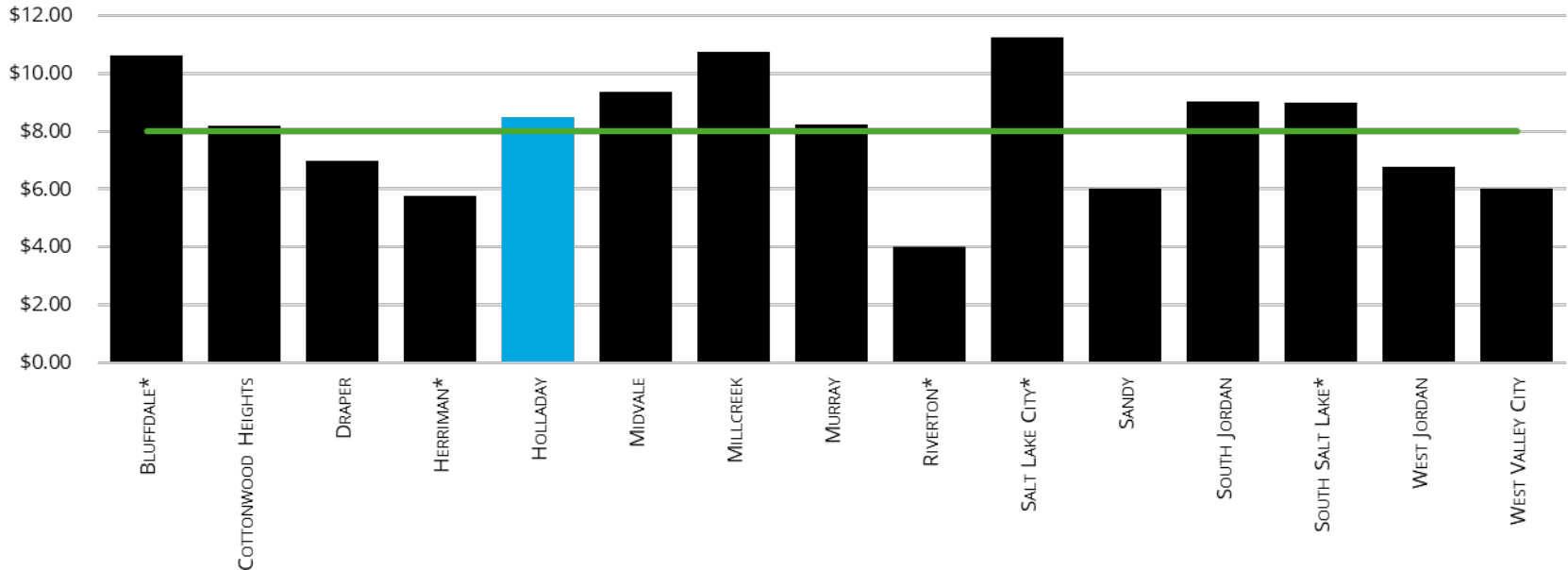
	Current	2026	2027	2028	2029	2030
ERU Fee	\$6.50	\$6.50	\$8.50	\$8.50	\$8.50	\$8.50

# STORM SCENARIO ANALYSIS

## Storm Scenario 2 (Rate Increase)

- ERU Fee - \$8.50 in FY27
- SL County Average - \$8.00

MONTHLY RATE PER UNIT (ESU/ERU)

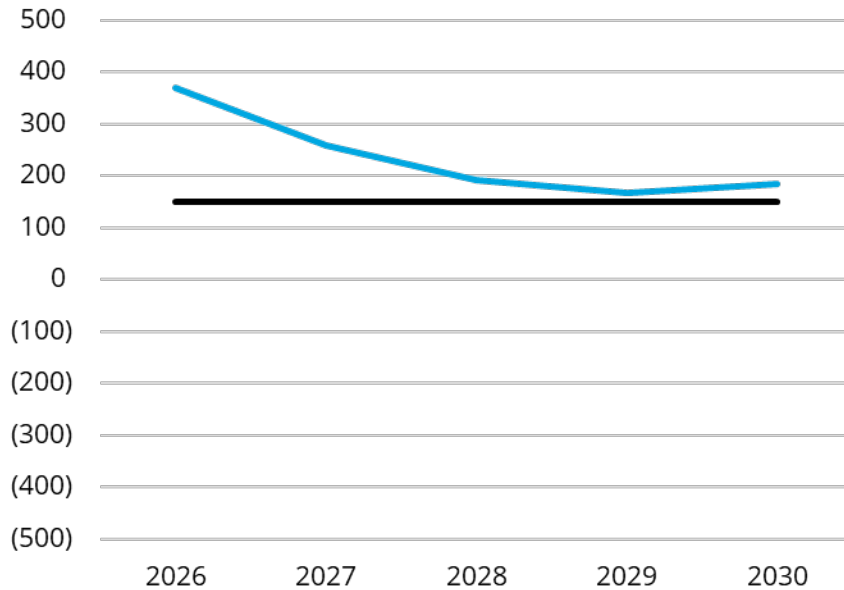


\*Average

# STORM SCENARIO ANALYSIS

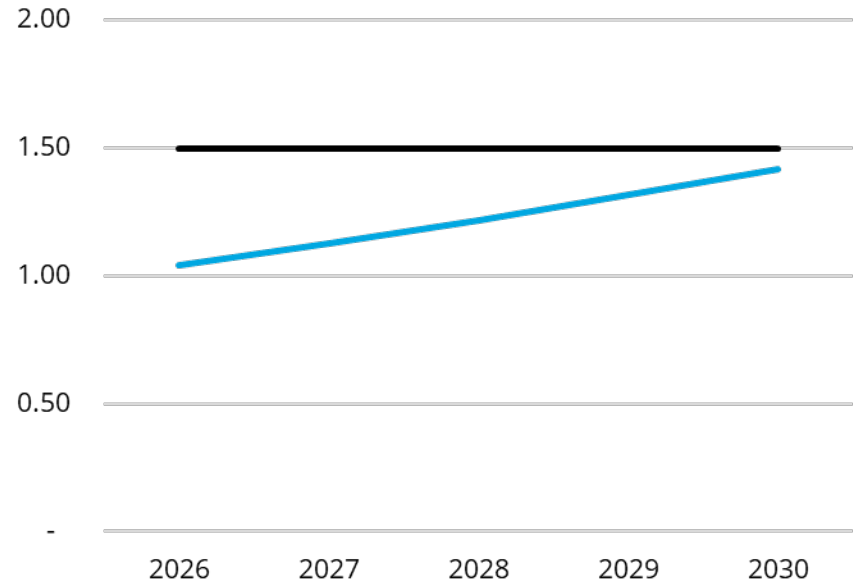
## Scenario 3 (Annual Rate Increase of 5%)

Storm Unrestricted Fund Balance



— Estimated Fund Balance — Target Amount

Debt Coverage Ratio



— Debt Coverage Ratio — Target

# STORM SCENARIO ANALYSIS

## Storm Scenario 3 (Rate Increase)

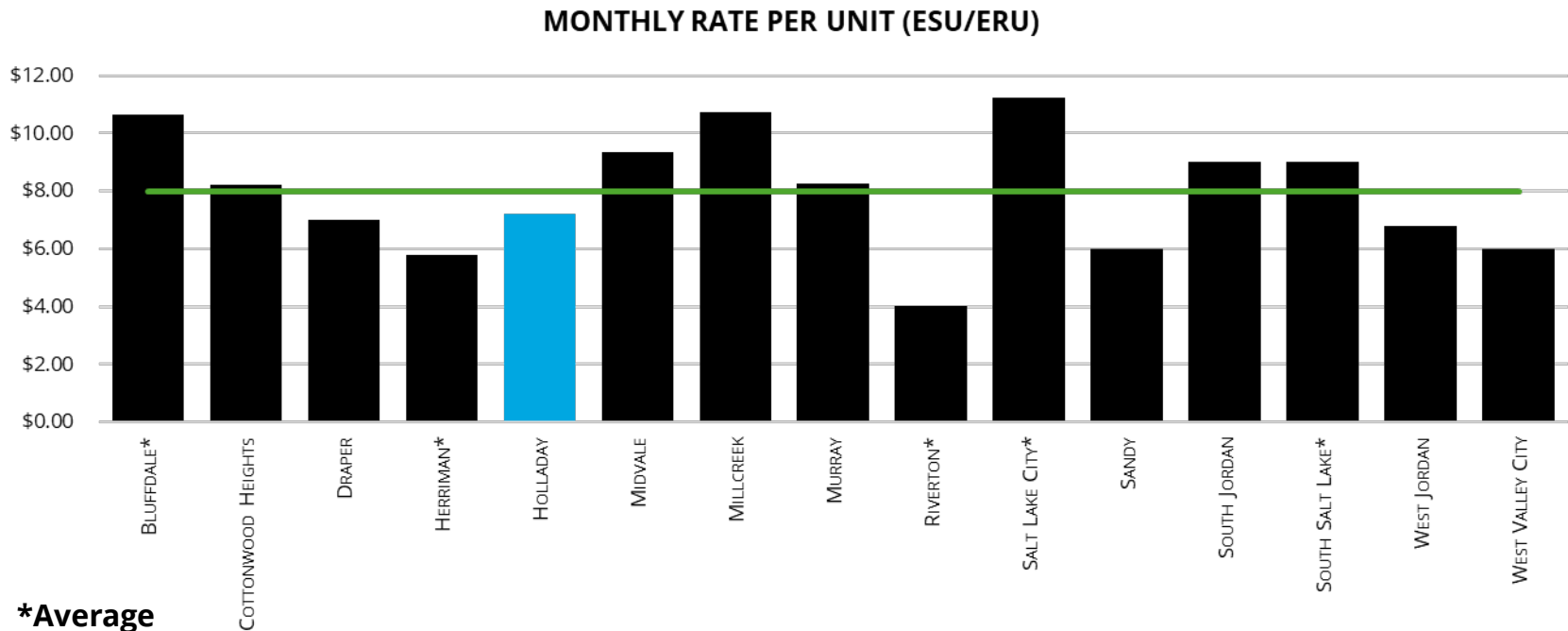
- ERU Fee – Annual increase of 5%

	Current	2026	2027	2028	2029	2030
ERU Fee	\$6.50	\$6.83	\$7.20	\$7.60	\$8.00	\$8.40

# STORM SCENARIO ANALYSIS

## Storm Scenario 3 (Rate Increase)

- ERU Fee - \$7.20 in FY27
- SL County Average - \$8.00



# NEXT STEPS

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- ▣ **REVIEW AND REVISE ASSUMPTIONS AS NEEDED**
- ▣ **MODIFY SCENARIOS IF NEEDED**
- ▣ **PREPARE FINAL RATE STUDY**
- ▣ **ADOPT, MODIFY, OR REJECT PROPOSED CHANGES**

# QUESTIONS

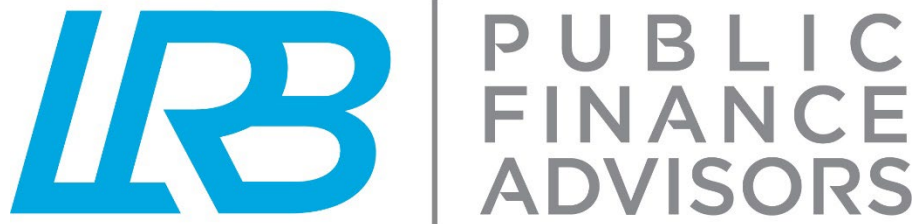
**Fred Philpot** | Vice President/COO

**LRB Public Finance Advisors**

☎ 801.596.0700 | ☎ 801.243.0293

[lrbfinance.com](http://lrbfinance.com)

Lewis Young Robertson & Burningham is now **LRB Public Finance Advisors**







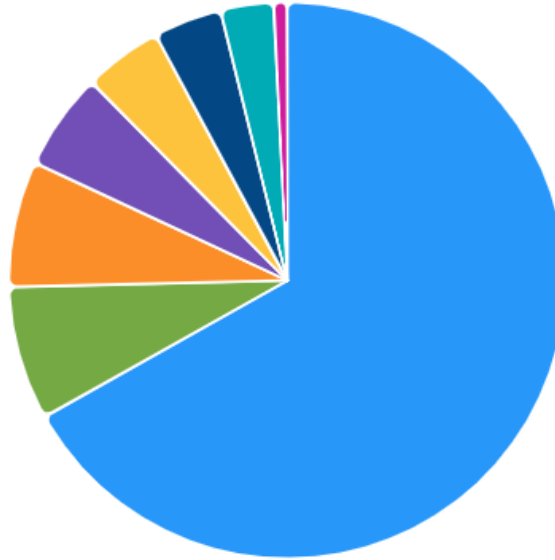
# City of Holladay

FY 2025-26 Recommended Budget

# Budget Overview

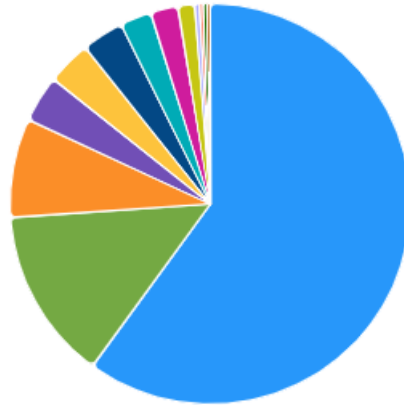


# FY26 All Funds Expenditure Summary



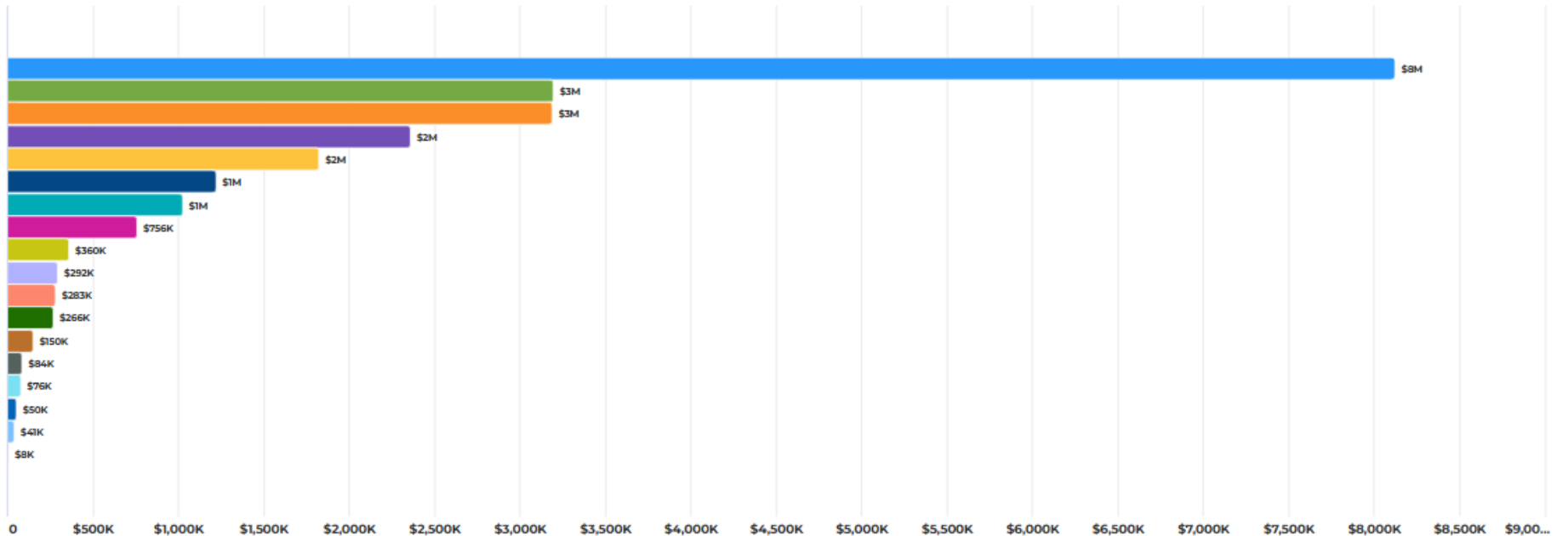
● General Fund	<b>\$23,303,293</b>	<b>66.86%</b>
● Stormwater Fund	<b>\$2,710,579</b>	<b>7.78%</b>
● RDA - Cottonwood Mall 82A	<b>\$2,550,000</b>	<b>7.32%</b>
● Capital Projects Fund	<b>\$1,970,155</b>	<b>5.65%</b>
● Grants Account	<b>\$1,594,505</b>	<b>4.57%</b>
● Debt Service Fund	<b>\$1,379,264</b>	<b>3.96%</b>
● RDA - Holladay Village CTR ABB	<b>\$1,080,000</b>	<b>3.10%</b>
● Arts Fund	<b>\$266,455</b>	<b>0.76%</b>

# FY26 All Funds Revenue Summary



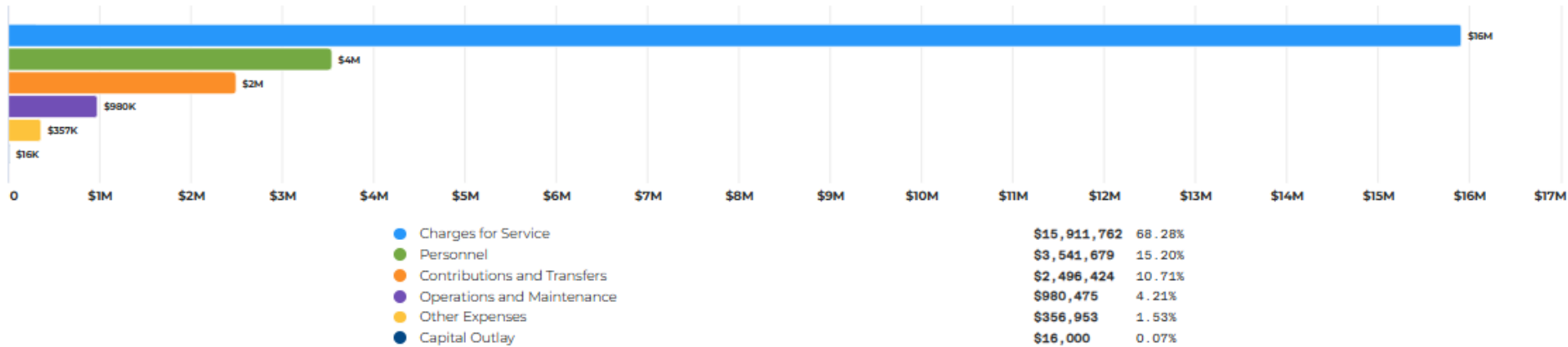
● Taxes	<b>\$19,994,663</b>	<b>60.01%</b>
● Intergovernmental	<b>\$4,638,185</b>	<b>13.92%</b>
● Contributions	<b>\$2,659,486</b>	<b>7.98%</b>
● General Revenues	<b>\$1,258,036</b>	<b>3.78%</b>
● Charges for Service	<b>\$1,192,000</b>	<b>3.58%</b>
● Licenses & Permits	<b>\$1,130,000</b>	<b>3.39%</b>
● Justice Court Revenue	<b>\$845,000</b>	<b>2.54%</b>
● Other Revenue	<b>\$738,863</b>	<b>2.22%</b>
● Interest	<b>\$450,000</b>	<b>1.35%</b>
● Arts Administration	<b>\$127,450</b>	<b>0.38%</b>
● Impact Fee Revenue	<b>\$107,000</b>	<b>0.32%</b>
● Interest Income	<b>\$100,000</b>	<b>0.30%</b>
● Miscellaneous	<b>\$80,000</b>	<b>0.24%</b>

# General Fund by Department



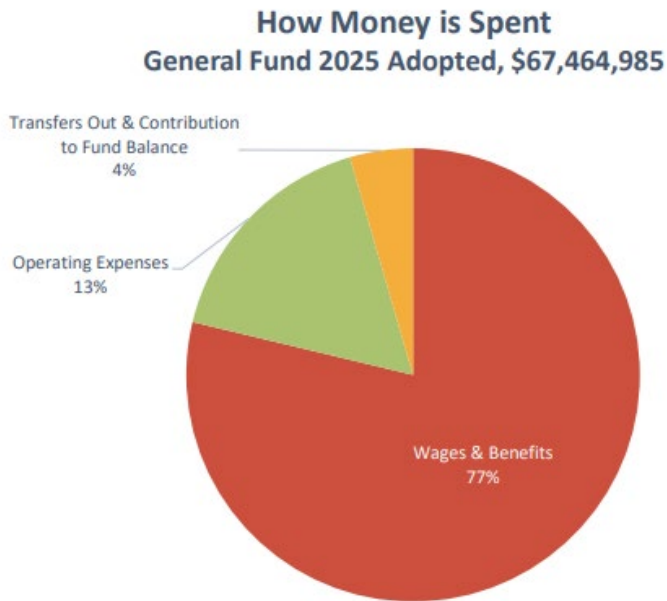
● Law Enforcement	\$8,122,158	34.85%
● Fire Department	\$3,198,058	13.72%
● Class "C" Roads	\$3,190,579	13.69%
● Intergovernmental Charges	\$2,357,419	10.12%
● Administration	\$1,820,455	7.81%
● Justice Court	\$1,220,864	5.24%
● Community Development	\$1,028,184	4.41%
● Parks	\$756,423	3.25%
● Animal Control	\$360,244	1.55%
● Community Events	\$291,905	1.25%
● City Engineer	\$282,531	1.21%
● City Council	\$266,477	1.14%
● City Attorney	\$150,000	0.64%
● Sequoia Development	\$83,500	0.36%
● Elections	\$75,691	0.32%
● Building Inspection	\$50,000	0.21%
● Treasurer	\$41,000	0.18%
● Planning Comm/Board of Adjust	\$7,805	0.03%

# General Fund by Expense Type

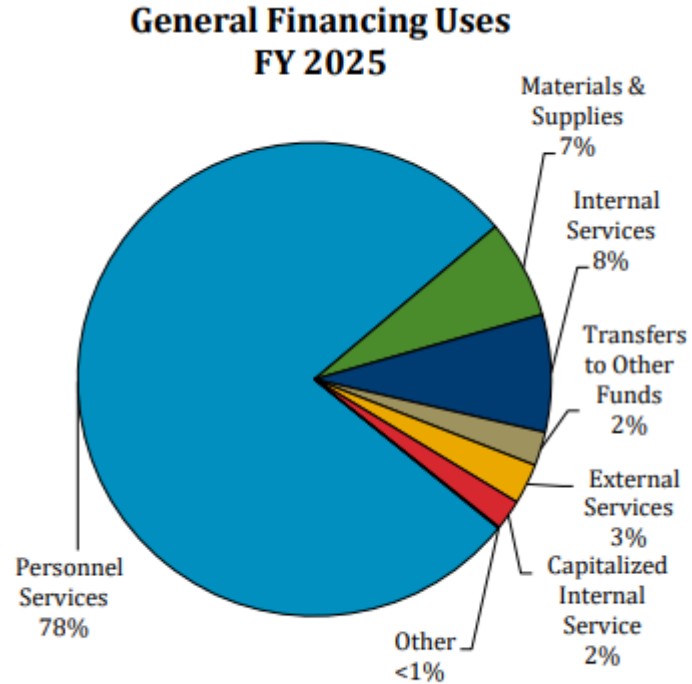


# Comparison with Other Cities

## South Jordan FY 25 Budget

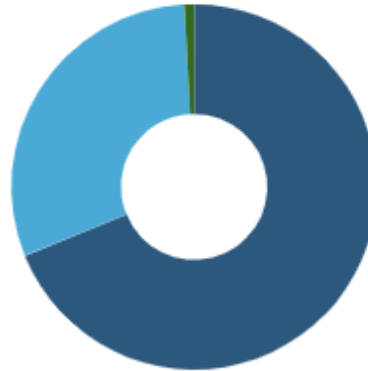


## Sandy City FY 25 Budget



# Personnel Costs

Personnel Costs (FY2026)



- Wages
- Benefits
- Additional Pay

<b>\$2,604,360</b>	68.85%
<b>\$1,146,041</b>	30.30%
<b>\$32,000</b>	0.85%

Fund (FY2026)



- General Fund
- Stormwater Fund
- Arts Fund

<b>\$3,506,781</b>	92.71%
<b>\$179,357</b>	4.74%
<b>\$96,343</b>	2.55%



# Elected Official and Staff Personnel Cost Breakdown



- Staff
- Elected Officials

\$3,373,891 89.20%

\$408,598 10.80%

# Major Personnel Changes

%3 COLA Increase which represents an increase of \$72,559

## New FTEs

- Part-time Justice Court Clerk - \$39,570
- Part-time Building Inspector - \$62,896
- Parks and Maintenance Worker (12 Months) \$92,000

Cost of health insurance increased by \$15,285

Market and mid point adjustments for targeted positions \$49,110

Reduced seasonal parks budget (\$26,000)

Retirement Changes \$32,326



# Other Major Expense Changes

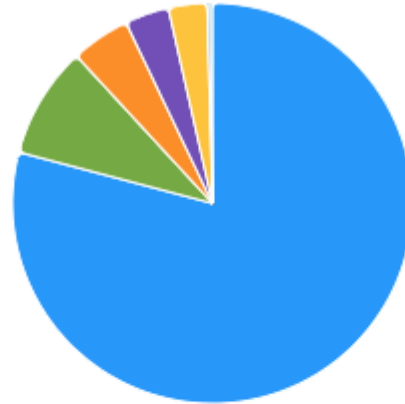
- UPD (discussion May 15)
- UFA (discussion May 15)
- Public Works Contract (3%) \$90,513
- Spring Lane/ City Hall
  - Lease payment \$37,350
  - Utilities \$35,000
  - Bond/ Earmark
- Special Elections \$75,691
- Parks playground resurface \$45,000
- Electrical Work in Village for Additional Tree Lighting \$100,000
- Central Wasatch Commission \$25,000
- Metal Banners \$30,000



# Revenue



# General Fund Revenue Sources

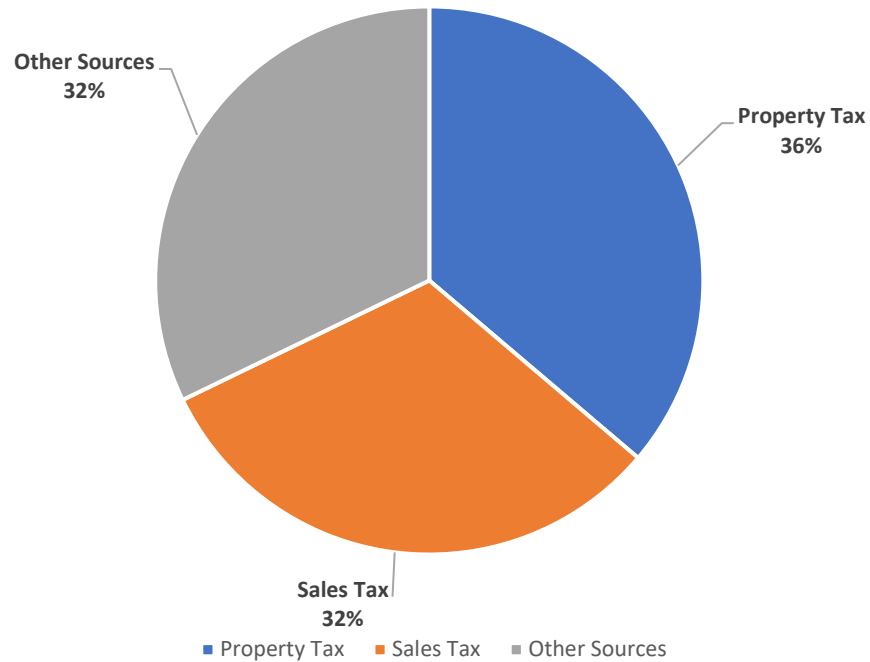


- Taxes
- Intergovernmental
- Licenses & Permits
- Justice Court Revenue
- Other Revenue
- Contributions
- Charges for Service

<b>\$18,744,663</b>	<b>79.11%</b>
<b>\$2,138,185</b>	<b>9.02%</b>
<b>\$1,130,000</b>	<b>4.77%</b>
<b>\$845,000</b>	<b>3.57%</b>
<b>\$738,863</b>	<b>3.12%</b>
<b>\$56,062</b>	<b>0.24%</b>
<b>\$42,000</b>	<b>0.18%</b>

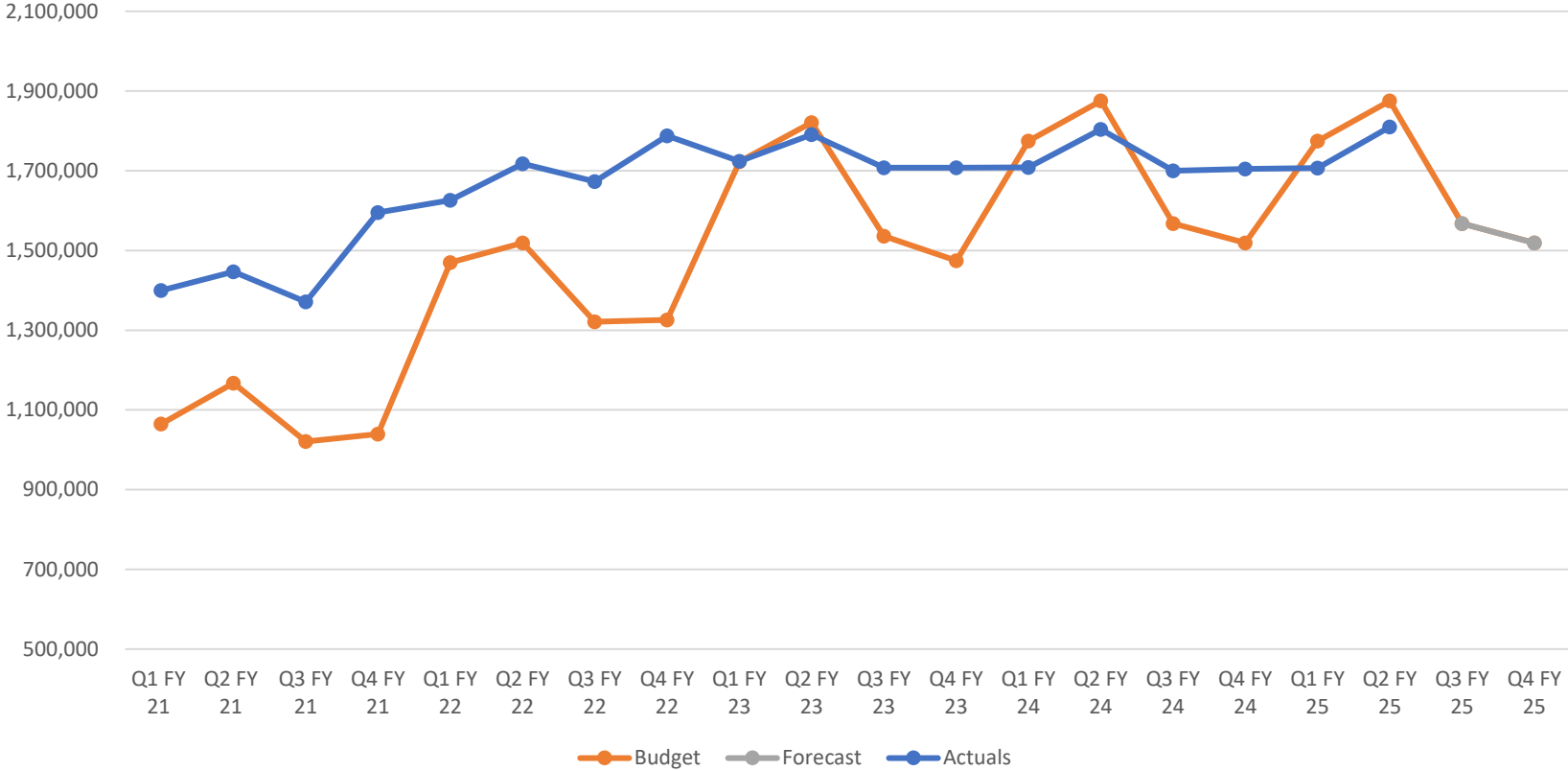


# Three Legged Stool -General Fund Revenue



# Sales Tax Forecast

Sales Tax Forecast



## General Fund Key Changes

City of Holladay Summary of Key General Fund Budget Changes, FY 2025-26

Description of Change	FY 2024-25	Change in Full Time Equivalent Positions	Changes	FY 2025-26
Revenue	23,193,097			23,694,772
Property Tax New Growth			29,141	
Motor Vehicle Fee-in-Lieu			29,000	
Class C Distribution			75,000	
Slco Road Funds 5th of 5th			355,000	
Class C Interest			80,000	
General Sales & Use Tax			163,271	
Franchise Tax (Cable TV)			(20,000)	
Franchise Tax Rocky Mountain			54,000	
Franchise Tax Enbridge			(200,000)	
City Hall Rental Income			(12,000)	
Building Permits			81,000	
Plan check Fees			63,000	
Road cut permits			(30,000)	
Land Use Fees			15,000	
Millcreek Reimbursement			(123,000)	
Interest Earnings			(77,737)	
Miscellaneous Changes of 10,000 or less			20,000	
Use of GF Fund Balance				
Total Projected General Fund Revenue	23,193,097		501,675	23,694,772





Public Services  
Parks,  
Engineering and Public Works



Public  
Services  
Parks,  
Engineering,  
Stormwater  
and Public  
Works

Dept. of Public Services

**Jared Bunch**  
Director  
Public Services

**Joe Bolton**  
Assistant City Engineer

**Thomas Norbutt**  
Supervisor  
Parks & Maintenance

**Joshua Rayburn**  
Parks Maintenance Worker  
II

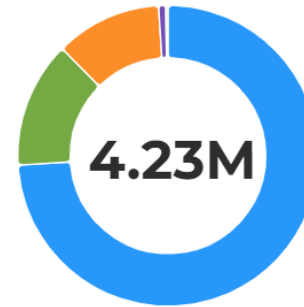
**Riley Hansen**  
Parks Maintenance Worker  
II

**Carson Chacon**  
Parks Maintenance Worker  
II

**Public Works**  
Contracted Service

Public Works

# General Fund Public Services Streets, Engineering and Parks



- Charges for Service
- Personnel
- Operations and Maintenance
- Other Expenses
- Capital Outlay

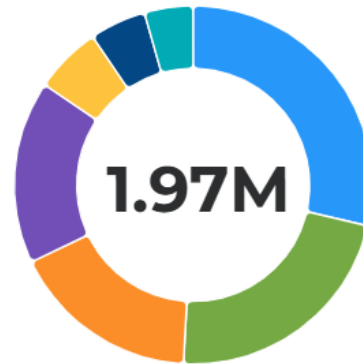
<b>\$3,130,579</b>	<b>74.02%</b>
<b>\$574,604</b>	<b>13.59%</b>
<b>\$482,350</b>	<b>11.40%</b>
<b>\$32,000</b>	<b>0.76%</b>
<b>\$10,000</b>	<b>0.24%</b>

# General Fund Public Services Changes

Description of Change	FY 2024-25	Change in Full Time Equivalent Positions	Changes	FY 2025-26
<b>Public Services</b>	<b>3,990,033</b>			<b>4,229,533</b>
Personnel Related Changes			637	
Training			3,500	
Engineering Contract-Forsgren			10,000	
Parks Training			3,500	
Equipment			(12,500)	
Equipment Rental			500	
City Hall Utilities			3,000	
Parks Supplies and Maintenance (Playground resurfacing)			54,000	
Utilities Addition of Spring Lane			40,000	
Spring Lane Lease Payment			37,350	
Vehicle Maintenance			(3,000)	
Banner Supplies			(4,000)	
County Public Works Contract			90,513	
Concrete Trip Hazzard & Cutting			5,000	
Traffic Radar Signs/School Fla			10,000	
Rental of Storage Unit			(1,500)	
GIS Subscription			(2,500)	
Street Lighting & Utilities			5,000	



# Capital Projects



- Paving Projects
- Projects
- Parks Projects
- Capital Projects Expenditures
- Vehicles
- Beautification Projects
- Maintenance

<b>\$565,000</b>	<b>28.68%</b>
<b>\$437,500</b>	<b>22.21%</b>
<b>\$336,036</b>	<b>17.06%</b>
<b>\$325,000</b>	<b>16.50%</b>
<b>\$120,000</b>	<b>6.09%</b>
<b>\$100,000</b>	<b>5.08%</b>
<b>\$86,619</b>	<b>4.40%</b>



# Capital Projects

Account Number	Capital Projects	Base Budget 6/30/2025	Tentative Budget 6/30/2026
22-400-750	Vehicle Replacement	40,000	120,000
22-510-711	Knudsen Park	-	150,000
22-510-730	Unrestricted Capital Projects	175,000	175,000
22-510-734	City Hall Remodel	350,000	-
22-510-735	Bus Shelters	30,000	-
22-550-740	Fire Hydrant Maintenance	17,500	86,619
22-600-330	Holladay Water Payment	17,500	17,500
22-600-444	CITY HALL IMPROVEMENTS	407,061	-
22-600-770	Public Streets Safety Project	10,000	25,000
22-600-773	50/50 Matching Program	20,000	20,000
22-600-775	ADA ramp replacement	25,000	25,000
22-600-776	Bike Lane Maintenance	30,000	-
22-600-777	City Park Accessibility Surface	60,000	-
22-600-780	Transfer to Grant Fund - 2700	200,000	-
22-600-781	Transfer Grant Fund - Historic	150,000	-
22-600-782	Transfer Grant 6.7 Mil bridge	480,670	-
22-600-786	Murray Holladay Road Signal		350,000
22-610-753	Sidewalk Replacement	100,000	100,000
22-700-612	Gazebo Improvements	-	25,000
22-700-700	Transfer to Grants fund Art		-
22-800-001	Traffic Signal & repair	50,000	40,000
22-800-302	Crosswalk upgrades	70,000	-
22-800-303	Bridge repairs	1,036,874	20,000
22-800-306	BOND PAVING PROJECTS	544,380	-
22-800-307	PAVING PROJECTS	-	500,000
22-800-400	Public Works Building	100,000	5,000
22-800-411	Contr to Grant Fund - 5600 S B	102,000	-
22-999-313	Xfer to Grant Fund-Sidewalk Ma	-	204,036
22-999-331	Transfer to ds impact fees	107,000	107,000
	Total Expenditures	4,122,985	1,970,155




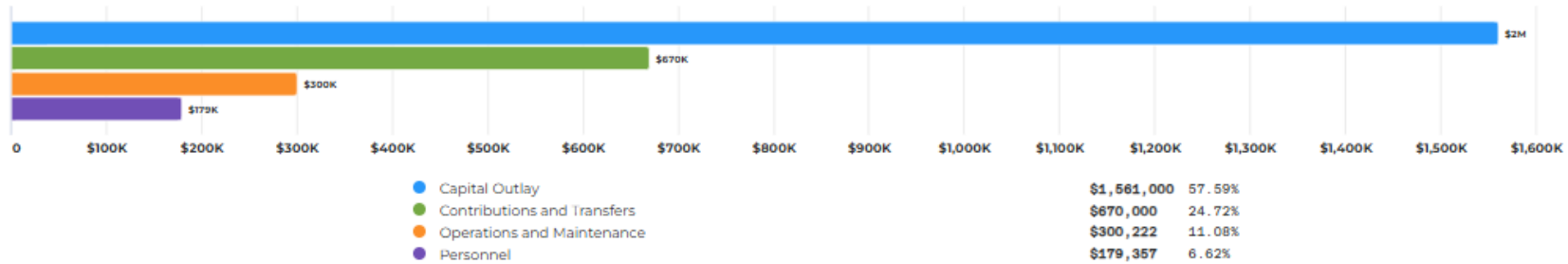
# Grants Fund

Account Number	Grant Projects	Base Budget 6/30/2025	Tentative Budget 6/30/2026
13-510-535	Water conserv study GP update	-	15,000
13-510-720	5600 S Bridge	102,000	-
13-510-756	Wasatch Blvd Bike Lane Improve		364,000
13-510-801	CP 2700 E Project Phase 1	500,000	-
13-510-808	CP 2700 E Project Phase 2	-	125,991
13-510-802	CP Historic experience	850,000	500,000
13-510-803	CP Highland Drive Bridge Rep	480,000	336,469
13-510-805	CP Trellis Columns/ Skatepark	75,000	75,000
13-510-807	City Hall Energy Improvements	-	100,000
13-600-655	Signal Optimization Enhancements	-	78,045
	Total Expenditures	2,007,000	1,594,505



# Stormwater Fund

FY26 Expenditures by Object Summary 





# Stormwater Fund

Account Number	Description	Base Budget 6/30/2025	Tentative Budget 6/30/2026
55-410-110	Stormwater personnel	122,112.56	127,594.07
55-410-130	Stormwater Benefits	51,002.00	51,763.37
55-410-250	Stormdrain Maintenance	150,000.00	95,000.00
55-410-251	MS4 Monitoring & Compliance	30,000.00	5,000.00
55-410-260	Curb & Gutter Repair	37,497.00	100,000.00
55-410-800	Debt Service	666,500.00	670,000.00
55-410-810	Administrative charge	26,062.00	26,062.00
55-410-830	Rocky Mountain Power Fee	72,000.00	74,160.00
55-410-850	Reserves	538.00	538.00
55-700-730	Storm Water Mapping & Inspect	15,000.00	-
55-700-731	Corragated Metal Pipe Replac	2,500,000.00	720,000.00
55-700-732	Waterways, Curb & Gutter rep	500,000.00	841,000.00
55-700-733	Jungle Outfall on 1300 E	1,100,000.00	-
55-700-734	Wellington Storm Drain Proj	15,000.00	-
55-700-735	Fieldcrest Storm Drain Proj	13,781.00	-
55-700-736	Howey Drive Storm Drain Upsize	225,000.00	-
55-700-737	Moor Dale Lane realignment	1,750,000.00	-
55-700-739	Cottonwood Lane Stormwater Pro	800,000.00	-
55-700-741	Hillsden Drive to BCC	675,000.00	-
55-700-744	Holladay Blvd stormwater impro	50,000.00	-
55-700-745	Casto Lane Stormwater improve	675,000.00	-
55-700-747	Contingency on projects	600,000.00	-
	Total Expenditures	10,074,493	2,711,117



# Highlights

## General Fund

- Salt Lake County Public Works Contract – 3% increase, approximately \$90,513.00
- Inflationary Increases
- Complete Year of New Parks Position
- Increase in Park's Utilities \$40,000 (Spring Lane Park)
- Spring Lane Park Lease \$37,350

## Stormwater Fund

- Priority – Spending Last of Bond \$\$
- Curb and Gutter Projects
- MS4 Monitoring and Compliance
- Potential Rate Increase (Fred Philpot)

## Capital Projects Fund

- Paving Projects
- City Hall & Spring Lane NOT Included
- Three Vehicle Replacements
- Wasatch Blvd Bike Lane Improvements (Grant Funded) (Likely complete in FY25)
- 2700 E Project Phase 2 (Grant Funded)
- Historic Experiences (Grant Funded)
- Highland Drive Bridge Repair (Grant Funded)
- Trellis Columns (Grant Funded)
- City Hall Energy Improvements (Grant Funded)
- Signal Optimization Enhancements (Grant Funded)



