

Interlaken Town Council Regular Meeting Agenda
Tuesday, 07 April 2026, 6:30 PM – 8:00 PM
Meeting Conducted Remotely with Zoom Video Conferencing Software
Zoom Meeting ID: 516 337 9977
Password: 84049
Zoom Meeting Link
<https://us02web.zoom.us/j/5163379977?pwd=QlJNT3loV3J4Nm83TFJOdGVVSUE1ldz09>

1. **Call to Order**
2. **Roll Call**
3. **Presentations:** None
4. **Public Comment:** Comments will be taken by the Town Council on any non-agenda items. Comments are limited to four minutes per speaker. The Council may or may not respond to non-agenda issues brought up under public comment. Those wishing to comment should stand, state their full name and address, whom they represent, and the subject matter to be addressed. Total time allocated to public comments will be no more than twenty minutes.
5. **Approval of Agenda or Changes**
6. **Approval of 3/3/2026 Council Regular Meeting Minutes**
7. **Wildland-Urban Interface HB 48 Ordinance**
 - Discussion and Adoption
8. **Fire Mitigation – Debris Pickup Schedule**
9. **Noxious Weed Control**
10. **Water System Assessment and Discussion**
 - Water System Status – JDE Master Plan
 - Proposed Improvements
 - Water Rate Study – Capital Reserves
 - Water System Emergency Response Plan
11. **FY2026 Budget Amendment Proposal**
 - Status Report Discussion and Motion to Approve
12. **FY2027 Budget Proposal**
 - Status Report Discussion
 - Tax Rates and Water Rates
 - Civilian Enforcement Officer Position
 - Set Schedule for Tentative budget approval, TNT public hearing, Adoption of final budget
 - Water Rate Public Hearing Schedule
13. **Land Use Hearing Proposal**
 - Dark Skies Ordinance
 - Amended Fee Schedule
 - Amended Permit Agreements
 - Additional Land Used Revisions
14. **Financial Matters**
 - FY2026 Water Billing Update
 - FY2026 YTD Revenue-Expenses Update
 - Quo Phone System Proposal
15. **Planning Commission Report on Building Permits**
16. **Other Business**
17. **Council Comments**
18. **Adjournment**

Interlaken Town Council Regular Meeting Agenda
Tuesday, 07 April 2026, 6:31 PM – 8:30 PM
Meeting Conducted Remotely with Zoom Video Conferencing Software
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<https://us02web.zoom.us/j/5163379977?pwd=QlJNT3loV3J4Nm83TFJObGVzUE1ldz09>

1. **Call to Order** - Mayor Harrigan called the meeting to order at 6:31 pm

2. **Roll Call**

Greg Harrigan, Mayor
Sue O’Nan, Council Member and Treasurer
Jill Jacobson, Council Member
Erin Merryweather, Council Member
Timm Dixon, Council Member

3. **Presentations:** None

4. **Public Comment:**

Tasha Lingos, 311 Interlaken Drive, expressed her appreciation to the council for their contributions. Asked if the town could purchase a leaf mulcher to process leaves collected by lot owners. She also expressed concern about barking dogs at her neighbors. Greg responded that the town needs to prioritize expenditures and would consider the mulcher in that regard. He also suggested she contact Heber Valley Animal Control to address dog issues.

Gary Singer, 283 Interlaken Drive. See the attached email and response from Mayor Harrigan.

5. **Approval of Agenda or Changes**

Motion: Council Member O’Nan moved to approve the agenda.

Second: Council Member Jacobson seconded the motion.

Discussion: no discussion.

Vote: The motion was approved with the Council Members unanimously voting Aye.

6. **Approval of 3/3/2026 Council Regular Meeting Minutes**

Motion: Council Member O’Nan moved to approve the 3/3/26 Council Meeting Minutes.

Second: Council Member Merryweather seconded the motion.

Discussion: no discussion.

Vote: The motion was approved with the Council Members unanimously voting Aye.

7. **Wildland-Urban Interface HB 48 Ordinance**

Discussion and Adoption – see the attached draft ordinance No. 19 with revisions.

Greg – as a real estate agent and resident, this is impactful to our town. He’s not really happy about how the WUI map designates our properties as high risk. He feels this blanket designation is not fair. He doesn’t approve of the 200 ft² exemption in the draft ordinance, which would apply all aspects of WUI code to remodels over 200 ft². He suggested that we instead use a percentage increase of current square footage as a metric for exemptions. The draft ordinance No. 19 was revised to replace the 200 ft² or less exemption with a 15% or less increase in square footage exemption. A motion was made to approve the revised ordinance.

Motion: Council Member O’Nan moved to approve the Town Ordinance No. 19 Amending Title 09, Chapter 10 – Adopting the Current Edition of the Utah Wildland Urban Interface Code and Wildland Urban Interface Map.

Second: Council Member Jacobson seconded the motion.

Discussion: no discussion.

Vote: The motion was approved with the Council Members unanimously voting Aye.

Greg just spent a lot of money creating defensible space on his property, using the 5, 15, 30-foot criteria recommended by the state. He placed 5 feet of gravel all around his house. He requested that the relevant firewise information be placed on the town’s website along with the ember storm video we saw at the fire department.

8. Fire Mitigation – Debris Pickup Schedule

The council discussed timing for the spring fire mitigation pickup. It was decided the deadline for establishing a pile for pickup would be Sunday, May 10th, and pickup would begin Monday May 11th.

9. Noxious Weed Control

Dyer's Woad has already begun budding throughout town. The town will need to spray municipal property, including roadway shoulders to abate these weeds. Greg suggested we have Mason Osborne get on board to help with this, especially with monitoring private property for compliance.

10. Water System Assessment and Discussion

○ Water System Status – JDE Master Plan

Bart Smith presented his analysis of the JDE pipe replacement plan. See the attached staff report for details. In summary, given that the replacement costs for a section of ductile pipe is quite large – estimated around \$422/lineal foot for pipe buried under asphalt, he recommends the “don’t fix it until it breaks” plan. The alternative would be to dedicate an excess of \$100K a year towards a planned pipe replacement schedule. Given the uncertainty in actual pipe degradation, this alternative approach could result in wasteful use of funds, replacing usable pipe on the basis of a theoretical assessment of pipe condition. It would deplete our water system reserves and reduce our ability to address future system failures that could result in suspension of service.

Derek Becker – Town Public Works Manager – agrees that the best approach is what was presented.

Erin – Was the pipe laid the same throughout?

Derek- The highest pressure was 200 psi where pipe failed (in summer 2024). He thinks fixing localized sections is the right approach.

Jill – Could it be leaking and we don’t know it?

Derek- There is a way to “hear” the leaks; contractors can walk the streets and listen for underground leaks.

Greg – Wouldn’t a leak manifest itself through the surface?

Derek – Yes, you probably would see settlement in the area.

Jill – Can you use liners?

Derek – Not for higher pressure lines.

Sue – Sue thinks we should keep building reserves instead of replacing pipe that’s not yet failed.

Derek – We’ve installed foam plugs under the valve covers to keep debris out of the pits and enable better access.

○ Proposed Improvements

It was agreed to focus on building reserves and address line breaks as they happen.

○ Water Rate Study – Capital Reserves

This is still a work in progress. Bart is working with RUWA to establish a plan for reserves contributions and water rates. RWAU recommends a minimum of 20% contribution of total revenue towards reserves and adjusting water rates to make this possible. The proposed FY2026 budget amendment and FY2027 budget exceed this goal with 30% and 38% contributions respectively.

Water System Budget Proposals		
Budget Item	FY2026	FY2027
Proposed Water System Revenue	\$263,000	\$313,000
Budgeted Reserves Contribution	\$80,000	\$120,000
% Reserves Contribution	30%	38%

○ Water System Emergency Response Plan

See the attached outline for an emergency response plan. The council discussed options for providing potable water to the town in the event of a system shutdown. For a temporary solution to a line break, it may be possible to leapfrog the breached section and continue to deliver water upstream and downstream of the break.

Greg – We also need to be able to deliver water at the pumphouse.

Sue – Years ago we filled up containers at the pumphouse.

Derek- You could fill pipe sections with a water truck or from a hydrant.

Greg – Do we need to improve our infrastructure to put together an emergency water delivery system outside the pumphouse?

11. FY2026 Budget Amendment Proposal

- Status Report Discussion and Motion to Approve

Bart presented a FY2026-27 Budget Status Report and proposed a FY2026 budget amendment to address expected changes in revenue and expenses for the current fiscal year. See the attached report for details about the rationale behind the amendment. In summary, the following table shows how the amendment would impact the end of year balances in the town's accounts compared to the current FY2026 budget, last amended on 9/2/2025.

Table 08 – FY2026 End of Year Fund Balances

Interlaken FY2026 Budget End of Year Balances			
Fund Name	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Amended 9/2/2025	FY2026 Budget 7/1/25-6/30/26 Proposed 4/7/26
General Fund (checking) *2681	\$ 151,388	\$ 84,118	\$ 151,388
Transportation Reserve Fund (savings) *4574	\$ 84,949	\$ 252,749	\$ 207,849
Water Revenue Fund (checking) *1520	\$ 304,129	\$ 102,129	\$ 124,509
Water Bond Sinking Fund (money market) *1058	\$ -	\$ -	\$ -
Water Reserve Fund (savings) *1330	\$ 151,583	\$ 302,383	\$ 232,383
Building Fund (checking) *1678	\$ 129,241	\$ 127,831	\$ 144,641
Total of Ending Balances	\$ 821,290	\$ 869,210	\$ 860,770

One of the goals of the proposed amendment is to re-balance accounts so that the first half of FY2027 has sufficient funds to provide for the first 6 months of town expenses and to achieve a “balanced” General Fund budget, in which revenue equals expenses. The town receives most of its revenue through Wasatch County taxes and the annual water billing, both of which aren’t collected until the middle of the fiscal year – December through March. For more details and a copy of the amended FY2026 budget, see the attached report. The council motioned to approve the amended FY2026 budget as presented.

Motion: Council Member O’Nan moved to approve the amended FY2026 Budget as presented.

Second: Council Member Merryweather seconded the motion.

Discussion: no discussion.

Vote: The motion was approved with the Council Members unanimously voting Aye.

12. FY2027 Budget Proposal

Bart presented a proposed calendar for development and approval of the FY2027 budget.

FY2027 Budget Task	Date
Council Meeting - Preliminary Budget Review/Discussion	7-Apr-26
Council Meeting - Tentative Budget Review and Adoption	5-May-26
Deadline to notify County Auditor & State Tax Commission of date, time, and place of the Tax Increase Public Hearing	1-Jun-26
Deadline to enter the proposed tax rates in the Certified Tax Rate System and start the TNT process	22-Jun-26
Deadline to publish TNT Notice - 1st Notice (or 2 weeks prior to public hearing)	18-Jul-26
Deadline to hold public hearing to raise water rates, and council passage after public hearing	30-Jun-26
Deadline to publish TNT Notice - 2nd Notice (or 1 week prior to public hearing)	25-Jul-26
Hold public hearing on tax increase after this date or minimum 10 days after county mailing of Valuation Notice. Send Resolution PT-800 to the Utah State Tax Commission	1-Aug-26
Council Meeting - Adopt Budget	After Public Hearing

This calendar includes dates for public hearings for a water rate increase and a Wasatch County Tax Rate increase – TNT hearing. Currently under consideration, these rate increases would go through the required public hearing and approval process.

- Status Report Discussion – see the attached report for details about the rationale behind the proposed FY2027 budget. It should be noted that the town was planning a 20% county tax increase last fiscal year but missed an undisclosed deadline for state notifications. The current proposal of a 5% tax increase is less than the 20% proposed water rate increase, due to the fact that road expenses are more predictable, and funded through taxes, compared with unpredictable water system expenses funded through the annual water billing.
- Civilian Enforcement Officer Position – This position has been added to the FY2027 budget, funded at \$5K annually.

13. Land Use Hearing Proposal

The following topics are under consideration for public hearings to address our fee schedule and land use code.

- Dark Skies Ordinance
- Amended Fee Schedule
- Amended Permit Agreements
- Additional Land Use Revisions

14. Financial Matters

See the attached reports for our annual water billing accounts receivables and year to date revenue and expenses.

- FY2026 Water Billing Update – To date of 184 lots, 21 lots have not yet paid in full.
- FY2026 YTD Revenue-Expenses Update – See the attached cash and accrual accounting reports.
- Quo Phone System Proposal – Bart proposed signing up with the Quo VOIP system to manage incoming calls and texts for town business. He is currently using his own phone and number to handle town business and would like to separate out the calls using the Quo service. The council was supportive of this expense - \$15/month for basic service.

15. Planning Commission Report on Building Permits – The planning commission was not in attendance.

16. Other Business - None

17. Council Comments - None

18. Adjournment

Council member O’Nan moved to adjourn the meeting. Council member Merryweather seconded the motion. The motion passed unanimously. The meeting was adjourned at 8:30pm. The next regular town council meeting is scheduled for Tuesday May 5, 2026, at 6:30pm via Zoom.

On Apr 7, 2026, at 6:15 PM, Interlaken Mayor <interlaken.mayor@gmail.com> wrote:

Gary,

I will be sure that your questions are entered into the public comment.
Let me give you some answers to your questions.

Snow removal

We contract for snow removal annually. We do not live in a world where we can 'pay per push' as I am sure you understand
Our snow removal requirements are way too much for most companies/contractors. We are extremely lucky to pay what we do and that price will go up when Super Dave retires

Enforcement officer.

We will discuss at tonight's meeting and there will be minutes you can review.
We do not pay the sheriff for any code enforcement. Midway has hired Heber PD to the tune of \$250K+. That is beyond our means.

Town Clerk and Public Works

Their hours are submitted and they are compensated for their hours according to their contracts.

Gary, I appreciate that you are paying attention to the town's expenses and asking questions, and you will have an opportunity at the public hearing before we pass the budget for next year to voice any concerns and ask more questions.

I would refer you to the very detailed budget report and proposal to help you understand the level of complexity we face in running a town.

This is not an HOA, we are a municipality with our own aging roads and water system in a high fire risk area in one of the fastest growing counties in the country.

I can assure you that we do the best we can to keep costs down, but the truth is that it will continue to get more expensive to live here as we contend with our aging infrastructure and meeting all the state mandated reporting and requirements

Thank you

Greg Harrigan
Mayor
Town of Interlaken

On Tue, Apr 7, 2026 at 1:44 PM GS <letgobefreetobe@gmail.com> wrote:
Hi Greg,

Unfortunately, I will not be able to attend tonight's council meeting due to work obligations. I was hoping that you could present the following questions / concerns below. If this is not possible please let me know so I can find an alternative.

Thank you, Gary Singer

- Budget: Snow Removal for 25/26 season.

We had 13" of total snow in Interlaken this year Requiring 3 days of services. What were our total expenses for snow removal? Did we spend \$65,000 on 3 days?

- Budget: Civilian enforcement officer for \$5000. Don't we pay the sheriff for this? I've never heard of a municipality having extrajudicial powers. Seems like a waste of money and tyrannical

- Budget: City Clerk / Public Works Employee

Are these two positions submitting their hours, and what are they accomplishing?

- Miscellaneous: I keep receiving pictures of kids on electric bikes from the town clerk with the motor vehicle policy. The policy says that all vehicles need to either be registered with a plate or a pedal bike. I've seen the town clerk, and other residents drive a non registered utility vehicle that is also prohibited. Seems hypocritical. I personally have no issue with anyone driving any of the above vehicles.

Sent from my iPhone

**TOWN OF INTERLAKEN
Municipal Code**

TITLE 09 BUILDING AND CONSTRUCTION

CHAPTER 9.01 INTERLAKEN TOWN PLANNER AND PLANNING COMMISSION

CHAPTER 9.02 TOWN PLANNER

CHAPTER 9.03 UNIFORM CODES ADOPTED

CHAPTER 9.04 PERMIT FEES

CHAPTER 9.05 SITE DISTURBANCE PERMIT

CHAPTER 9.06 FINAL COMPLETION DEPOSIT

CHAPTER 9.07 REGULATION OF CONSTRUCTION ACTIVITIES

CHAPTER 9.08 MAXIMUM HEIGHT FOR ALL BUILDINGS

**CHAPTER 9.09 AUTOMATIC FIRE SPRINKLER SYSTEMS UNDER
INTERNATIONAL RESIDENTIAL CODE**

CHAPTER 9.01 INTERLAKEN TOWN PLANNER AND PLANNING COMMISSION

The Interlaken Town Planner works in cooperation with the Interlaken Planning Commission. Together they perform the following duties:

- A. To carry out, enforce and perform all duties, provisions and mandates designated, made and set forth in the ordinances of the Town concerning building, plumbing, electrical and mechanical construction, and repair.
- B. To examine and approve all plans and specifications before approval is given to proceed with an application for a building permit with the Town Planner (see Chapter 9.02).
- C. To collect all fees and deposits payable to the Town associated with the construction project. Fees and deposits are set from time to time through resolution by the Town Council.
- D. To issue an Interlaken Town Site Disturbance Permit before any person or entity may landscape, excavate, grub and clear, grade, or perform any type of construction activity that will disrupt or cause a change in the natural landscape or increase impervious surfaces upon any parcel of property located in the Town. (see Chapter 9.05)
- E. To verify that all applicants have a valid contractor's license or are exempt under this Chapter.
- F. Administer and enforce the provisions of this Chapter in a manner consistent with the intent thereof, and to inspect, or cause to be inspected, all buildings and structures erected, or proposed to be erected in the Town of all work authorized by

any permit, to assure compliance with provisions of this Chapter or amendments thereto, and to verify that all structures meet the minimum requirements of this Chapter.

- G. Condemn and reject all work done or being done, or materials used or being used that do not in all respects comply with the provisions of this Chapter and amendments thereto.
- H. Order changes in workmanship and/or materials essential to obtain compliance with all provisions of this Chapter.
- I. Investigate any construction or work regulated by this Chapter and issue such notice and orders that are necessary to prevent or to correct dangerous or unsanitary conditions.
- J. Authorize any utility to make necessary connections for power, water or gas to all applicants for such power, water, or gas in the Town, when the installation and all facets of the construction or remodel project conform to this Chapter.

CHAPTER 9.02 TOWN PLANNER

The Town Planner provides the following services in cooperation with Interlaken Town:

- A. Issue permits to properly licensed contractors and persons, firms or corporations for work to be done within the scope of this Chapter as regulated by Utah Code. Permits applications are available on the Interlaken Town website.
- B. Perform building, plumbing, mechanical, and electrical inspections.
- C. Condemn and reject all work done or being done, or materials used or being used that do not in all respects comply with the provisions of this Chapter and amendments thereto.
- D. Order changes in workmanship and/or materials essential to obtain compliance with all provisions of this Chapter
- E. Investigate any construction or work regulated by this Chapter and issue such notice and orders that are necessary to prevent or to correct dangerous or unsanitary conditions.
- F. Issue a certificate of occupancy for all work approved.

Chapter 9.03 UNIFORM CODES ADOPTED

Section 9.03.010 International Building Code Adopted

Section 9.03.020 International Mechanical Code Adopted

Section 9.03.030 International Plumbing Code Adopted

Section 9.03.040 National Electrical Code Adopted

Section 9.03.050 International Fire Code Adopted

Section 9.03.060 International Energy Conservation Code Adopted

Section 9.03.070 International Fuel Gas Code Adopted

Section 9.03.080 International Residential Code Adopted

Section 9.03.010 International Building Code Adopted

The Town hereby approves and adopts the International Building Code, 2012 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One, and Appendices E, I & J, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous construction in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution.

Section 9.03.020 International Mechanical Code Adopted

The Town hereby approves and adopts the International Mechanical Code, 2012 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of heating, ventilating, cooling, and refrigeration systems, incinerators, and other miscellaneous heat-producing appliances in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The International Mechanical Code, 2012 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance.

Section 9.03.030 International Plumbing Code Adopted

The Town hereby approves and adopts the International Plumbing Code, 2012 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One and Appendices D, E & F, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous plumbing in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The International Plumbing Code, 2012 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance

Section 9.03.040 National Electrical Code Adopted

The Town hereby approves and adopts the National Electrical Code, 2011 Edition, published by the National Fire Prevention Association, as amended by the State Division of Occupational and Professional Licensing, including Annex G, as the Electrical Code for Town of Interlaken. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The National Electrical Code, 2012 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance.

Section 9.03.050 International Fire Code Adopted

The Town hereby approves and adopts the International Fire Code, 2009 Edition, published by the National Fire Protection Association, as amended by the Utah State Fire Prevention Board. The Town further approves and adopts the following appendices to the International Fire Code, 2012 Edition, as amended by the Utah State Fire Prevention Board:

- A. Appendix B – Fire Flow Requirements for Buildings
- B. Appendix C – Fire Hydrant Locations and Distribution.
- C. Appendix D – Fire Apparatus Access Roads

The International Fire Code, 2012 Edition, along with Appendices B, C & D are hereby adopted and made a part hereof as if set out in the ordinance.

Section 9.03.060 International Energy Conservation Code Adopted

The Town hereby approves and adopts the International Energy Conservation Code, 2012 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of heating, ventilating, cooling, and refrigeration systems, incinerators, and other miscellaneous heat-producing appliances in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The International Energy Conservation Code, 2009 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance.

Section 9.03.070 International Fuel Gas Code Adopted

The Town hereby approves and adopts the International Fuel Gas Code, 2012 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, and other miscellaneous heat-producing appliances in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The

International Fuel Gas Code, 2012 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance.

Section 9.03.080 International Residential Code Adopted

The Town hereby approves and adopts the International Mechanical Code, 2009 Edition, published by the International Code Council, as amended by the State Division of Occupational and Professional Licensing, including Chapter One and appendices E & H, with all its codes and standards for regulating the design, construction, quality of materials, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of heating, ventilating, cooling, and refrigeration systems, incinerators, and other miscellaneous heat-producing appliances in Town of Interlaken, and for issuing permits therefore. Permit fees shall be in the amount established, from time to time, by the Town Council by resolution. The International Mechanical Code, 2012 Edition is hereby adopted and made a part hereof as if fully set out in this ordinance

CHAPTER 9.04 PERMIT FEES

The building permit fees shall be as set forth in and adopted by resolution by the Town Council from time to time.

CHAPTER 9.05 SITE DISTURBANCE PERMIT

Section 9.05.010 Purpose and Intent

Section 9.05.020 When Required

Section 9.05.030 Application

Section 9.05.040 Proper Operation and Maintenance

Section 9.05.050 Inspection and Entry

Section 9.05.060 Revocation and Suspension

Section 9.05.070 Appeals

Section 9.05.080 Prohibited Activities

Section 9.05.090 Mud, Dirt, Materials, and Debris on Public Streets

Section 9.05.100 Violations and Enforcement

Section 9.05.110 Compliance with Federal and State Law

Section 9.05.010 Purpose and Intent

The purpose of this Chapter is to prevent discharge of sediment, dust, debris, and other construction-related material or pollutants from construction sites. Sediment and debris from construction sites are a major source of pollution to air, waterways and water systems located within Town of Interlaken and surrounding areas. Each year storm-water runoff and snowmelt off carries tons of sediment from construction sites into local drainage systems, irrigation systems, canals, rivers, and lakes. Sediment from storm-water runoff also clogs and causes damage to public and private property, wildlife habitat, water, and air quality.

Section 9.05.020 When Required

A. Permit Required. A Town of Interlaken Site Disturbance Permit is required before any person or entity may landscape, excavate, grub and clear, grade, or perform any type of construction activity that will disrupt or cause a change in the natural landscape or increase impervious surfaces upon any parcel of property located in the Town. No excavating shall be done further than is necessary to place the lot on grade or for building a dwelling and /or garage.

B. Exemptions. The following activities are exempt from the permit requirements of this Chapter:

1. Actions by a public utility, the Town, or any other governmental entity to remove or alleviate an emergency condition, including the restoration of utility service or the reopening of a public thoroughfare to traffic;
2. Actions by any other person when the Town determines, and documents in writing, that the actions are necessary to remove or alleviate an emergency condition;
3. Construction activities disturbing less than 200 square feet of land and surface area;
4. Residential landscaping and gardening activities disturbing less 100 square feet of land surface area;
5. Town of Interlaken capital improvement projects, provided that site disturbance control measures are included in the bid specifications and plans for the special improvement project.

Section 9.05.030 Application

Any person or entity desiring a Site Disturbance Permit must first file an application with the Interlaken Town Planning Commission.

A. Application Form. The application shall be submitted on a form provided by the Town. If the applicant proposes to obtain the Permit in conjunction with another development activity requiring Town approval, the application for the Site Disturbance Permit will be included as part of the application package for the other development activity. If the applicant proposes to obtain the Permit independent of any other Town approval, the applicant shall apply for the Permit on a separate form prepared by the Town. Application forms will be available from the Interlaken Town Clerk.

B. Site Disturbance Plan. The applicant shall submit a Site Disturbance Plan with the application. The Site Disturbance Plan (the Plan) shall contain the following information:

1. Site Description. A site description (including a map with spot elevations and contour lines) which includes a description of the nature and location of the construction activity, a description of the intended sequence of major activities which will disturb soils for major portions of the site (e.g. grubbing, excavation, grading, utilities, and infrastructure installation, etc.), and estimates of the total area of the site that is expected to be disturbed by excavation, grading, or other activities. The site description shall designate and illustrate the limits of disturbance beyond which no disturbance shall occur.
2. Control Description. A description of the proposed control measures that will be implemented during construction activity and/or while the site is not stable. The Plan must clearly describe the times during the construction process that the measures will be implemented for each major activity identified pursuant to subsection (1). The Plan shall also state the name, address and phone number of the person or entity responsible for implementation of each control measure.
3. Control Measures. Control measures shall meet the following goals and criteria:
 - a. Prevent or Minimize Discharge. The proposed control measures shall be designed to prevent or minimize, to the maximum extent practicable, the discharge of sediment, dust, debris, and other construction-related pollutants from the construction site by storm water runoff into the storm drainage system, as well into the air.
 - b. Prevent or Minimize Construction Debris. The proposed control measures shall be designed to prevent or minimize, to the maximum extent practicable, the deposit, discharge, tracking by construction vehicles, or dropping of mud, sediment, debris or other potential pollutants onto public streets and rights-of-way.
 - c. Dumpster. During the performance of work, construction dumpsters or trash containers are required. There will be no storage of these facilities in roadways or Town right-of-way at anytime. At all times the lot contractor will keep the work site clean and free of debris; no stockpiling of debris outside the containers. The dumpster shall be made available for the proper disposal of construction site waste materials, garbage, plaster, drywall, grout, gypsum, and other waste materials. These facilities will be emptied regularly and serviced as needed. Such facilities must be removed when construction is completed and before occupancy is granted, or construction is halted for more than 30 days. The contractor must

dispose of the materials at an official transfer station or recycling facility. None of the materials are to be deposited in the Interlaken Town trash collection dumpsters.

i. Toilet facilities. Show the location of the portable toilet facilities, required to be provided for workers, on the plan, or if there are permanent facilities workers will be allowed to use, indicate such on the plan.

d. Use of BMPs. The proposed control measures shall include Best Management Practices (BMPs) available at the time that the Plan is submitted. BMPs may include, but shall not be limited to, designation of limits of disturbance, temporary silt or sediment fences, sediment traps, gravel construction entrances and wash down pads to reduce or eliminate off-site tracking, straw bale sediment barriers, measures to prevent the blowing of dust or sediment from the site, establishment of temporary grasses and permanent vegetative cover, use of straw mulch as a temporary ground cover, erosion control blankets, temporary interceptor dikes and swales, storm drain inlet protection, check dams, subsurface drains, pipe slope drains, level spreaders, rock outlet protection, reinforced soil retaining systems, and gabions.

e. Stabilize Site. The proposed control measures shall be designed to preserve existing vegetation, where possible. Disturbed portions of the site shall be stabilized. Stabilization practices may include temporary seeding, permanent seeding, mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of nature vegetation, and other appropriate measures. Use of impervious surfaces for stabilization should be avoided. Stabilization measures shall be initiated as soon as practicable in disturbed portions of the site, but in no case more than 14 calendar days after the construction activity in that portion of the site has temporarily or permanently ceased, except under the following circumstances:

i. If the initiation of stabilization measures by the 14th day after construction activity temporarily or permanently ceases is precluded by snow cover or frozen ground conditions, stabilization measures shall be initiated as soon as practicable; or
ii. If construction activity on a portion of the site is temporarily ceased, and earth disturbing will resume within 21 days, temporary stabilization measures need not be initiated on that portion of the site.

f. Minimize Risk of Discharge of Other Materials. The proposed control measures shall be employed to minimize the risk of discharge of construction-related pollutants (such as paint, thinners, solvents and other chemicals) from the construction site. Such measures may include implementation of storage practices to minimize exposure of the material to storm water as well as spill prevention and response. Control measures must also meet the criteria set forth in the Interlaken Source Protection Plan to preserve the quality of the Interlaken aquifer.

C. Fee. The applicant for a Site Disturbance Permit shall pay a fee in an amount set by resolution of the Town Council.

D. Application Approval. The Interlaken Planning Commission, Town Planner, or other designee shall approve the application and grant the permit if the application is complete and the Site Disturbance Plan meets the requirements of this ordinance. The Town's designee shall deny the application or approve the application with conditions if he or she determines that the measures proposed in the Plan fail to meet the criteria set forth in this ordinance. Conditions set out by the Town's designee in connection with the approval of a Permit may include, but are not limited to, the establishment of specific measures and controls to prevent

erosion and the discharge of sediment, debris and other construction-related pollutants from the site by wind or storm water, as well as the control of refuse and debris on the site.

E. Term. Unless otherwise revoked or suspended, a Site Disturbance Permit shall be in effect for the full period of the construction activity. The construction activity will not be considered to be completed until the following events occur:

1. Site Plans. For Permits associated with a site plan approval, the date that the Permittee has completed all required landscaping and all outside construction work associated with the site plan.
2. Building Permits. For Permits associated with a building permit application, the date that the property has been revegetated or landscaped in a manner that eliminates erosion and sediment discharge or that brings the property back to its natural state.
3. Other. For Permits issued that are not tied to other approvals from the Town, the date that the Permittee has completed all work associated with the Permit and takes steps required by the Permit to prevent further erosion and runoff from the site. No Site Disturbance Permit which is not tied to other approvals from the Town shall be considered terminated until the Permittee submits a Notice of Termination of Construction Activity Permit (“Notice”) to the Town and the Notice is accepted by the Town. The Town shall accept the Notice if the Permittee has met the requirements of the Permit and this ordinance. The Permittee shall keep and maintain all Permit-required improvements on the site until the Town accepts the Notice.

F. Amendments. In the event that the proposed construction activity for a site to which a Permit pertains is materially altered from that described in an original Plan in a way that may have a significant impact upon the effectiveness of the measures and controls described in the original Plan, the Permittee shall file an amended Site Disturbance Plan which meets the criteria set forth in this ordinance.

Section 9.05.040 Site Disturbance Permit – Proper Operation and Maintenance

The recipient of a Site Disturbance Permit (the Permittee) shall install the erosion and sediment control and debris control measures required by the approved Site Disturbance Plan before commencing any construction activity on the site to which the Plan applies or at such times indicated in the Plan. The erosion and sediment control measures shall be properly installed and maintained in accordance with the Permit, the manufacturers’ specifications, and good engineering practices. The Permittee shall maintain such measures on the site until the Town accepts the termination of this Permit.

Section 9.05.050 Site Disturbance Permit – Inspection and Entry

The Permittee shall allow any authorized employees and representatives of the Town, representatives of the State of Utah Division of Water Quality, and representatives of the United States Environmental Protection Agency, to enter the site to which a Permit applies at any time and to inspect the erosion and sediment control measures maintained by the Permittee. The Permittee shall also allow inspection of any records pertaining to the conditions of the Permit.

Section 9.05.060 Site Disturbance Permit – Revocation or Suspension

A. Revocation or Suspension. A Site Disturbance Permit may be revoked or suspended by the Town upon the occurrence of any one of the following events:

1. Failure of a Permittee to comply with the Plan or any condition of the Permit; or
2. Failure of a Permittee to comply with any provision of this Chapter or any other applicable law, ordinance, rule or regulation related to site disturbance; or
3. A determination by the Town that the site disturbance measures implemented by a Permittee pursuant to the Plan are inadequate to prevent or minimize, to the maximum extent practicable, the discharge of sediment, dust, debris or other pollutants from the construction site by storm water or wind.

B. Notice. The Town shall mail a Permittee written notice of noncompliance before revoking or suspending a Permit. The notice shall state the location and nature of the noncompliance and shall also specify what action is required for the Permittee to avoid revocation or suspension of the Permit. The notice shall allow the Permittee a reasonable time to take the necessary corrective action to avoid revocation or suspension of the Permit which time, in the absence of exceptional circumstances, shall not be less than ten nor more than 30 days. The notice shall be mailed or emailed to the address listed for the Permittee in the Application. If the Permittee fails to correct the problems identified in the notice during the time specified in the notice, the Town may suspend or revoke the Permit by mailing or delivering written notice of the suspension or revocation to the Permittee. The Permittee may appeal a suspension or revocation of the Permit pursuant to the appeal procedure set forth in this Chapter.

C. Exceptional Circumstances. For purposes of this Section, exceptional circumstances include, but are not limited to, situations which involve a risk of injury to other property or the environment. The Town may take any steps the Town deems necessary to alleviate any such exceptional circumstances as defined above, and may bill the owner, developer, or contractor responsible for creating the exceptional circumstances for the cost of alleviating said circumstances.

D. Stop Work Order. A stop work order may be issued upon the revocation or suspension of a Permit, upon discovery of work in violation of or not in accordance with a Permit, or upon the discovery of work being conducted without a required Permit. The stop work order may be issued by the Interlaken Town Planning Commission, Town Planner, or other designee. No construction activity may be commenced or continued on any site for which a Permit has been revoked or suspended until the Permit has been reinstated or reissued.

E. Reinstatement. A Site Disturbance Permit may be reinstated or reissued upon compliance with all provisions of this Article and all Permit conditions, or in the case of a suspension for reasons provided in subsection A.3., upon the filing of an amended Site Disturbance Plan which is designed to correct the deficiencies of the original Plan.

Section 9.05.070 Site Disturbance Permits – Appeals

An Applicant for a Site Disturbance Permit or a Permittee of a Site Disturbance Permit may appeal a decision or directive made by the Town or its representatives under this Ordinance. The appeal shall be made to the Appeal Authority pursuant to Title 2, provided however that the party desiring to appeal shall file the appeal within ten days of the decision or directive being appealed, notwithstanding any other time periods specified elsewhere. This appeals Section shall not preclude the Town from prosecuting violations of this ordinance separately under other Town of Interlaken enforcement procedures, either criminal or civil, in which case the Town shall so notify the violator and this appeals Section shall not apply.

Section 9.05.080 Prohibited Activities

The following activities are prohibited and unlawful, and shall be considered a nuisance under Interlaken Town law, regardless of whether or not the violator has a Site Disturbance Permit:

- A. Covering the Right of Way. Covering any portion of the road Right of Way with mud, dirt, debris or material and failing to remove the mud, dirt, debris or material before leaving the site. In no case shall the mud, dirt, debris, or other material be left overnight.
- B. Washing Vehicles and Equipment. Washing any vehicle or equipment in a manner that:
 - 1. leaves concrete, mud, dirt, debris, or other material on any portion of the public right-of-way, or
 - 2. allows concrete, mud, dirt, debris, or other material to enter the storm sewer system.
- C. Vegetative maintenance and noxious weeds. Weed growth shall be kept to 8 inches in height. Noxious weeds are undesirable, and must be eliminated properly per the Wasatch County requirements.
- D. No tracked vehicles, i.e., bulldozers or backhoes with steel tracks, are allowed on the road surface unless protected by some type of pads.

Section 9.05.090 Mud, Dirt, Materials, and Debris on Public Roads

- A. Clean-up Required. Any person or entity that tracks, spills, deposits, discharges or drops any mud, dirt, debris, or other material on a public road or a public right-of-way within the Town must remove the mud, dirt, debris, or other material by the end of the work day on which it was left on the road or right-of-way. Failure to do so shall be a violation of this ordinance and shall also be considered a nuisance that may be enforced and/or abated pursuant to Town ordinance. The requirement to clean mud, dirt, debris, or other material from roads and the right-of-way applies regardless of whether or not the responsible parties are acting pursuant to a Site Disturbance Permit.
- B. Responsible Parties. The following people and entities shall be considered to be responsible parties for the purpose of enforcing this Section:
 - 1. Driver. The driver and the owner of the vehicle leaving the mud, dirt, debris, or

other material; and

2. General Contractor. The general contractor or owner in charge of the job site from which the mud, dirt, debris, or other material came.

3. The property owner.

C. Possible Remedies. The Town may avail itself of any of the following non-exclusive remedies to enforce this Section if the mud, dirt, debris, or other material is not removed as required herein:

1. Road Damage Deposit. The Town may clean (or may hire an independent contractor to clean) the mud, dirt, debris, or other material, and may deduct the cost of the clean-up, plus an administrative charge in an amount set by resolution of the Town Council, from the Road Damage Deposit for the job site from which the mud, dirt, debris, or other material came.

2. Nuisance Abatement. The violation may be treated as a nuisance under Town of Interlaken law and prosecuted accordingly.

Section 9.05.100 Violations and Enforcement

A. The violation of any of the provisions of this Chapter shall be a Class C misdemeanor. Each day that a violation occurs shall constitute a separate offense.

B. Violators of this Chapter are also subject to any penalties that may be imposed by the State of Utah, under authority of the Utah Water Quality Act, of the Utah Code.

C. In addition to any criminal fines and/or penalties which may be assessed for a violation of this Chapter, the Town shall have the right to issue a stop work order or to install and/or maintain appropriate erosion and sediment control measures, or perform clean-up of any debris or removal of materials from Town roads or rights-of-way of any site which is required to have such measures in the event that construction activity is commenced or continued without such measures having been installed as required by this Chapter. The Town shall have the right to have such measures installed, done or maintained by Town personnel or to hire a private contractor to perform such work and the contractor and/or the property owner shall be liable for any and all expenses related to performing such work plus a 25 percent penalty charge. The Town may assess said charges against the bond posted by the contractor and/or property owner.

D. Violators of this Chapter may also be subject to prosecution, fines and penalties from the State of Utah and the United States Environmental Protection Agency.

Section 9.05.110 Compliance with Federal and State Law

Nothing contained in this Chapter is intended to relieve any person or entity from any obligation to comply with applicable federal and state laws and regulations pertaining to clean water and/or storm water runoff.

CHAPTER 9.06 FINAL COMPLETION DEPOSIT

Section 9.06.010 Establishment of Final Completion Deposit

Section 9.06.020 Amount

Section 9.06.030 When Required

Section 9.06.040 Where Deposited

Section 9.06.050 Procedure for Refund of Deposit

Section 9.06.060 Deficiencies at the Time of Final Inspection

Section 9.06.070 Weather-Related Deficiencies

Section 9.06.080 Forfeiture of Final Completion Deposit

Section 9.06.090 Certificate of Non-Compliance

Section 9.06.010 Establishment of Final Completion Deposit

Section 9.06.010 Establishment of Final Completion Deposit

The establishment of the final completion deposit requirement is to assure the proper completion of dwellings, landscaping or site stabilization, and appurtenant supporting improvements so that premises are safe, and for mediation costs associated with securing a site that has been abandoned by the contractor or left in an unsafe condition by the contractor.

Section 9.06.020 Amount

The Final Completion Deposit shall be an amount set by the Town council from time to time.

Section 9.06.030 When Required

As part of the application process, the Interlaken Town Planning Commission is authorized and directed to require from the applicant a Final Completion Deposit. The deposit shall be in addition to all other fees which may be required prior to issuance of a building permit. The Planning Commission shall approve the application until said deposit has been deposited with the Town.

Section 9.06.040 Where Deposited

The completion deposit shall be made with the Town Treasurer and held in a account established by the Treasurer for that purpose.

Section 9.06.050 Procedure for Refund of Deposit

The deposit amount shall be returned to the payee upon request by the payee and upon receipt by the Treasurer from the Planning Commission of notice stating (1) that the dwelling has been completed, (2) that all required inspections of the construction have been made, (3) that the building permit has been closed by the Town Planner, and (4) that the Site Disturbance Permit has been closed out satisfactorily per this Chapter of this Code, and that

there exist no unsafe conditions associated with the site. If a dwelling has been occupied prior to the approval for occupancy, the full deposit amount shall be forfeited to the General Fund. In addition, any deposit amounts still on deposit with the Town and not claimed by the payee eight (8) years after occupancy of the structure shall be forfeited to the General Fund.

Section 9.06.060 Deficiencies at the Time of Final Inspection

If at the time of making what was to have been the final inspection, any deficiency exists of the building codes or other Town ordinances, the Planning Commission or Town Planner shall provide a notice in substantially the following form: “The following deficiencies found at the time of the final inspection on (date) must be corrected by 90 days after final inspection: If such corrections are not made, and an inspection scheduled and passed, so as to come into compliance with the building code within said 90 Day, one third of the completion deposit will be forfeited to Town of Interlaken. If such corrections are not made, and an inspection scheduled and passed, so as to come into compliance with the building code within 120 days after final inspection, two-thirds of the completion deposit will be forfeited to Town of Interlaken. If such corrections are not made, and an inspection scheduled and passed, so as to come into compliance with the building code within 150 days after final inspection, all of the completion deposit will be forfeited to Town of Interlaken. Forfeiture of all or part of the deposit will not excuse compliance with all Town ordinances and requirements.”

Section 9.06.070 Weather-Related Deficiencies

If it is found that deficiencies cannot be completed within the 90 days because of winter weather, an extension may be granted for those items at the building official’s discretion. The notice in 9.06.060, above shall then also include an additional section stating, “The following deficiencies must be completed and pass a final inspection within ___ additional days (date specific stated)”, with the items then enumerated.

Section 9.06.080 Forfeiture of Final Completion Deposit

If the applicant does not comply with the notice provided in this Chapter, or if the site is abandoned by the contractor or left in an unsafe condition, the Planning Commission shall notify the Town Treasurer of such noncompliance upon expiration of the permit. Upon such notification, the Treasurer shall declare the deposit forfeited and pay the amount thereof to the General Fund.

Section 9.06.090 Certificate of Non-Compliance

After the deposit has been declared forfeited, the Planning Commission shall record a Certificate of Non-Compliance against the property with the Wasatch County Recorder’s Office. Said Certificate shall remain on the property until correction items have been inspected and approved. After approval, a Certificate of Completion and Occupancy shall be recorded.

CHAPTER 9.07 REGULATION OF CONSTRUCTION ACTIVITIES

Section 9.07.010 Normal Hours and Days of Work or Construction Activity

Section 9.07.020 Extended Hours with Special Permit

Section 9.07.030 Special Event Regulations

Section 9.07.040 Waste/Debris Disposal

Section 9.07.050 Toilet Facilities for Construction Workers

Section 9.07.010 Normal Hours and Days of Work or Construction Activity

In all zoning districts throughout the Town, construction work shall be allowed between the hours of 7 a.m. and 8 p.m. Monday through Saturday. Construction shall be allowed in all zoning districts throughout the Town between the hours of 9 a.m. and 6 p.m. on Sundays. When work is prohibited, no exterior construction, excavation or delivery of supplies and concrete are allowed. Interior work, however, may be allowed Monday through Sunday, with no limitation hours for the following types of construction:

- A. Interior work on individual single-family home construction or addition projects not involving materials or supply deliveries.
- B. Non-mechanized exterior painting
- C. Non-mechanized landscaping
- D. Survey work not involving grading or use of power equipment to cut vegetation.

Section 9.07.020 Extended Hours with Special Permit

The Mayor may authorize extended hours for construction operations for emergencies only. In such cases, the Mayor shall issue a special permit identifying the extended hours. The contractor shall display the special permit on site.

Section 9.07.030 Special Event Regulations

The Mayor may, at his or her discretion, restrict construction activity, including governmental or special improvement agencies, in order to assure the public safety during special events and projects within the Town

Section 9.07.040 Waste/Debris Disposal

During the performance of work, construction dumpsters or trash containers are required. There will be no storage of these facilities in roadways or Town right-of-way at anytime. At all times the lot contractor will keep the work site clean and free of debris; no stockpiling of debris outside any container. The dumpster shall be made available for the proper disposal of construction site waste materials, garbage, plaster, drywall, grout, gypsum, and other waste materials. These facilities will be emptied regularly and serviced as needed. Such facilities

must be removed when construction is completed and before occupancy is granted, or construction is halted for more than 30 days.

Section 9.07.050 Toilet Facilities for Construction Workers

Toilet facilities shall be provided for construction workers whenever any building, remodeling, renovating, or site disturbance is commenced within the Town of Interlaken limits. Such facilities shall be maintained in a sanitary condition. Construction worker toilet facilities of the non-sewer type shall conform to American National Standards Institute A4.3. These facilities must not be located in the right of way.

CHAPTER 9.08 MAXIMUM HEIGHT PROVISIONS FOR ALL BUILDINGS

Section 9.08.010 Procedures for Buildings With Regard to Maximum Height

Section 9.08.020 Definitions

Section 9.08.010 Procedures for Buildings With Regard to Maximum Height

Maximum Building Height must be clearly shown and presented (as a profile drawing detail, at minimum) on the plan drawing submitted for the building permit, as either:

A. The measured vertical distance (in feet) from the natural grade to the highest point of the roof, or roof element, or building structure above (for properties with an average natural grade of less than 25 percent).

or

B. The measured vertical distance (in feet) from the lowest flooring level which has an exterior entrance, or a partially or fully exposed wall on the downhill side of the dwelling, and then as measured from that flooring level to the highest point of the roof, or roof element, or building structure above (for properties with an average natural grade of 25 percent or greater or properties proposing building construction directly on top of any portion of land with a slope of 25 percent or greater).

Section 9.08.020 Definitions

A. Building Features Height Analysis. The building plans for a proposed structure that show the vertical elevation expressed in feet of the following points on each building relative to the Bench Mark used to develop the topographic map on the Elevation Certificate:

1. The top of the foundation walls at all points
2. The elevation of each floor of the proposed building
3. The elevation of the roof and any and all proposed appurtenances to the roof.

B. Building Height. Depending on the slope of the property, Building Height is defined as either the vertical distance from “Natural Grade” to the building roof, roof element, or building structure above, or the vertical distance from the lowest floor plane which has an exterior entrance or a partially or fully exposed wall on the downhill side of the dwelling, to the highest point of the roof or roof element or building structure above. See Title 11, Section 11.06.070

for specific maximum building height requirements and Section 9.08.010 on how to calculate (measure) maximum building height.

C. Grade. The ground surface elevation of a site or parcel of land.

1. Grade, Existing. The Grade of a Property prior to any proposed construction activity, including the effects of any previous man-made site disturbance.
2. Grade, Natural. The Elevation of the existing surface of the land prior to commencement of construction of any proposed improvements or any previous man-made site disturbance. Natural grade, when not readily established due to prior modifications in terrain, shall be fixed by reference elevations and slopes at points where the prior disturbance appears to meet the undisturbed portions of the subject property, or the undisturbed grade of adjacent properties. The estimated Natural Grade shall tie into the elevation and Slopes of adjoining Properties without creating a need for a new retaining wall, abrupt differences in the visual Slope and elevation of the land, or redirecting the flow of run-off water. This term is a base point to be used to establish the basis for compliance with Town height limitations in stated circumstances.
3. Grade, Final. The finished or resulting Grade where earth meets the Building after completion of the proposed Development Activity

D. Grading. Any earthwork or activity that alters the Natural or Existing Grade, including, but not limited to, excavation, filling, or embanking.

E. Slope, Percent. The level of inclination of land from the horizontal plane, determined by dividing the horizontal run or distance of the land by the vertical rise of distance of the same land and converting the resulting number value into a percentage value. For example, if vertical rise is 2 feet and horizontal run is 10 feet, then percent slope equals 2 divided by 10, multiplied by 100 percent, or 20 percent.

F. Bench Mark. The location and elevation in feet from mean sea level of the point from which the topographic map for the Elevation Certificate is started. That point is also labeled as "0" and all other points on the map are labeled relative to that in whole, or decimal fraction numbers per foot of change in elevation.

G. Licensed Land Surveyor. A professional that is licensed to practice land surveying in the State of Utah.

H. Licensed Civil Engineer. A professional that is licensed to practice civil engineering in the State of Utah.

Chapter 9.09 AUTOMATIC FIRE SPRINKLER SYSTEMS UNDER INTERNATIONAL RESIDENTIAL CODE

Section 9.09.010 Scope of Chapter

Section 9.09.020 Automatic Fire Sprinkler Systems Are Required

Section 9.09.010 Scope of Chapter

This chapter pertaining to automatic fire sprinkler systems applies to the building of all structures governed by the International Residential Code.

Section 9.10.020 Automatic Fire Sprinkler Systems Are Required

Automatic fire sprinkler systems are required in structures governed by, and built according to, the International Residential Code.

**INTERLAKEN TOWN
WASATCH COUNTY, UTAH**

APRIL 07, 2026

ORDINANCE NO. 19

**AN ORDINANCE AMENDING TITLE 9, CHAPTER 10 – ADOPTING THE CURRENT
EDITION OF THE UTAH WILDLAND URBAN INTERFACE CODE AND WILDLAND
URBAN INTERFACE MAP**

WHEREAS, the Interlaken Town Council (the “*Council*”) met in regular session on April 07, 2026 to consider, among other things the 2006 edition of the Utah Wildland Urban Interface Code, issued by the International Code Council, with the alternatives or amendments approved by the Utah Division of Forestry, Fire, and State Lands, as a construction code and a Wildland Urban Interface Map; and

WHEREAS, in the 2025 Utah Legislature General Session the Legislature amended Utah Code section 65A-8-203 that provides among other things that “[i]f the state under Section 15A-2-103 adopts an edition of the Utah Wildland Urban Interface Code, issued by the International Code Council, with the alternatives or amendments approved by the division, as a wildland urban interface building standard that may be adopted by a local compliance agency for purposes of an incorporated area within a county, the relevant municipality shall adopt and enforce the wildland urban interface building standard described” in Utah Code section 15A-2-; and

WHEREAS, the purpose of this enactment is to, among other things, regulate and govern the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures, and the prevention of structure fires from spreading to wildland and

WHEREAS, the International Code Council adopted the 2006 Utah Wildfire-Urban Interface Code (“Wildfire Code”), which the Council is adopting by this ordinance. Section 301 of the Wildfire Code requires, among other things, that the Council in cooperation with the Division of Forestry, Fire, and State Lands (“FFSL”) declare wildfire-urban interface areas. The FFSL and City staff have cooperated to designate such areas that are shown on the attached map (“Map”); and

WHEREAS, the Council finds that the Map shows the boundaries of natural or man-made features of wildland-urban interface areas and was prepared in cooperation with the FFSL; and

WHEREAS, after careful consideration, the Council has determined that enacting Title 9, Chapter 10 and adopting the Map is in the best interest of Interlaken’s health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED, the following is hereby adopted and added to the Interlaken Town Municipal Code.

Chapter 9.10 The Current Edition of the Utah Wildland Urban Interface Code

The 2006 Utah Wildland-Urban Interface Code, or the current edition of the Utah Wildland-Urban Interface Code as adopted by the State of Utah and published by the International Code Council is hereby adopted along with its Appendix A and Appendix B with the following amendments:

15% of the existing structure's total square footage

- A. Section 101.1 is added and shall read as follows:

101.1.1 Applies to Remodels adding more than ~~200 square feet to the footprint of an existing structure~~, and all New Construction exceeding a 200 square foot footprint.

- B. Section 101.2.1 is added and shall read as follows:

101.2.1 Purpose. The purpose of this Chapter is to supplement current building and fire codes to assist in providing requirements to reduce the risk of losing a structure in a wildfire due to exposure to firebrands, ground or surface fires, crown fires and other associated hazards.

- C. Section 101.4.1 Applicability. This Chapter shall apply to all new and existing structures within the boundaries of Interlaken Town. Exceptions to this Chapter may be granted by the Fire Code Official on a case-by-case basis.

- D. Section 103.1 shall be modified and shall read as follows:

103.1 Practical Difficulties. Where there are practical difficulties involved in carrying out the provision of this Chapter, the Fire Code Official is authorized to grant modifications for individual cases upon application in writing by the owner or an owner's authorized agent. The fire Code Official shall first find that a unique circumstance makes enforcement of this Chapter technically infeasible, the vegetation or home-hardening modification is in conformance with the intent and purpose of this Chapter, and the modification does not reduce fire protection requirements to any degree of structural integrity. The details of any action granting modifications shall be recorded by the Interlaken Town Recorder.

Chapter 9.11 Adoption of Wildland Urban Interface Map

The attached map showing the boundaries of high-risk wildland-urban interface property is hereby adopted.

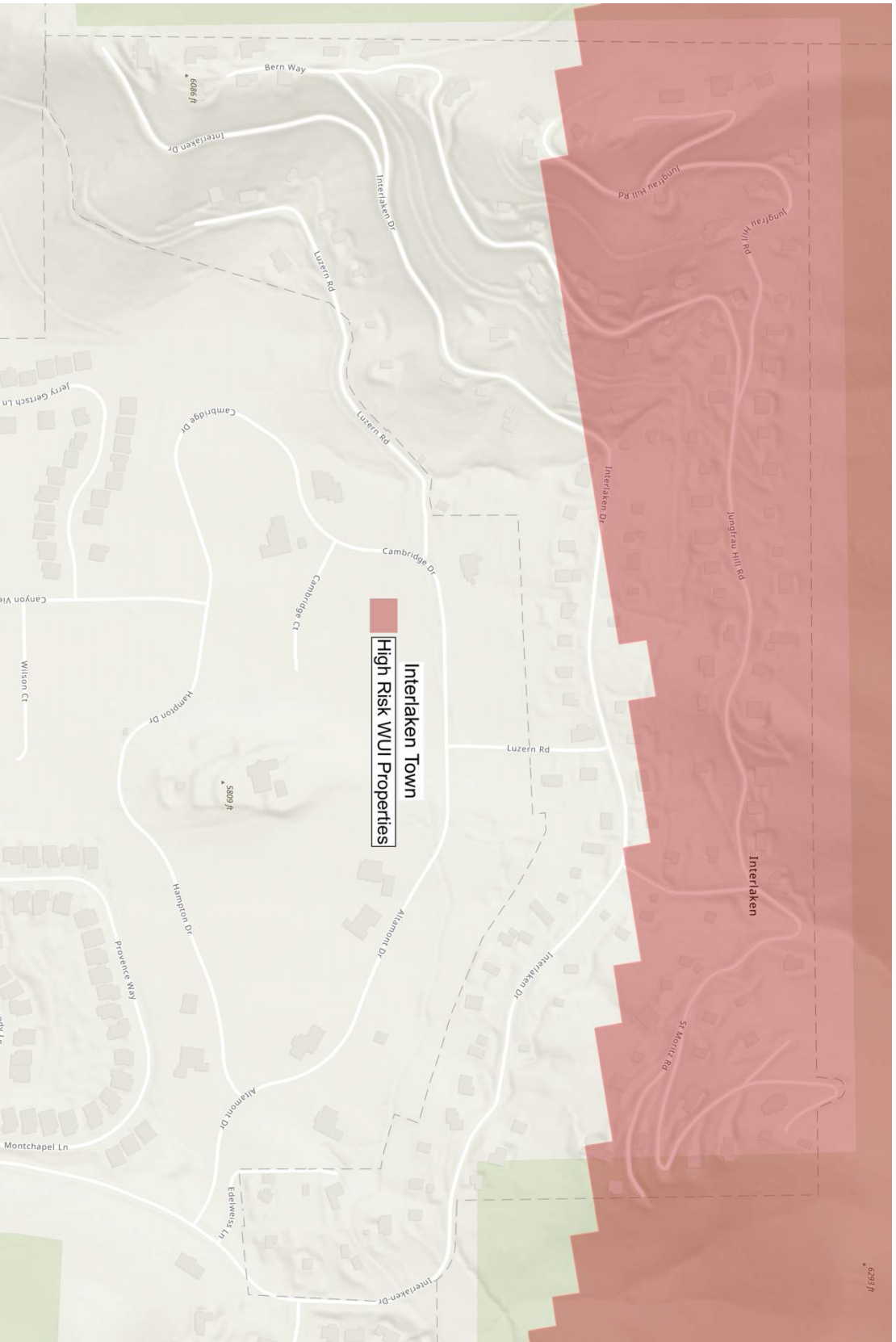
PASSED AND APPROVED this 7th day of April 2026.

INTERLAKEN TOWN

By: _____
Gregory Harrigan, Mayor

ATTEST:

Bartlett Smith, Town Recorder



TOWN OF INTERLAKEN

CULINARY WATER CAPITAL FACILITIES PLAN



January 15, 2026

Project #: 2502-039

Prepared by:



**Jones & DeMille
Engineering**

www.jonesanddemille.com
1.800.748.5275

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1. EXECUTIVE SUMMARY

This Culinary Water Capital Facilities Plan will provide an outline of the existing system components, such as storage, system piping, water rights, and sources. The plan also provides recommendations for the City to supply water for the projected growth. The recommendations in this plan are given to meet the minimum level of service required by the State while providing the best value to the Town of Interlaken.

The Town has a steady growth rate of 1% annual increase of residential connections; however, only about 50% of the connections are full-time residences. Culinary water connections rather than population are used to model growth as shown in Sections 5 and 6.

A single 400,000 gallon water tank significantly exceeds storage requirements as determined by the State of Utah Division of Drinking water rules. Sufficient storage is provided by the existing water tank through build out. See Section 6.1.

The Town of Interlaken has two active wells housed in a single building. Each well can produce 150 gpm of water to a single pipe. The pumps are operated as alternates to each other with one providing supply and the other being a backup. The Division of Drinking Water considers two thirds of the pumping rate as the safe yield of the well. The safe yield is used for planning purposes and determines the number of ERCs a well source can support. Existing pumping capacity is sufficient through build out with the pumps remaining as a main supply and a backup. See Section 6.2.

A hydraulic model was created using Innovyze InfoWater Pro modeling software from data collected from the Construction Record Drawings from the 2003 Water Improvement Project and from GPS data. The model was calibrated to the existing system for accuracy. The model shows that the existing system can provide adequate fire flows in all model conditions. It also shows that several improvements could be made to optimize the pressures within the system. See Section 6.3

A pipeline replacement plan is also recommended largely based on the Corrosion report prepared by Atlas Technical Consultants, LLC. The significant corrosion identified in the report increases the risk of waterline breaks in ductile iron pipe. A yearly partial replacement program should be budgeted for to replace the existing ductile iron pipe with PVC pipe and corrosion protected valves and fittings.

The Town of Interlaken has sufficient water rights through build out.

2. INTRODUCTION

The Town of Interlaken is a small, slow growing, exclusively residential community in Wasatch County, Utah. The entire water system of the Town was installed in 2003. The Town of Interlaken hired Jones and DeMille Engineering to prepare a Culinary Water Capital Facilities Plan (Master Plan). This Master Plan will evaluate the system capacity, limitations, and associated strategic improvements that will allow the Town to plan for sufficient source, storage, and distribution capacity necessary to sustain a safe, reliable system and support future growth.

3. DEFINITIONS

ADD	Average Day Demand	LCC	Life Cycle Cost
MG	Million Gallons	PDD	Peak Day Demand
ac-ft	Acre-feet	PID	Peak Instantaneous Demand
DDW	Division of Drinking Water	PRV	Pressure Reducing Valve
DWR	Division of Water Rights	psi	pounds per square inch
ERC	Equivalent Residential Connections	SRF	State Revolving Fund
gpm	gallons per minute	WR	Water Right
IFC	International Fire Code	LOS	Level of Service

4. DEMOGRAPHICS

4.1. POPULATION & CONNECTIONS PROJECTIONS

Growth projections were developed using historic U.S. Census data and data reported by the Town of Interlaken to the Division of Water Rights (2017-2024). The U.S. Census conducted in 2020 reported 179 residents within 78 households, and 138 housing units. In 2020, Interlaken reported 143 active residential culinary water connections, and, in 2024, the Town reported 149 active residential culinary water connections. With approximately half of the Town maintaining permanent legal residences elsewhere, population data is less reliable than connection and usage data. To calculate the projected connections, the future value formula was used, see Equation 1.

$$FC = CC * (1 + r)^t \quad (1)$$

Where:

FC = Future Connections

CC = Current Connections

r = Annual Growth Rate (%)

t = Number of Years Between Current and Future Connections

Between 2017 and 2024, the Town of Interlaken experienced an average of 1% annual growth. The Town of Interlaken is bordered on the south and west by the city of Midway, and on the north and east by Wasatch State Park, so the Town of Interlaken's boundaries cannot expand. Additionally, all land within Interlaken is subdivided as much as it can be, so no additional building lots are able to be subdivided. Because of those two points, residential water connections cannot exceed the existing number of buildable lots, which is 184 lots. With a continued 1% annual growth rate, full buildout will be

reached in the year 2045. The historic and projected connections can be seen in Figure 4-1 - Connections Projections.

One factor that could significantly alter the Town's water usage is that currently approximately 50% of connections are not year-round residents of Interlaken. Each section of this report analyzes the water system based on existing demographics but also mentions how an increase to 100% of connections including year-round residents affects the system.

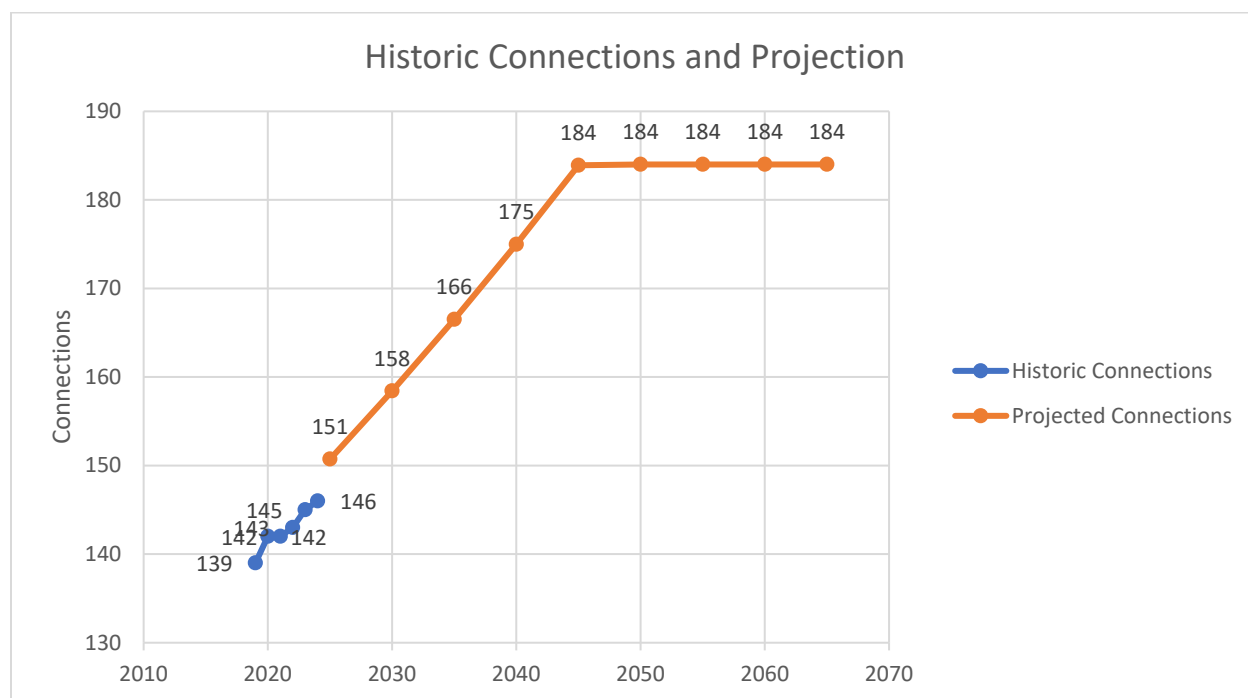


Figure 4-1 - Connections Projections

The Town of Interlaken is an exclusively residential community with no commercial, industrial, or institutional properties or connections. The water system provides water for both indoor and outdoor usage. Water usage for the connections was based on system wide water usage data reported by Interlaken to the Division of Water Rights (2021-2024). Water usage was averaged as equivalent residential connections (ERC).

5. LEVEL OF SERVICE

The State of Utah Division of Drinking Water (DDW) Rules and the Wasatch County Fire Code outline the minimum Level of Service (LOS) that municipal water systems are required to provide. The LOS for Water Rights is determined by the peak flow (based on peak day demand) and the annual diversion limit (based on the average day demand over a year). The LOS for the Town of Interlaken water system is as follows:

Storage

- Equalization storage of 178 gallons per ERC for indoor and outdoor water use
- Fire storage 1,000 gpm for 2 hours (120,000 gallons)
- Emergency storage based upon an assessment of risk and the desired degree of system dependability

Source

- Peak Day Demand of 0.25 gpm per ERC for indoor and outdoor use

Distribution Minimum Water Pressure Requirements

- Peak Day Demand is defined as 0.25 gpm per ERC with 40 psi residual system pressure during peak day demands.
- Peak Instantaneous Demand is defined as 12.50 gpm/ERC with 30 psi during peak instantaneous demands.
 - Peak Instantaneous Demand was calculated using the hydraulic model. The demand per ERC was increased until a node was at 30 psi. The controlling node was at the top of Eiger Point Road.
- Peak Day Demand with Fire Flow Demand is defined as 0.25 gpm per ERC with 20 psi during a fire event (1,000 gpm).

Water Rights

- Given that each ERC is based on the Average Day Demand, each ERC requires 0.119 acre-feet.

6. SYSTEM CAPACITY ANALYSIS

As previously discussed, the Town is somewhat unique in that it has limited buildable area and a large number of connections that are not year-round residents. This has a significant impact on the water demands in the system and should be considered in this evaluation. The current methodology for evaluating the capacities of the system relies on actual usage data. In the event that residents begin residing in their homes year round, the demand on the system would increase. To cover this situation, an additional scenario has been considered. In the past the State has specified usage value for these evaluations. These values have been used as a very conservative estimate of the potential increase in demand. The likelihood of those demands ever being fully reached is very slim, but it does provide a reasonable upper limit when considering this situation. For this reason, this scenario has been checked but will not be used to evaluate the system. It will only be included for reference.

A map of the current system layout can be found in Appendix A Existing System Overview.

6.1. STORAGE CAPACITY ANALYSIS

There is one water storage tank that serves the Town of Interlaken providing 400,000 gallons of storage. The existing ERC capacity was evaluated by first calculating the required fire storage based on the Wasatch County Fire Code. Interlaken fire flow requirements are 1,000 gpm for 2 hours, a total of 120,000 gallons, which is required for fire flow storage.

After the fire storage is accounted for, the tanks need additional storage for emergencies. Currently, the DDW does not specify the amount of storage volume required for emergencies but states,

“Emergency storage shall be considered during the design process. The amount of emergency storage shall be based upon an assessment of risk and the desired degree of system dependability. The Director may require emergency storage when it is warranted to protect public health and welfare” (Utah Admin Code R309-510-8.4).

The existing storage tank was not designed with “emergency” storage in addition to fire flow storage, so the current emergency storage LOS is 0%. However, there is a significant amount of excess storage capacity as will be explained next in the report. This essentially acts as emergency storage.

The required equalization storage for the Town was determined using the ERC’s calculated in Section 4 and the equalization storage requirements outlined in Section 5 Level of Service. Current total storage requirements are calculated in Equation 2. Total storage required at full build out is calculated Equation 3.

$$146 \text{ ERCs} * 178 \frac{\text{gallons}}{\text{ERC}} + 1200,000 \text{ gallons} = 145,988 \text{ gallons} \quad (2)$$

$$184 \text{ ERCs} * 178 \frac{\text{gallons}}{\text{ERC}} + 120,000 \text{ gallons} = 152,752 \text{ gallons} \quad (3)$$

Table 510-4 from Utah Administrative Code R309-510 recommends 400 gallons of equalization storage per ERC. The storage required per ERC would be closer to that number if the Town demographic changed to 100% year-round residents. The Total storage required at full build out with 100% year-round residents is calculated in Equation 4.

$$184 \text{ ERCs} * 400 \frac{\text{gallons}}{\text{ERC}} + 120,000 \text{ gallons} = 193,600 \text{ gallons} \quad (4)$$

Based on this calculation, the town has sufficient storage capacity for the anticipated demands and no storage capacity improvements are needed. Table 6-1 – Summary of Storage Requirements and Capacity gives a complete breakdown of storage requirements and capacity.

Table 6-1 – Summary of Storage Requirements and Capacity

	Current Usage	Build out Usage	State Recommendations for Year-Round Residential Use
Total Storage	400,000		
Fire Storage	120,000		
Equalization Storage	25,988	32,752	73,600
Emergency/Remaining Storage	254,012	247,248	206,400

6.2. SOURCE CAPACITY ANALYSIS

The Town of Interlaken has two wells capable of producing 150 gpm which share a single well house and a single feed line into the system. The safe yield of a well is assumed to be two thirds of the production capacity based on R309-515-6(10)(c), so each well is assumed to have a 100 gpm safe yield. Although both pumps could run at the same time if needed, we have assumed only one well operating at a time for this study. Based on current water usage, the existing wells can support 405 ERCs. This is significantly higher than the maximum build out capacity of 184 ERCs.

Table 510-1 in Utah Administrative Code R309-510 recommends a peak day demand of 800 gallons per day per ERC and using that demand a single well pumping 100 gpm has a capacity of 180 ERCs. This is four (4) ERC short of full build out if all connections are year-round residential connections

The two wells provide mechanical redundancy; however, because they share the same waterline and well house, their redundancy is slightly limited. A single waterline break or power outage could leave the system temporarily without a source.

No source capacity improvements are required, but additional redundancy projects could be considered such as a secondary feed line or an emergency connection to Midway City Municipal Water.

6.3. DISTRIBUTION SYSTEM CAPACITY ANALYSIS

6.3.1. HYDRAULIC MODELING

To accurately evaluate the hydraulics of the water line network, a hydraulic model was set up. The base model was created from location data gathered by a GPS unit and water lines drawn to match the as-built plans. A Digital Elevation Model (DEM) was used to apply current elevations to the features in the hydraulic model. The base model was created in ArcGIS Pro by combining the gathered data, the drawn lines matching the as-builts, and the elevations. After creating the base model, the network was modeled using the Innowye InfoWater Pro Version 2023.

Usage demands are calculated and added to nodes with the model. Historically, the State of Utah has recommended an annual usage rate of 146,000 gallons per connection for year-round residential connections. Recent changes to how usage is calculated now utilize actual usage data reported by the water system. This allows the usage to more accurately reflect the actual demands in the system. As was mentioned previously in the report, the Town of Interlaken estimates that approximately 50% of the current connections are second homes and are not occupied year-round. For this report, the usage was calculated both by the current method and the historic method for comparison. The results of both methods are shown in Table 6-2 – Comparison of Usage and State Recommendations below.

Table 6-2 – Comparison of Usage and State Recommendations

	Current Usage	State Recommendations for Year-Round Residential Use
Annual Usage per Connection (gallons)	64,880	146,000
Total Annual Requirement (gallons)	11,937,920	26,864,000
Total Annual Requirement (acre-feet)	36.63	82.44

The current method yielded a significantly lower usage demand than the historic method did. We speculate that a major reason for this is that approximately half of the residences are only occupied part-time.

6.3.2. EXISTING DISTRIBUTION SYSTEM CAPACITY

The existing system underwent evaluation for ADD, PDD, PID, and PDD + Fire scenarios. Due to the significant changes in elevation across the system, the system has a wide range of system pressures. For the ADD, PDD, and PID scenarios, the system meets flow and pressure requirements.

6.3.2.1. SYSTEM PRESSURES

For the fire flow scenario, the IBC requires fire hydrants to have a minimum specified flow combined with no less than 20 psi through the system during PDD. The minimum flow varies based on building size, type, and use. The Wasatch County Fire District requires 1,000 gpm for 2 hours for resident protection fire hydrants at 20 psi through the system. Facilities constructed prior to this rule requirement may not meet these conditions; however, when improvements are made to older facilities or newer facilities are constructed, they should provide the necessary system improvements to meet their required fire flow conditions.

In Section R309-550-5 of the Utah Administrative Code, the maximum allowable static pressure in distribution pipelines containing service connections is 150 psi. As a general practice, however, it is recommended that the pressures be kept below 130 psi. Furthermore, as the system has been found to be bedded in highly corrosive soils and has experienced failures due to corrosion in the past, there is

additional regard for further reducing system pressures to help decrease the severity of a failure where the likelihood is higher.

In an ADD scenario, the model indicates that the static pressure for more than 50% of the nodes in the system exceed 130 psi and nearly 30% exceed 150 psi. In the existing upper pressure zone, pressures range from 200 psi to 52 psi and in the existing lower pressure zone, pressures range from 148 psi to 61 psi. As currently operated, both pressure zones experience high pressures exceeding the recommended maximum of 130 psi. In the upper zone, a significant number of nodes exceed the maximum allowable pressure of 150 psi but also gets as low as 52 psi in one area.

To accommodate for the high pressures, each connection has been equipped with a pressure reducing valve.

6.3.3. DISTRIBUTION SYSTEM CAPACITY IMPROVEMENTS

As indicated in the previous section, the system experiences high pressures. The Town has also experienced several pipe failures that appear to be related to the corrosive soils. The Interlaken Pipe Corrosion report prepared by Atlas Technical Consultants, LLC identifies significantly corrosive soils throughout the entire system. The combination of a water system with high pressure in ductile iron pipes and relatively highly corrosive soils leads to an elevated risk of pipe breaks like was experienced by the Town on St. Moritz Road. To resolve this issue, three alternatives were identified and evaluated. They are summarized below.

Alternative 1 – Pressure Reducing Valves with a Booster Pump Station

In order to regulate the high pressure issues in both the upper and lower pressure zones in the system, the creation of additional pressure zones is recommended. The additional zones will allow the range of pressures to be significantly reduced by isolating the areas of higher pressures and adding a PRV.

In the existing lower zone, the pressures are set by the existing PRV on St. Moritz Road. The PRV is located in the middle of the zone with regards to elevation. The high point in the zone is located at the west end of Interlaken Drive, and the low point is at the southeast corner of the Town on Interlake Drive. In order to maintain the minimum pressures at the high point, it is recommended that a new zone be created for the southeast corner of the Town as shown in Appendix C Proposed Improvements Overview. This new zone would be labeled Zone 5, and the remainder of the existing lower zone would be labeled Zone 4.

In the existing upper zone, there is an area in the northwest corner of the Town that is currently at the minimum allowable pressures. It is also at the furthest point in the zone from the storage tank, which means that the pressures cannot be reduced in any other area without dropping this area out of compliance. A booster pump station will be required to maintain the minimum pressures while still allowing for areas in the rest of the zone to be reduced and creating what should be called Zone 3.

To reduce the pressures in the existing upper zone it is recommended that another new zone, in the northeast corner of the Town, which will include the storage tank and storage tank transmission line. With the installation of a PRV on Big Matterhorn Circle, the pressures in the remaining area of the upper zone can be reduced to an acceptable range. The new zone would be labeled Zone 1, and the remaining area of the upper zone would be labeled Zone 2. The boundaries of these and all the new zones in shown in Appendix C Proposed Improvements Overview. The recommend pressures for each of the PRVs in the system is shown below in Table 6-3 Table 6-3 – Recommended PRV Settings*.

Table 6-3 – Recommended PRV Settings*

	Existing Setting	Recommended Setting
Big Matterhorn PRV	-	50
St Moritz PRV	100	100
Interlaken PRV	-	60

*For average day demands. If the PRV has a low flow bypass, the main valve should be set 5 psi lower.

Alternative 2 – Pressure Reducing Valves with a Dedicated Waterline

Alternative 2 utilizes the same zone delineation and PRV installation as Alternative 1, but with a dedicated waterline installed in place of the booster pump station to provide pressures and fire flows to Zone 3.

Alternative 3 – Replace Existing Ductile Iron Pipes

According to the Interlaken Mutual Water Company 2003 Water Improvement Project Record Drawings produced by Sowby & Berg Consultants, the pipe material used for the construction of the distribution system was ductile iron pipe. Ductile Iron Pipe is highly susceptible to the corrosive soils. In order to prevent further pipe failures, all segments of ductile iron pipe should be replace with PVC pipe and corrosion protected valves and fittings. Priority should be given to the pipes connecting the wells and the tank to the system.

6.4. WATER RIGHTS ANALYSIS

Currently, the Town of Interlaken has approximately 83.85 acre-feet per year of water rights, see Table 6-4 – Water Rights. Given that each ERC is based on the Average Day Demand, each ERC requires 0.119 acre-feet. The number of ERCs that Interlaken has sufficient water rights for is 421 ERCs. If per ERC usage increased to the levels anticipated in R309-510 (146,000 gallons/connection), Interlaken would have sufficient water rights for 187 ERCs.

Table 6-4 – Water Rights

WR No. & Change App.	Owner	Volume (AF)	Source	Use	Status	Application Status
55-6976 a53081	Interlaken Mutual Water Company	77.85	Interlaken Underground Water Wells (2)	Municipal		Approved
55-13624 a51351	Interlaken Town	6	Interlaken Underground Water Wells (2)	Municipal		Approved

6.5. IMPROVEMENT COSTS

A summary of anticipated improvement costs for each of the three alternatives are given in Table 6-5 – Improvement Costs Summary in 2025 dollars. Each alternative is intended to make line breaks less likely, either by reducing pressures or making the pipe less susceptible to corrosion. Alternatives 1 and 2 focus on reducing system pressures while Alternative 3 is a pipe replacement plan to reduce the risk of corrosion.

Table 6-5 – Improvement Costs Summary

Alternative	Description	Cost	Year Needed
1	New pressure reducing valve located on Big Matterhorn Circle between lots 255 and 259 reducing existing pressure from 102 psi to 50 psi to provide lower proper pressures to Jungfrau Hill Road and Bern Drive. Along with a new booster pump station located on Jungfrau Hill Road between lots 104 and 109 to provide proper pressures to the northwest corner of town.	\$1,099,475.00	As desired
2	New pressure reducing valve located on Big Matterhorn Circle between lots 255 and 259 reducing existing pressure from 102 psi to 50 psi to provide lower proper pressures to Jungfrau Hill Road and Bern Drive. Along with a pipeline connecting the higher pressure zone to the high elevation northwest corner of town.	\$931,200.00	As desired
3	Replacement of sections of ductile iron pipe with PVC pipe and corrosion protected valves and fittings. Replacements should prioritize highest risk pipe sections.	\$422/LF \$8,105,983.00	As possible each year
Interlaken Dr PRV	New pressure reducing valve located on Interlaken Drive between lots 247 and 251 reducing existing pressures from 119 psi to 60 psi to provide lower proper pressures to the southeast corner of town.	\$96,000.00	As desired

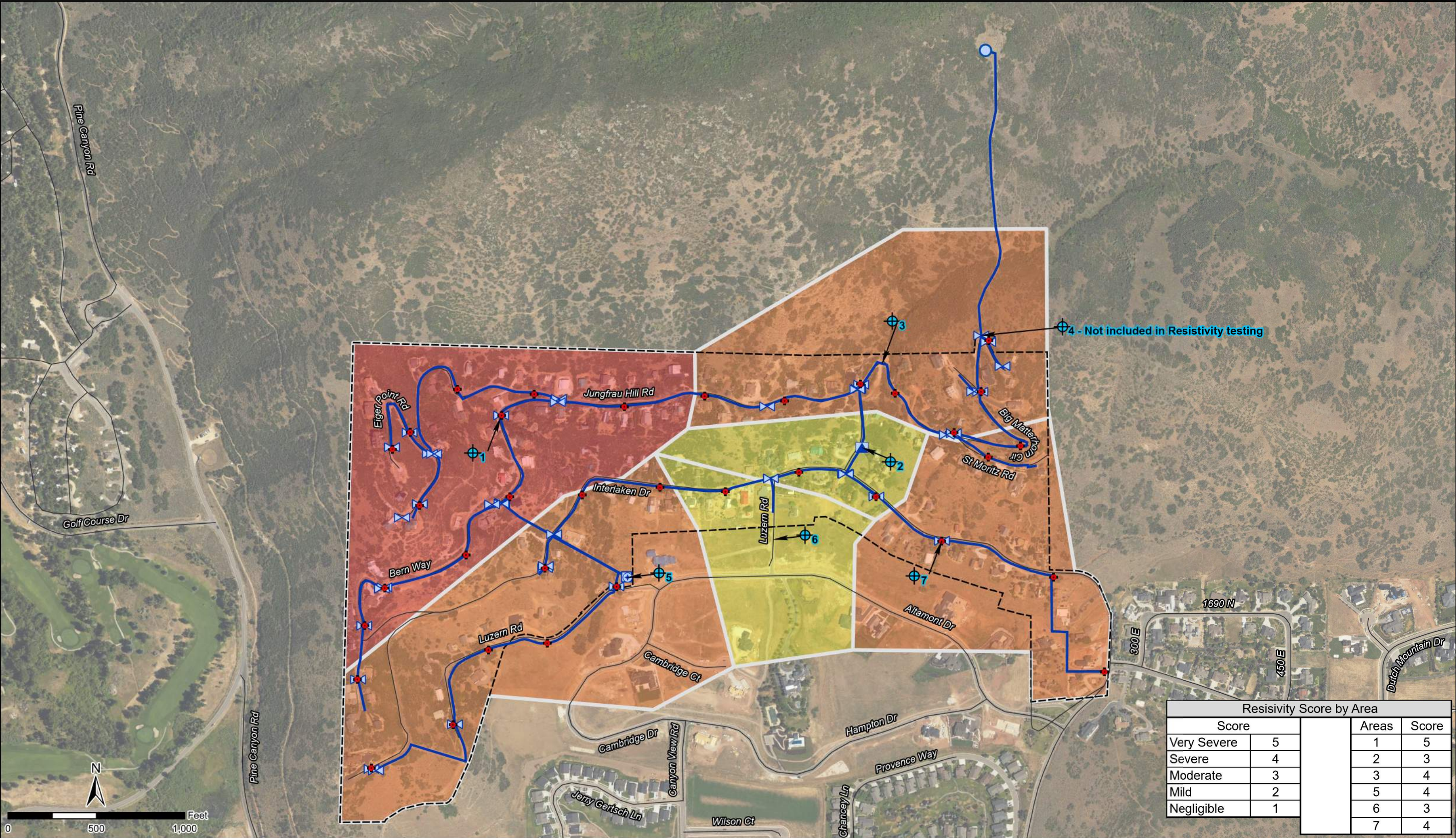
The pipeline replacements should be prioritized based on corrosion potential and high pressure. The prioritization can be seen in Appendix C.

7. WATER RATE STUDY AND FUNDING

APPENDIX A. EXISTING SYSTEM OVERVIEW



- Fire Hydrant - Valve - PRV - Well	- Tank - Well House	<table border="1"><thead><tr><th colspan="2">Pipeline - Main</th></tr></thead><tbody><tr><td>2"</td><td>8"</td></tr><tr><td>4"</td><td>12"</td></tr><tr><td>6"</td><td>1 1/2" (Service)</td></tr></tbody></table>	Pipeline - Main		2"	8"	4"	12"	6"	1 1/2" (Service)	- Existing Pressure Zone Line - Town Boundary	Jones & DeMille Engineering	<table border="1"><tr><td colspan="3">Interlaken Town</td></tr><tr><td colspan="3">Culinary Water - Capital Facilities Plan Existing System Overview</td></tr><tr><td colspan="3">Map Name: H:\JD\Proj\2502-039\GIS\Projects\2502-039_Design\2502-039_Design.aprx - Interlaken - Culinary Water CFP - Existing System Overview 11x17L</td></tr><tr><td>Project Number: 2502-039</td><td>Drawn by: JEM 12-25</td><td>Last Edit: 12/03/2025</td></tr></table>	Interlaken Town			Culinary Water - Capital Facilities Plan Existing System Overview			Map Name: H:\JD\Proj\2502-039\GIS\Projects\2502-039_Design\2502-039_Design.aprx - Interlaken - Culinary Water CFP - Existing System Overview 11x17L			Project Number: 2502-039	Drawn by: JEM 12-25	Last Edit: 12/03/2025	<table border="1"><tr><td>Wasatch County, Utah</td></tr><tr><td>Scale: 1" = 300'</td></tr><tr><td>1</td></tr></table>	Wasatch County, Utah	Scale: 1" = 300'	1
Pipeline - Main																													
2"	8"																												
4"	12"																												
6"	1 1/2" (Service)																												
Interlaken Town																													
Culinary Water - Capital Facilities Plan Existing System Overview																													
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Project Number: 2502-039	Drawn by: JEM 12-25	Last Edit: 12/03/2025																											
Wasatch County, Utah																													
Scale: 1" = 300'																													
1																													



Resisivity Score by Area				
Score			Areas	Score
Very Severe	5		1	5
Severe	4		2	3
Moderate	3		3	4
Mild	2		5	4
Negligible	1		6	3
			7	4

Sample Sites

Corrosion Potential Zones

Resisivity Score

5 - Very Severe

4 - Severe

3 - Moderate

2 - Mild

1 - Negligible

Existing System

Fire Hydrant

Valve

PRV

Well

Tank

Well House

Pipeline

Jones & DeMille

Engineering

Interlaken Town

Culinary Water - Capital Facilities Plan

Corrosion Potential Zones Overview

Map Name: H:\2502-039\GIS\Projects\2502-039_Design\2502-039_Design.aprx - 5. Interlaken - Culinary Water CFP - Corrosion Potential Zones Overview 11x17L

Project Number: 2502-039

Drawn by: JEM 01-26

Last Edit: 01/13/2026

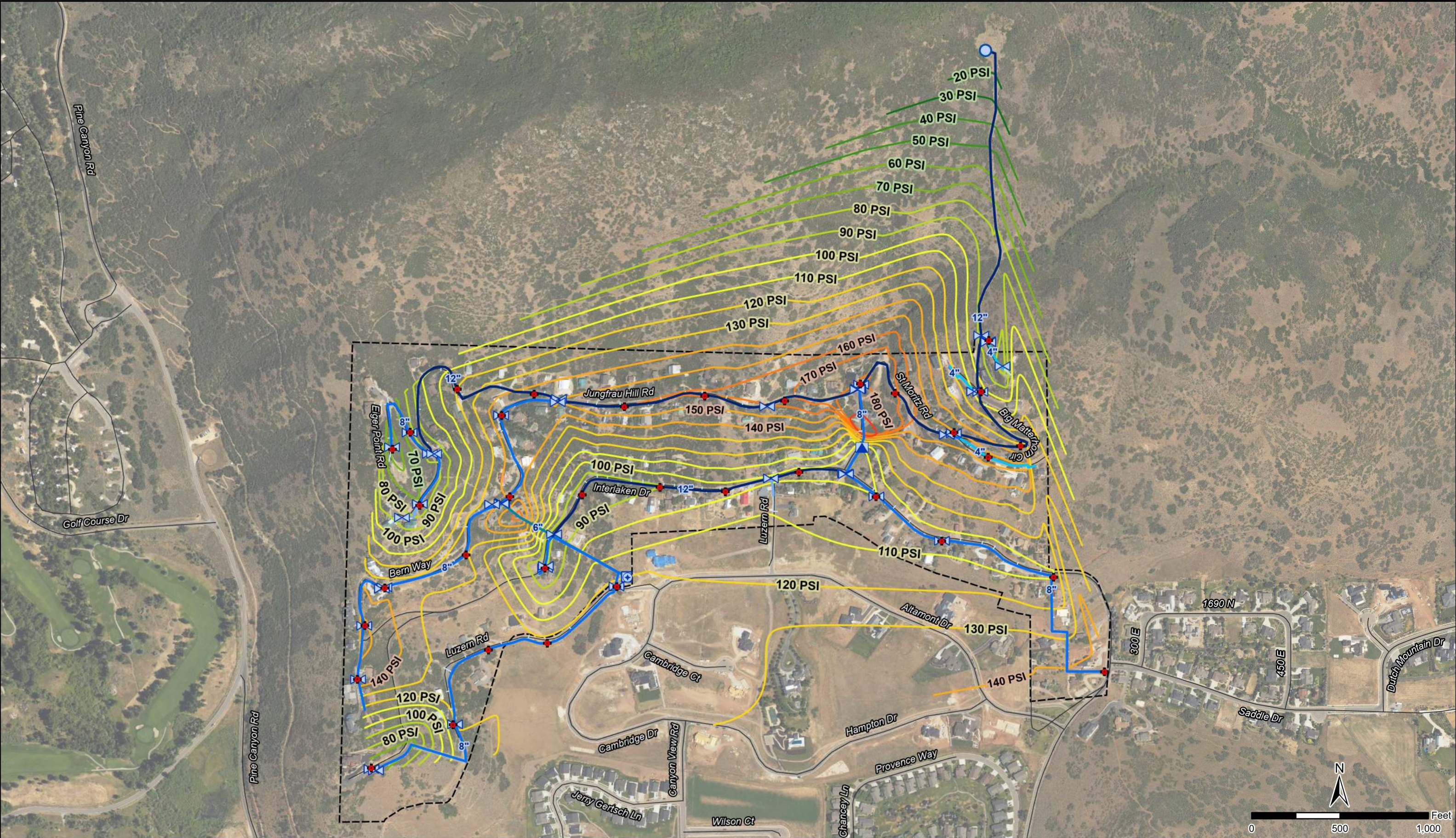
Wasatch County, Utah

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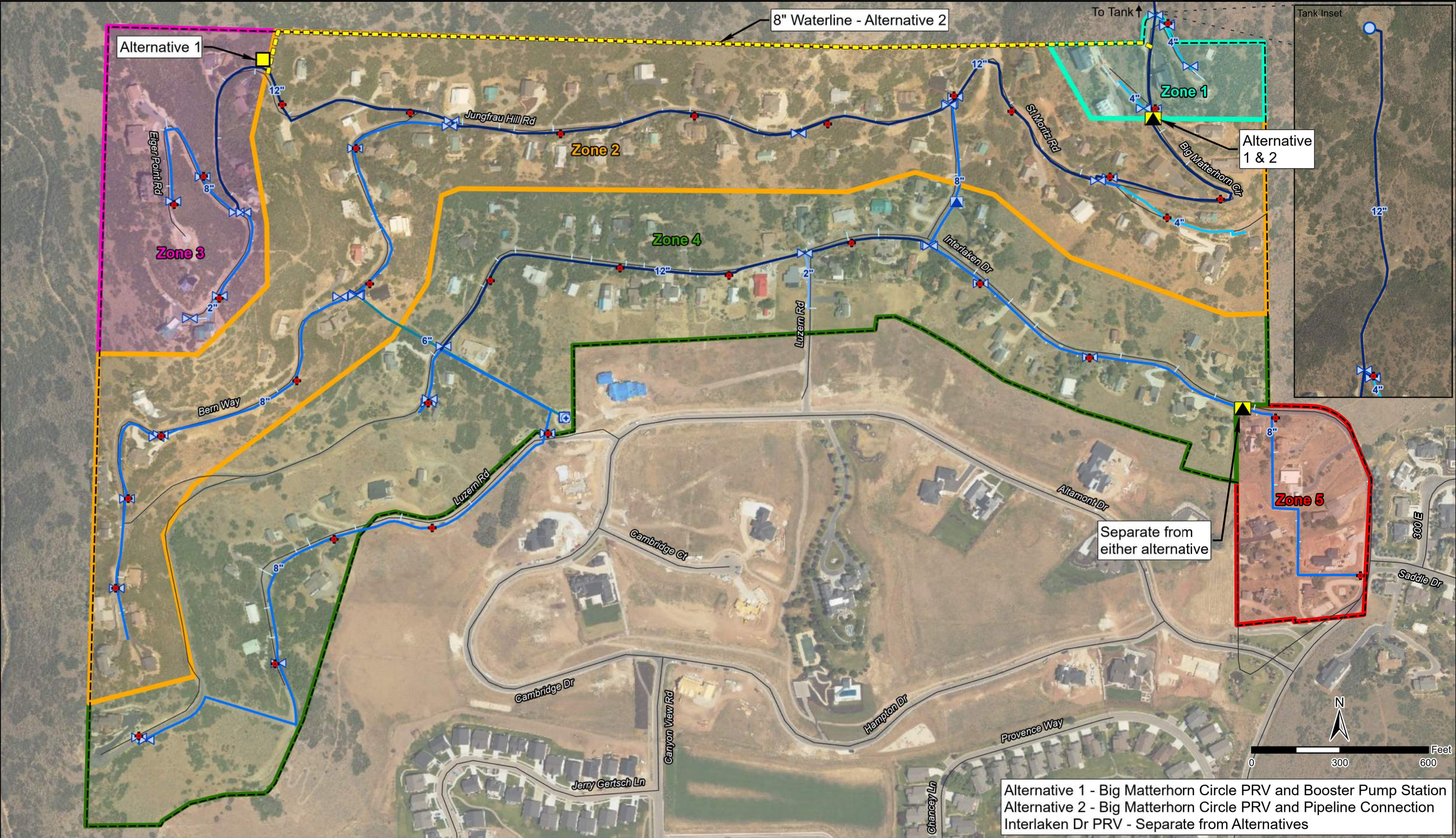
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APPENDIX B. PEAK DAY DEMAND OVERVIEW

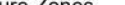
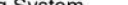


Peak Daily Demand (PDD) Pressure			Existing System		Pipeline			Interlaken Town		Wasatch County, Utah
20 - 40 PSI	80 - 100 PSI	140 - 160 PSI	Fire Hydrant	Well	2"	8"	 Jones & DeMille Engineering	Culinary Water - Capital Facilities Plan Peak Daily Demand (PDD) Overview		Scale: 1" = 500'
40 - 60 PSI	100 - 120 PSI	160 - 180 PSI	Valve	Tank	4"	12"		Map Name: H:\JD\Proj\2502-039\GIS\Projects\2502-039_Design\2502-039_Design.aprx - Interlaken - Culinary Water CFP - Peak Daily Demand Overview 11x17L		3
60 - 80 PSI	120 - 140 PSI	>180 PSI	PRV	Well House	6"	1 1/2" (Service)		Project Number: 2502-039	Drawn by: JEM 12-25	Last Edit: 12/04/2025

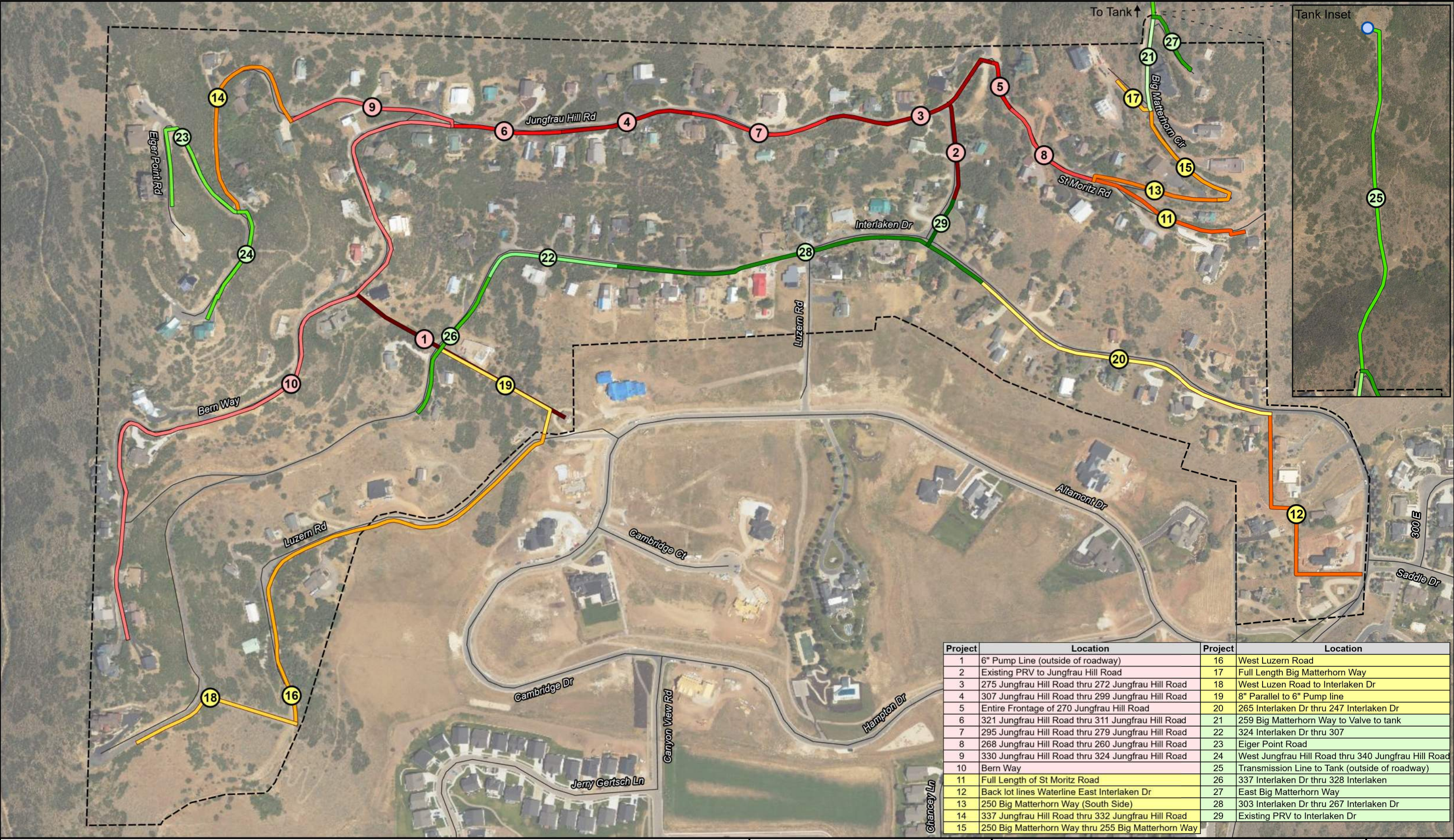
APPENDIX C. PROPOSED IMPROVEMENTS OVERVIEW



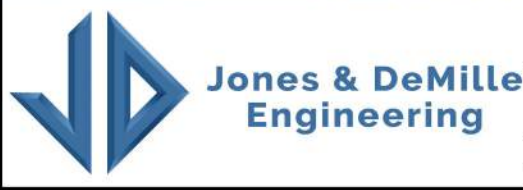
Alternative 1 - Big Matterhorn Circle PRV and Booster Pump Station
Alternative 2 - Big Matterhorn Circle PRV and Pipeline Connection
Interlaken Dr PRV - Separate from Alternatives

Proposed Improvements			Proposed Pressure Zones		Existing System			Pipeline		 Jones & DeMille Engineering	Interlaken Town			Wasatch County, Utah
	Proposed Pump Station	 Zone 1	 Zone 4	 Fire Hydrant	 Well	 2"	 8"	<i>Culinary Water - Capital Facilities Plan Proposed Improvements Overview</i>			Scale: 1" = 300'			
	Proposed PRV	 Zone 2	 Zone 5	 Valve	 Tank	 4"	 12"				4			
	Proposed Pipeline	 Zone 3		 PRV	 Well House	 6"	 1 1/2" (Service)	Map Name: H:\2502-039\GIS\Projects\2502-039_Design\2502-039_Design.aprx - Interlaken - Culinary Water CFP - Proposed Improvements Overview 11x17L			4			
Project Number: 2502-039														
Drawn by: JEM 12-25														
Last Edit: 01/12/2026														





	Town Boundary	Pipe Replacement Prioritization - Project									
		 1	 4	 7	 10	 13	 16	 19	 22	 25	 28
		 2	 5	 8	 11	 14	 17	 20	 23	 26	 29
		 3	 6	 9	 12	 15	 18	 21	 24	 27	



Interlaken Town

Culinary Water - Capital Facilities Plan
Pipe Replacement Prioritization Overview

Map Name: H:\2502-039\GIS\Projects\2502-039_Design\2502-039_Design.aprx - 4. Interlaken - Culinary Water CFP - Pipe Replacement Prioritization Overview 11x17L
Project Number: 2502-039 Drawn by: JEM 01-26 Last Edit: 01/13/2026

Wasatch County, Utah

Scale: 1" = 300'

5

Table C-1 – Pipe Replacement Prioritization

Project	Location	Length	Size	Resistivity	Pressure	Score	Estimated Cost
1	6" Pump Line (outside of roadway)	841	6	4.75	11	52.25	\$ 219,501.00
2	Existing PRV to Jungfrau Hill Road	334	8	4	11	44	\$ 140,948.00
3	275 Jungfrau Hill Road thru 272 Jungfrau Hill Road	591	12	4	10	40	\$ 249,402.00
4	307 Jungfrau Hill Road thru 299 Jungfrau Hill Road	392	12	5	8	40	\$ 165,424.00
5	Entire Frontage of 270 Jungfrau Hill Road	211	12	4	9	36	\$ 89,042.00
6	321 Jungfrau Hill Road thru 311 Jungfrau Hill Road	451	12	5	7	35	\$ 190,322.00
7	295 Jungfrau Hill Road thru 279 Jungfrau Hill Road	533	12	4	8	32	\$ 224,926.00
8	268 Jungfrau Hill Road thru 260 Jungfrau Hill Road	484	12	4	8	32	\$ 204,248.00
9	330 Jungfrau Hill Road thru 324 Jungfrau Hill Road	644	12	5	6	30	\$ 271,768.00
10	Full Length of Bern Way	2705	8	5	6	30	\$ 1,141,510.00
11	Full Length of St Moritz Road	572	4 & 8	4	7	28	\$ 241,384.00
12	Back lot lines Waterline East Interlaken Dr	840	8	4	6	24	\$ 354,480.00
13	250 Big Matterhorn Way (South Side)	339	12	4	6	24	\$ 143,058.00
14	337 Jungfrau Hill Road thru 332 Jungfrau Hill Road	773	12	5	4	20	\$ 326,206.00
15	250 Big Matterhorn Way thru 255 Big Matterhorn Way	469	12	4	5	20	\$ 197,918.00
16	West Luzern Road	1646	8	4	4	16	\$ 694,612.00
17	Full Length Big Matterhorn Way	246	4	4	4	16	\$ 103,812.00
18	West Luzen Road to Interlaken Dr	596	8	4	3	12	\$ 251,512.00
19	8" Parallel to 6" Pump line	502	8	4	3	12	\$ 211,844.00
20	265 Interlaken Dr thru 247 Interlaken Dr	1130	8	4	2	8	\$ 476,860.00
21	259 Big Matterhorn Way to Valve to tank	327	12	4	2	8	\$ 137,994.00
22	324 Interlaken Dr thru 307	497	12	5	1	5	\$ 209,734.00
23	Eiger Point Road	664	8	5	1	5	\$ 280,208.00
24	West Jungfrau Hill Road thru 340 Jungfrau Hill Road	434	8	5	1	5	\$ 183,148.00
25	Transmission Line to Tank (outside of roadway)	1750	12	4	1	4	\$ 456,750.00
26	337 Interlaken Dr thru 328 Interlaken	530	8 & 12	4	1	4	\$ 223,660.00
27	East Big Matterhorn Way	232	4 & 8	4	1	4	\$ 97,904.00
28	303 Interlaken Dr thru 267 Interlaken Dr	1296	12	3	1	3	\$ 546,912.00
29	Existing PRV to Interlaken Dr	168	8	3	1	3	\$ 70,896.00
Total Cost to Replace All Pipes							\$ 8,105,983.00

APPENDIX D. PIPE CORROSION REPORT

Jones and DeMille Capital Facilities Plan Review

The following is a quick review and summary of the Culinary Water System Capital Facilities Plan created by Jones and DeMille to help Interlaken assess the condition of the municipal water system and design a plan for capital improvements going forward. – Bart Smith, 4/7/2026.

Executive Summary –1/15/2025 Draft Study

1. EXECUTIVE SUMMARY

This Culinary Water Capital Facilities Plan will provide an outline of the existing system components, such as storage, system piping, water rights, and sources. The plan also provides recommendations for the City to supply water for the projected growth. The recommendations in this plan are given to meet the minimum level of service required by the State while providing the best value to the Town of Interlaken.

The Town has a steady growth rate of 1% annual increase of residential connections; however, only about 50% of the connections are full-time residences. Culinary water connections rather than population are used to model growth as shown in Sections 5 and 6.

A single 400,000 gallon water tank significantly exceeds storage requirements as determined by the State of Utah Division of Drinking water rules. Sufficient storage is provided by the existing water tank through build out. See Section 6.1.

The Town of Interlaken has two active wells housed in a single building. Each well can produce 150 gpm of water to a single pipe. The pumps are operated as alternates to each other with one providing supply and the other being a backup. The Division of Drinking Water considers two thirds of the pumping rate as the safe yield of the well. The safe yield is used for planning purposes and determines the number of ERCs a well source can support. Existing pumping capacity is sufficient through build out with the pumps remaining as a main supply and a backup. See Section 6.2.

A hydraulic model was created using Innovyze InfoWater Pro modeling software from data collected from the Construction Record Drawings from the 2003 Water Improvement Project and from GPS data. The model was calibrated to the existing system for accuracy. The model shows that the existing system can provide adequate fire flows in all model conditions. It also shows that several improvements could be made to optimize the pressures within the system. See Section 6.3

A pipeline replacement plan is also recommended largely based on the Corrosion report prepared by Atlas Technical Consultants, LLC. The significant corrosion identified in the report increases the risk of waterline breaks in ductile iron pipe. A yearly partial replacement program should be budgeted for to replace the existing ductile iron pipe with PVC pipe and corrosion protected valves and fittings.

The Town of Interlaken has sufficient water rights through build out.

Capacity and Capability of our System - JDE

Some takeaways from the executive study:

- The study indicates that our tank capacity, pumping capacity, and piping are sufficient for a complete buildout of our 184 lots.
- Hydraulic modeling indicates our hydrant pressures can provide adequate fire flows in all conditions.
- The town's water rights are sufficient for a complete buildout.
- There are some improvements that JDE recommends to improve pressure in lower pressure areas sections of town, most notably up at Eiger Pt. The cost of these improvements are substantial:

Table 6-5 – Improvement Costs Summary

Alternative Description Cost			
Year Needed			
1	New pressure reducing valve located on Big Matterhorn Circle between lots 255 and 259 reducing existing pressure from 102 psi to 50 psi to provide lower proper pressures to Jungfrau Hill Road and Bern Drive. Along with a new booster pump station located on Jungfrau Hill Road between lots 104 and 109 to provide proper pressures to the northwest corner of town.	\$1,099,475.00	As desired
2	New pressure reducing valve located on Big Matterhorn Circle between lots 255 and 259 reducing existing pressure from 102 psi to 50 psi to provide lower proper pressures to Jungfrau Hill Road and Bern Drive. Along with a pipeline connecting the higher pressure zone to the high elevation northwest corner of town.	\$931,200.00	As desired
3	Replacement of sections of ductile iron pipe with PVC pipe and corrosion protected valves and fittings. Replacements should prioritize highest risk pipe sections.	\$422/LF \$8,105,983.00	As possible each year
Interlaken Dr PRV	New pressure reducing valve located on Interlaken Drive between lots 247 and 251 reducing existing pressures from 119 psi to 60 psi to provide lower proper pressures to the southeast corner of town.	\$96,000.00	As desired

The pipeline replacements should be prioritized based on corrosion potential and high pressure. The prioritization can be seen in Appendix C.

Pipe Replacement Prioritization Study - JDE

The table below presents a rough analysis and prioritization of vulnerable sections of the town's water system piping. The table is ordered according to the estimated vulnerability of sections of pipe, starting with the most vulnerable section at the top. JDE used a very simple approach to judging the vulnerability of pipe sections. The Resistivity number is based on a geotechnical study performed by Atlas Technical Consultants. The contractor bored soil samples at 7 different locations throughout town and had them analyzed for pH, Resistivity, soluble sulfates, and soluble chlorides. It is widely understood that soil resistivity is the predominate factor in ductile iron piping corrosion. Another contributing factor, pipe pressure, was also used in setting the order of vulnerable pipe sections in the table. Predicted pipe pressures came out of the JDE hydraulic model for peak daily demand pressure. The model used pressure measurements from a set of readings taken at hydrants at different locations to add empirical data to a theoretical model. JDE multiplied a resistivity scale times a pressure scale to generate a "score." The higher the resulting score, the more vulnerable that pipe section was ranked for failure. Note that the resistivity and pressure scale numbers were set as an indicator of both of these physical properties, not the property itself. For example, a resistivity of 440 ohms/cm would be rated at a scale equal to 4.75, based on 5 being a "very severe" measure of corrosion. Likewise, for pressure, psi over 190 would be mapped to a pressure scale of 11.

Table C-1 – Pipe Replacement Prioritization

Project	Location	Length	Size	Resistivity	Pressure	Score	Estimated Cost
1	6" Pump Line (outside of roadway)	841	6	4.75	11	52.25	\$ 219,501.00
2	Existing PRV to Jungfrau Hill Road	334	8	4	11	44	\$ 140,948.00
3	275 Jungfrau Hill Road thru 272 Jungfrau Hill Road	591	12	4	10	40	\$ 249,402.00
4	307 Jungfrau Hill Road thru 299 Jungfrau Hill Road	392	12	5	8	40	\$ 165,424.00
5	Entire Frontage of 270 Jungfrau Hill Road	211	12	4	9	36	\$ 89,042.00
6	321 Jungfrau Hill Road thru 311 Jungfrau Hill Road	451	12	5	7	35	\$ 190,322.00
7	295 Jungfrau Hill Road thru 279 Jungfrau Hill Road	533	12	4	8	32	\$ 224,926.00
8	268 Jungfrau Hill Road thru 260 Jungfrau Hill Road	484	12	4	8	32	\$ 204,248.00
9	330 Jungfrau Hill Road thru 324 Jungfrau Hill Road	644	12	5	6	30	\$ 271,768.00
10	Full Length of Bern Way	2705	8	5	6	30	\$ 1,141,510.00
11	Full Length of St Moritz Road	572	4 & 8	4	7	28	\$ 241,384.00
12	Back lot lines Waterline East Interlaken Dr	840	8	4	6	24	\$ 354,480.00
13	250 Big Matterhorn Way (South Side)	339	12	4	6	24	\$ 143,058.00
14	337 Jungfrau Hill Road thru 332 Jungfrau Hill Road	773	12	5	4	20	\$ 326,206.00
15	250 Big Matterhorn Way thru 255 Big Matterhorn Way	469	12	4	5	20	\$ 197,918.00
16	West Luzern Road	1646	8	4	4	16	\$ 694,612.00
17	Full Length Big Matterhorn Way	246	4	4	4	16	\$ 103,812.00
18	West Luzen Road to Interlaken Dr	596	8	4	3	12	\$ 251,512.00
19	8" Parallel to 6" Pump line	502	8	4	3	12	\$ 211,844.00
20	265 Interlaken Dr thru 247 Interlaken Dr	1130	8	4	2	8	\$ 476,860.00
21	259 Big Matterhorn Way to Valve to tank	327	12	4	2	8	\$ 137,994.00
22	324 Interlaken Dr thru 307	497	12	5	1	5	\$ 209,734.00
23	Eiger Point Road	664	8	5	1	5	\$ 280,208.00
24	West Jungfrau Hill Road thru 340 Jungfrau Hill Road	434	8	5	1	5	\$ 183,148.00
25	Transmission Line to Tank (outside of roadway)	1750	12	4	1	4	\$ 456,750.00
26	337 Interlaken Dr thru 328 Interlaken	530	8 & 12	4	1	4	\$ 223,660.00
27	East Big Matterhorn Way	232	4 & 8	4	1	4	\$ 97,904.00
28	303 Interlaken Dr thru 267 Interlaken Dr	1296	12	3	1	3	\$ 546,912.00
29	Existing PRV to Interlaken Dr	168	8	3	1	3	\$ 70,896.00
Total Cost to Replace All Pipes							\$ 8,105,983.00

Prioritizing Pipe Replacement

At \$422/linear foot, replacing ductile iron piping with PVC becomes very expensive. I think it's worthwhile to examine the strategy behind the prioritization schedule in the above table and consider other approaches besides methodically replacing pipe sections according to predicted vulnerabilities. Here are some considerations:

The vulnerability "score" has no empirical basis, and when the JDE engineer was asked why he multiplied resistivity times pressure to determine vulnerability, he admitted it was an arbitrary calculation that included both factors.

The new ductile iron pipe installed in 2003 was set, according to the contract bid, in a bed of gravel. From the bid document:

4.4 GRAVEL FOUNDATION OR BEDDING FOR PIPE: Wherever the subgrade material does not afford a sufficiently solid foundation to support the pipe bottom for pipe installation, and other locations as previously defined, the subgrade shall be excavated to the specific depth and replaced with a crushed rock or gravel bedding material in the pipe zone. In these Specifications the process of preparing the trench bottom to receive the pipe and the backfilling on each side of the pipe in the pipe zone to a level 6" over the top of the pipe, and the material used, is defined as bedding. Bedding requirements are as defined in the Specifications for each specific pipe material or are shown on the plans.

Gravel for pipe bedding shall be clean crushed rock or gravel conforming to the following:

<u>Screen</u>	<u>% Passing</u>
1"	100
1/2"	5

Sand or pea gravel with a larger percent passing the 1/2" screen may only be used for bedding in locations or situations specifically approved by the Engineer.

Based on photos of the pipe replaced in 2024, it seems that besides corrosion, nicks in the pipe's outer surface, likely from improper bedding or handling, were a contributing factor to pipe failure. Photo from the bottom of the St. Moritz water line.



There are methods in practice that predict pipe corrosion over time based on soil resistivity. The simplest approach is to use soil resistance to estimate the rate of ductile pipe corrosion as thousandths of an inch per year. The ductile pipe used in the 2003 project was nominal thickness of .25 inches and was rated as pressure class 350. From the 2003 project bid document:

Pipe Size (In.)	Wall Thickness (Inches)					
	O.D.	150	200	250	300	350
4"	4.80	-	-	-	-	0.25
6"	6.90	-	-	-	-	0.25
8"	9.05	-	-	-	-	0.25
10"	11.10	-	-	-	-	0.25
12"	13.20	-	-	-	-	0.25

Using the minimal corrosion rates for ductile pipe, the following table shows remaining pipe thickness after 23 years of exposure starting with a .25-inch pipe:

Corrosion Rates mils/yr					
Soil Resistance (ohms)	Rating	Min CR mils/yr	Max CR mils/yr	Average	Remaining Thickness (23 years)
<=1,000	Very Severe	41	68	55	0.00
1,001-2,000	Severe	20	40	30	0.00
2,001-5,000	Moderate	10	20	15	0.02
5,001-10,000	Mild	3	10	7	0.18
>10,000	Negligible	0	3	2	0.25

Note that pipe is initially coated on the exterior to reduce corrosion, but mishandling or improper bedding could nick the finish and promote early corrosion.

The chemical test results from the Geotech study indicate resistivities levels from 440 ohm/cm to 5,620 ohm/cm, covering the entire range from mild corrosivity to very severe:

Table 1 – Chemical Test Results

Location	pH	Resistivity (ohm cm)	Soluble Sulfates (ppm)	Soluble Chlorides (ppm)
B-1: 2.5 feet bgs	8.0	440	26	298
B-2: 5.0 feet bgs	8.1	3,970	ND*	17
B-3: 5.0 feet bgs	8.2	1,520	17	122
B-5: 5.0 feet bgs	7.8	1,300	ND*	ND*
B-6: 5.0 feet bgs	7.2	5,620	ND*	ND*
B-7: 5.0 feet bgs	8.6	1,920	13	29

*Not detected at the corresponding Minimum Reporting Limit (MRL).

The soil sample from B-2 was taken near the PRV vault on lower St. Moritz, the location of the summer 2024 pipe failure, and yet its resistivity is fairly high at 3,970 ohm/cm. This is also the location of high pipe pressures, which would contribute to a pipe failure. Other models for DIP failure (Advanced Failure Prediction and Barlow's formula) can be used to calculate burst pressure based on pipe diameter, wall thickness, and minimum yield strength.

Using a corrosion factor of 5%, indicating 95% of the DIP wall has corroded, and an 8" pipe, the following table uses these 2 methods to predict burst pressures:

Calculation Formula	Calculated Burst Pressure (PSI)	Pipe External Diameter (inches)	Original Pipe Wall Thickness (inches)	Wall Corrosion %	Remaining Wall Thickness (calculated)	Ductile Strength Minimum (PSI)	Ductile Strength Spec Used
Burst Pressure Based on Pipe Diameter and Corrosion Percentage							
Advanced Failure Prediction	188	8	0.25	5%	0.0125	60,000	Ultimate Tensile Strength
Barlow's Formula	131	8	0.25	5%	0.0125	42,000	Minimum Yield Strength

These pressures, 188 and 131 psi are quite prevalent in our water system, indicating corrosion of this magnitude would likely result in a burst pipe.

A more moderate rate of corrosion, leaving 20% of the DIP wall intact, would significantly increase the predicted burst pressure to over 500 psi:

Calculation Formula	Calculated Burst Pressure (PSI)	Pipe External Diameter (inches)	Original Pipe Wall Thickness (inches)	Wall Corrosion %	Remaining Wall Thickness (calculated)	Ductile Strength Minimum (PSI)	Ductile Strength Spec Used
Burst Pressure Based on Pipe Diameter and Corrosion Percentage							
Advanced Failure Prediction	755	8	0.25	20%	0.05	60,000	Ultimate Tensile Strength
Barlow's Formula	525	8	0.25	20%	0.05	42,000	Minimum Yield Strength

A Replacement Plan?

If nothing else, these models show both great sensitivity to pressure and corrosion as measured by soil resistivity towards a possible line break. So what is the best approach towards structuring our investments in replacing pipeline? I don't think it makes sense to budget and schedule sectional replacements based on this study. First off, we can't afford to methodically go through town and spend a few hundred thousand dollars year over year on replacements. We don't qualify for state or federal grants because our MAGI of \$69,000 (Heber Valley) far exceeds the state \$48,000 limit. It may be that the most vulnerable pipe is that way because it was mishandled or poorly bedded in gravel. That really leaves me thinking that our best approach would be to build our reserves up and prepare to address pipe failures as they present themselves. Targeting funds towards failures first over speculative investments may be the best path forward.

This summary was presented at the 4/7/2026 Town Council Meeting. The council agreed in general terms that our best option, considering our finances, would be to maximize our annual contributions to our water system reserves, making that a priority. If we encounter a DIP pipe section failure, we could then replace that section of pipe with PVC, gauging the length of pipe to be replaced with available funding. This takes the guess work out of a pipe replacement plan, and focuses on strengthening our finances while maintaining system functionality.

From: Interlaken Water <interlaken.watermaster@gmail.com>

I think having a plan in place is a good idea. And there are options for temporary surface water lines to bypass the break area. I will ask around to my co workers and see what is possible and best practices to do that.

Thanks Brady

Sent from my iPhone

=====

On Mar 25, 2026, at 2:03 PM, Bart Smith <admin@interlakenut.gov> wrote:

Hi guys-

Greg and I were talking about the St. Moritz water line break in 2024 and wondering if we could be better prepared for another incident of that magnitude.

I'd like to put together an emergency response plan that assigns responsibilities to a plan of action. I'd love your feedback on what a plan like that should look like.

I'm thinking the big picture might be something like:

1. Emergency leak response – system shutdown, leak isolation
2. Town notification emergency shutdown
3. Investigate cause of leak, extent of damage, document damage
4. **Execute plan to provide potable water for town**
5. Town notification – potable water availability
6. Develop a repair/replacement plan – temporary fix vs. pipe replacement, cost considerations, outage time, road surface replacement
7. Get bids for execution of plan – excavation and pipe replacement, road replacement if necessary
8. Town council emergency meeting – approval of bid
9. Town notification, update – repair schedule
10. Repair work starts – line repair, road replacement if necessary
11. Town notification, road closures if necessary
12. Work completion – inspection, assessment, document repair
13. System cleanup – contaminant control, chlorine flush
14. Town notification, updates system online

We were wondering about item **4. Execute plan to provide potable water for town**

If we have a section of broken pipe that's being replaced, is it possible to install a temporary surface bypass line to continue delivering potable water. I know there would be some issues about keeping the source clean, but is that something that could be done.

Thanks guys,

Bart Smith

Interlaken Town Administrator

Interlaken Town



FY2026-2027 Budget Report and Proposal

Prepared for the Interlaken Town Council Meeting

April 7, 2026

Prepared by Bart Smith, Interlaken Town Administrator

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Budget Report Overview

As we enter the final quarter of FY2026 it's important to check the status of the town's FY2026 finances, compared to the budget last amended on 9/2/2025. Adjusting this budget to more closely reflect actual revenue, expenses and fund balances enables a more precise projection going forward. These adjustments also help guide us through the FY2027 budget planning process, providing insight into future water and road system expenditures and reserves balances. This report reviews the current FY2026 financials and presents proposals for a FY2026 budget amendment and a draft FY2027 budget.

Note that neither of these budget proposal discussions require a public hearing for presentation. A regular town council meeting is an accepted venue for presentation and adoption of a budget amendment that does not increase total appropriations for a fund, which is the case for this FY2026 proposal. For FY2027, this first presentation of a budget is for discussion only. A public hearing will be held after the town council adopts a tentative FY2027 budget and before it adopts a final FY2027 budget.

Interlaken Town Bank Accounts

The town manages finances through 5 separate Grand Valley Bank accounts. The town's fiscal year budget includes a separate section for each of these accounts, tracking revenue, expenses, transfers, and appropriations in detail. This structure, compared to other municipalities' budgets, provides a great more detail and more clarity for tracking and planning. As a small town, with limited resources, details in revenue and expenditures help tracking and decision making monthly, as QuickBooks and banking reports become available.

Table 01 - Interlaken Grand Valley Bank Accounts

Grand Valley Bank Account	Type	Description
General Fund	Checking	Main operating account for administration, and road system
Road Way Reserves	Savings	Reserves used for road repair & capital improvements
Water Revenue Fund	Checking	Operating account for the water system
Water Reserves	Savings	Reserves used for water system repair & capital improvements
Building Fund	Checking	Account used to manage finances for building projects

Interlaken Revenue Sources

As a municipality, incorporated in May 2015, Interlaken Town has received substantial revenue from the county and the state. The Wasatch County tax revenue is collected by the county and appears on each lot owner's tax bill on a separate line as the "Interlaken" taxing entity.

Interlaken sets the total collected tax revenue by proposing a dollar amount annually to the state auditor. The county adjusts the "mil" tax rate to approximate the requested revenue, based on the current property assessed values. The actual taxes collected by the town may vary from the requested amount, due to changes in assessed property values or other tax revenue collected through real property sales.

Any increase in taxes must be presented to the public through the TNT Truth in Taxation procedures and go through a public hearing and approval by the elected town council. This is the second largest source of revenue for the town.

Utah state provides revenue to the town through two sources – B and C road tax, and sales tax revenue. These taxes are distributed monthly to the town and are based on highway-user taxes and fees, and goods and services purchased by consumers. Since Interlaken Town does not collect sales tax from residential businesses, this revenue comes entirely from state level sales.

The largest revenue source for the town is the annual billing for water utility service. Lot owners are charged for operation and usage of the system as well as repairs and improvements. Lots with connections to the system and lots with active residential building permits are charged a larger fee than empty lots. Connected lots pay for both their usage and for maintenance and improvements. Empty lots pay a fixed amount covering maintenance and improvements to the system.

The following table provides a summary of all the town revenue sources.

Table 02 - Interlaken Revenue Sources

Revenue Source	Description
Wasatch County Taxes	Distributed by Wasatch County, collected from lot owners, based on assessed property value
Interlaken Annual Water Billing	Collected by the town from lot owners, based on occupancy and overall usage
Ownership Transfer Fees	Collected from buyer upon property sale, typically at closing
Shared Interlaken Drive Maintenance Agreement with BHR and The Reserves	Collected from Burgi Hill Ranches HOA and The Reserves for lower Interlaken Drive maintenance
B and C Road State Tax Revenue	Distributed by the State
State Sales Tax Revenue	Distributed by the State
Administrative Fees from Building Permit Applications	Collected by the town from the permit applicant
Road Impact Fees from Building Projects	Collected by the town from the permit applicant
Water Connection Fee	Collected by the town from the permit applicant
Engineering Fees for Building Permit Plan Review and Inspections	Collected by the town from the permit applicant and reimbursed to the town engineer
Fines for code violations	Fines are collected for violations of town ordinances
State and Federal Grants	FEMA grant, CARES grant in FY2021
Earned Interest on Reserve Accounts	Deposited directly in bank accounts

Interlaken Budget Background and History

The purpose of this section is to review historical financial data to provide insight into current and future budget decisions. During the past 11 years, Interlaken has managed to incorporate into a township, pay the bills, invest in major infrastructure projects, maintain and develop our water and road systems, and provide reserve funding for both planned and unplanned repairs and investments. Here's a review of what we've accomplished as a new town so far.

Town Projects – Summary

Here's a partial list of some of the town's major projects and investments since our incorporation in May 2015:

- Development and implementation of Town Municipal Code
- Implementation of a building permit process and establishment of a planning commission and board of adjustment
- Established and modified contractual agreements with engineering firms to provide plan review and inspections
- Issuance of 74 building permits – 22 new construction, 13 remodels, 5 Solar PV installations, 34 excavation and utility installation permits
- Payoff of the \$1,248,000 water bond issued for 2003 water system improvements
- DPW Site construction and relocation of town dumpsters
- Establishment of free recycling program
- Pumphouse power system upgrade
- Generator backup power installation for our water system using FEMA grant money
- Sensus Analytics meter upgrades for customer monitoring, leak detection, and billing
- Telemetry upgrades for improved water system management
- Major road investments – removal and replacement of most trafficked sections of Interlaken Drive, St. Moritz, Luzern Rd.
- Verkada Security System added to monitor critical town facilities
- Completion of annual water and road system repairs and maintenance, including snow removal
- Annual fire mitigation and noxious weed control programs – free debris pickup, shoulder brush removal
- Completion of state mandated lead survey and cross connection control water system programs
- Completion of road reserves study – UTAP
- Major progress in Water System Master study – Jone and DeMille Engineering
- Establishment of road maintenance agreements with BHR and The Reserves, and recouped past and present expenses for road maintenance
- Addition of Utah Broadband Internet service
- Addition of Comcast fiber optic network
- Removal & replacement of lower St. Moritz water line
- Completion of 2025 elections
- Compliance with state reporting and financial requirements and audits
- Codified town water rights
- Renewed State Park easement for water tank – 10 years + 10 year option
- Updated Interlaken Town sign at entrance
- Upgraded pumphouse with electronics for public meetings
- Developed a town-wide contact database for lot owners and renters
- Developed an emergency contact system
- Contracted Heber City Animal Control to handle animal control issues and complaints
- Developed and maintained a town website
- Investigated and prepared the town for HB48 WUI compliance, cooperative agreement with Wasatch Fire District

Interlaken Budget Focus and Priorities

Any municipal budget has to address both current and future needs of the community. Interlaken is well positioned to handle both priorities. What we've accomplished so far has set us up as an independent viable community, where we've managed to maintain our quality of life and manage our finances consciously and responsibly. Yes, we've had to raise revenue and ask lot owners to support our efforts, through increases in water rates and taxes. But without those resources we would've fallen behind in basic maintenance and support of our 2 critical systems – roads and water.

In a perfect world we could get outside support for these efforts, through state and federal grants. We were fortunate to get a FEMA grant for our backup generator power supply, and of course, a low interest loan from the state Department of Drinking Water for our 2003 water system improvements. However, grants are generally not available to the town because our MAGI (Modified Adjusted Gross Income) at \$69,000 exceeds the limit of 80% of the state MAGI, or \$48,000. There is a possibility that we qualify for a partial grant/loan from DDW based on our water rates. To qualify, our average annual water bill would have to exceed 1.75% of our MAGI, or \$1,207.50. We do meet that criteria, and it's possible we could receive a 30% grant / 70% loan from the state DDW through that option. We will consider this for future water system improvements.

Year to year our budget changes with respect to revenue and expenditures. State funding from B&C road taxes and sales taxes are stable sources, but don't vary much year to year. And as a percentage of total revenue, they are substantially less than revenue collected from Wasatch County taxes and our annual water billing.

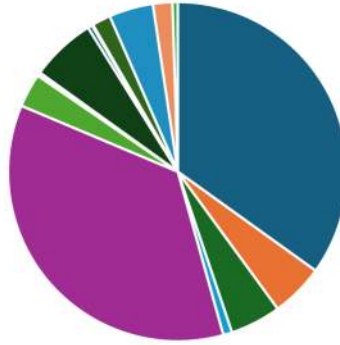
For example, for the completed year FY2025, the combined Wasatch County tax revenue and water billing accounted for \$439,870, which was 74% of total FY2025 revenue, \$593,884. The table and chart below show revenue as percentages of the total collected for each budget line item for FY2025.

Table 03 – FY2025 Interlaken Revenue Sources

FY2025 Interlaken Revenue Sources			
Fund	Revenue Source	Amount	Percentage of Total Town Revenue
General	Wasatch County Tax Revenue	\$207,371	34.2%
General	State Sales Tax Revenue	\$30,053	5.0%
General	B and C Road Tax Revenue	\$28,753	4.7%
General	Fines for municipal code violations	\$5,020	0.8%
Water Revenue	Base Usage Water Revenue	\$211,930	34.9%
Water Revenue	Overage Usage Water Revenue	\$19,139	3.2%
Water Revenue	Water Billing Late and Administrative Fees	\$1,430	0.2%
Water Revenue	Lot Transfer Fees	\$650	0.1%
Road Reserves	Revenue From RMA Agreement	\$36,865	6.1%
Building *	Building Permit Application Fees	\$2,500	0.4%
Building *	Water Connect Fees	\$700	0.1%
Building *	Road Impact Fees	\$10,500	1.7%
Building *	Damage Deposits - Refundable	\$25,000	4.1%
Building *	Completion Deposits - Refundable	\$11,000	1.8%
Building *	Permit Fees for Town Engineer	\$12,559	2.1%
All Accounts	Interest Income	\$2,974	0.5%
Total Revenue		\$606,444	

* Building Fund revenue does not include collected deposits or pass through fees collected for engineering

FY2025 Interlaken Revenue Sources



- Wasatch County Tax Revenue
- B and C Road Tax Revenue
- Base Usage Water Revenue
- Water Billing Late and Administrative Fees
- Revenue From RMA Agreement
- Water Connect Fees
- Damage Deposits - Refundable
- Interest Income
- State Sales Tax Revenue
- Fines for municipal code violations
- Overage Usage Water Revenue
- Lot Transfer Fees
- Building Permit Application Fees
- Road Impact Fees
- Completion Deposits - Refundable

Interlaken Road and Water System Reserve Funds

The above data really demonstrates the financial challenge of a small town - that in order to increase revenue we have to reluctantly ask lot owners to make a larger contribution through their annual tax bill or water bill. We've bolstered our road and water reserves sufficiently in the past to cover large scale improvements, like the summer 2024 road replacement – Interlaken Dr., St. Moritz, Luzern Rd. (Interlaken share - \$271,395) or the St. Moritz water line repair and replacement (Interlaken share - \$93,286). The road project was planned, but the water line repair and replacement were a response to a major leak that needed an emergency repair. Both projects were approved by vote by the town council, with public discussion and debate. For more information about these projects and the budget discussions, see the *Interlaken Town FY2025 Budget Report*, presented at the 11/06/2024 Budget Amendment and Water Rate public hearing.

The following two tables show the town's history of General Fund revenue collected through Wasatch County taxes (*Table 04*) and Water Revenue Fund revenue collected through our annual water billing (*Table 05*). Note that for FY2016 and FY2017, the town collected revenue from an annual assessment, which included both administrative and road expenditures as well as a water billing. The town began collecting Wasatch County tax revenue in FY2018 to cover administrative and road expenditures – water revenue continued to be collected annually directly from lot owners.

Note that these 2 tables include numbers representing the proposed FY2026 budget amendment presented previously as well as a proposal for the FY2027 budget. Rows and fiscal years with a green highlight represent the years in which Wasatch County taxes or water rates were increased.

Table 04 – Wasatch County Tax Revenue History and Road Reserves Balances

Wasatch County Tax Revenue History					
Fiscal Year	Wasatch County Requested Tax Revenue	Actual Wasatch County Tax Revenue	Total General Fund Revenue	Road Reserves Balance Change	Road Reserves End of Year Balance
FY2016 +	NA	NA	\$65,504	\$14,946	\$119,963
FY2017 +	NA	NA	\$70,656	\$8,580	\$128,583
FY2018 *	\$73,860	\$78,189	\$120,741	(\$23,751)	\$104,823
FY2019	\$74,573	\$79,042	\$123,689	\$60,758	\$165,582
FY2020 *	\$116,000	\$121,248	\$169,730	\$70,307	\$235,889
FY2021	\$116,000	\$110,618	\$184,648	\$15,994	\$251,883
FY2022	\$116,000	\$133,724	\$193,261	(\$19,003)	\$232,880
FY2023	\$116,000	\$122,906	\$175,272	\$397	\$233,277
FY2024 *	\$187,000	\$191,596	\$257,253	\$73,968	\$307,245
FY2025	\$189,925	\$207,371	\$271,284	(\$222,297)	\$84,949
FY2026 #	\$189,925	\$215,000	\$276,200	\$122,900	\$207,849
FY2027 Proposed *	\$226,000	\$226,000	\$293,200	\$72,800	\$280,649

* New tax rate established through TNT Hearing

+ Revenue collected through assessment

Amended version estimate

Table 05 – Water Billing Revenue History and Water Reserves Balances

Water System Rate and Revenue History							
Fiscal Year	Base Rate Connected Lots		Base Rate Empty Lots		Total Water System Revenue	Water Reserves Balance Change	Water Reserves End of Year Balance
	Monthly	Annual	Monthly	Annual			
FY2016	\$63	\$756	\$63	\$756	\$139,104	\$101,126	\$146,527
FY2017	\$63	\$756	\$63	\$756	\$139,104	\$25,223	\$171,750
FY2018 **	\$72	\$893	\$60	\$732	\$164,137	\$8,042	\$179,791
FY2019	\$75	\$900	\$62	\$744	\$173,423	\$8,413	\$188,204
FY2020 *	\$81	\$972	\$68	\$816	\$173,559	\$50,481	\$238,700
FY2021	\$81	\$972	\$68	\$816	\$180,487	(\$49,330)	\$189,370
FY2022	\$81	\$972	\$68	\$816	\$180,238	(\$29,933)	\$159,437
FY2023	\$81	\$972	\$68	\$816	\$200,446	\$713	\$160,149
FY2024	\$81	\$972	\$68	\$816	\$187,003	\$79,540	\$239,689
FY2025 *	\$98	\$1,176	\$82	\$984	\$233,235	(\$88,106)	\$151,583
FY2026 #	\$115	\$1,380	\$96	\$1,152	\$262,650	\$80,800	\$232,383
FY2027 Proposed *	\$138	\$1,656	\$115	\$1,380	\$312,650	\$120,800	\$353,183

* Rate increase established by ordinance

+ FY2018 charged customers an annual surcharge of \$29 for connected lots and \$12 for empty lots

Amended version estimate

It's clear from the above tables that our reserve balances fluctuate annually and are used primarily to fund larger projects. For example, note that the FY2024 end of year balance (6/30/24) for the road reserves in Table 04 was \$307,245, and much of it - \$222,297 was used to fund the repairs and replacement road projects in FY2025. Likewise, in that same timeframe, the water reserves funds in Table 05 at FY2024 year-end were \$239,689, and \$151,583 at the end of FY2025, with \$88,106 used to fund the St. Moritz water line repairs. That draw down from the water reserves would have been even more if the town hadn't increased water rates in FY2025, adding \$46,232 in water revenue.

The discussion in the next section will focus on a FY2026 budget proposal, considering revenue, expenses, and their impact on reserve balances as we move forward.

FY2026 Budget Status and Amendment Proposal

In this section I'll summarize the main impacts of the proposed budget amendment for FY2026. The full proposed budget amendment can be viewed in *Appendix A - FY2026 Proposed Budget Amendment* as it compares to the current 9/2/25 amended version and the FY2025 actual budget.

FY2026 General Fund

In this current year FY2026, Interlaken was given direction from the state auditor to adjust our General Fund budget so that budgeted expenses did not exceed budgeted revenue. The Town had been transferring funds from the General Fund to the Road Reserve Fund since our incorporation, having the General Fund balance fluctuate up and down without consideration of this requirement. The state took notice of this for the first time this fiscal year. The state auditor considers "transfers" between funds to be expenses if negative, or revenue if positive. For our FY2026 budget adopted on 6/3/2025 and amended on 8/5/2025, expenses exceeded revenue because of transfers to the road reserves fund. For more information on these earlier versions of the FY2026 budget, refer to the minutes of the 6/3/2025 and 8/5/2025 town council meetings.

The budget amended on 9/2/25 shifted the road reserves contributions from a "transfer" to an "appropriation" to satisfy the state requirement. It should be noted that there is no practical difference between a fund transfer and an appropriation – they pencil out the same and differ only in name.

The state does not require a town to match its general fund revenue with expenses – it may generate a general fund surplus if the accumulated general fund balance does not exceed 75% of the total revenue of the general fund. I believe it's in the best interest of the town to move towards a balanced general fund budget, and move any surpluses into road reserves, as a best practice, either through transfer or appropriation. For that reason, the proposed FY2026 budget amendment has been adjusted to put revenue and expenses in balance, achieving a "balanced" general fund ledger.

The following table shows the impact of revenue vs. expenses for the original and amended FY2026 budgets. Note that the 9/2/25 amended version shows a positive surplus of \$32,730. By contrast, the 4/7/26 proposal "balances" revenue against expenses.

Table 06 – FY2026 General Fund Financials

FY2026 General Fund Budget - Adopted, Amended, Proposed Amendment						
Fiscal Year	General Fund Revenue	General Fund Expenses	General Fund Net Transfers	Contribution to Road Reserves	Revenue-Expenses (Including Net Transfers)	End of Year General Fund Balance
FY2026 - 6/3/25 Adopted	\$ 290,330	\$ (413,600)	\$ 86,000	\$ 26,000	\$ (37,270)	\$ 45,442
FY2026 - 8/5/25 Amended	\$ 273,330	\$ (413,600)	\$ 73,000	\$ 129,000	\$ (67,270)	\$ 84,118
FY2026 - 9/2/25 Amended	\$ 273,330	\$ (413,600)	\$ 173,000	\$ 129,000	\$ 32,730	\$ 84,118
FY2026 - 4/7/26 Proposed	\$ 276,200	\$ (379,600)	\$ 103,400	\$ 98,600	\$ -	\$ 151,388

General Fund Revenue is forecast to increase slightly from \$273,330 to \$276,200 in this proposed amendment. This is mostly due to an increase in Wasatch County tax revenue, typically from increased property assessments.

General Fund Expenses have decreased in the proposed version. Some individual line items are forecast to increase, while others are projected to decrease, resulting in a net decrease in forecast expenses from (\$413,600) to (\$379,600). For more information about the expenses, refer to *Appendix A – FY2026 Proposed Budget Amendment*.

General Fund Net Transfers have decreased from \$173,000 to \$103,400. This decrease is the result of moving the appropriation in the current budget to a transfer in the proposed version. This reassignment is part of the realignment in the budget to move to a “balanced” general fund budget.

General Fund Appropriations have been eliminated as described above and replaced with a fund transfer into the Road Reserves Fund.

General Fund Contributions to Road Reserves have decreased from \$129,000 (including a \$100,000 appropriation) to \$98,600 (as a transfer). Additional contributions from the B & C Road tax revenue are also transferred into Road Reserves, in roughly the same amount - \$29,000 currently, and \$30,000 in the proposal. The reduction in this contribution is necessary to create the intended balanced general fund. In the current 9/2/25 budget, the general fund end of year balance decreases by \$67,200. In the proposed amendment, the general fund end of year balance matches the start of the year balance, \$151,388.

General Fund Year End Balance has increased from a projected \$84,118 to \$151,388 – matching the year-end balance for FY2025. All the above adjustments have contributed to this balanced budget amendment. The larger end of year balance ensures that the town will cover its general fund expenses for the first half of FY2027. Note that the town’s major source of general fund revenue, taxes collected by Wasatch County, does not reach us in quantity until January. See *Table 08 – FY2026 End of Year Fund Balances* below to see how all the town funds are affected by the proposed amendment.

FY2026 Water Revenue Fund

The Water Revenue Fund takes in revenue from the town’s annual water billing, and pays all expenditures for the operation, maintenance, repair, and capital improvements to the system. The following table shows the water revenue fund financials for all the iterations of this year’s budget.

Table 07 – FY2026 Water Revenue Fund Financials

FY 2026 Water Revenue Fund Budget - Adopted, Amended, Proposed Amendment						
Fiscal Year	Water Revenue Fund Revenue	Water Revenue Fund Expenses	Water Revenue Net Transfers	Contribution to Water Reserves	Revenue-Expenses (Including Net Transfers)	End of Year Water Revenue Fund Balance
FY2026 - 6/3/25 Adopted	\$ 268,850	\$ (123,150)	\$ (167,700)	\$ 60,000	\$ (22,000)	\$ 109,529
FY2026 - 8/5/25 Amended	\$ 268,850	\$ (123,150)	\$ (347,700)	\$ 150,000	\$ (202,000)	\$ 102,129
FY2026 - 9/2/25 Amended	\$ 268,850	\$ (123,150)	\$ (347,700)	\$ 150,000	\$ (202,000)	\$ 102,129
FY2026 - 4/7/26 Proposed	\$ 262,650	\$ (164,570)	\$ (277,700)	\$ 80,000	\$ (179,620)	\$ 124,509

Water Revenue Fund Revenue is forecast to decrease slightly from the 9/2/25 amended budget from \$268,850 to \$262,250. This is due to a reduction in water overage revenue. A major factor in this decrease was the use of the Sensus Analytics system to warn lot owners of continuous flow alarms. In several cases, early notifications prevented a leak from causing overages beyond the 10,000 gallons per month allotment, saving lot owners money and conserving water.

Water Revenue Fund Expenses are forecast to increase from the 9/2/25 amended budget from (\$123,150) to (\$164,570). The increased expenses are a result of unexpected capital expenses related to new service installations and repairs made to the system, including repair of critical infrastructure – main line valves and fire hydrants.

Water Revenue Fund Net Transfers out of the Water Revenue Fund are forecast to decrease compared to the 9/2/26 budget, from (\$347,700) to (\$277,700), due to increased expenditures, which reduce funds available as reserves contributions. When Water Revenue Fund expenses increase over budget, the water reserves contributions typically are adjusted downward so that the end of fiscal year balance in the fund is sufficient to pay the bills for the first half

of the next fiscal year. Most of our water revenue income comes through the annual water billing in January. The proposed amended budget provides sufficient funds to carry the early FY2027 expenses.

Water Revenue Fund Contributions to Water Reserves are forecast to decrease for the reasons described above – increased water system expenditures and the need to preserve a balance in the fund for FY2027 expenses. The 9/2/25 budget contribution of \$150,000 has been reduced to \$80,000.

Water Revenue Fund Year End Balance is forecast to increase from the 9/2/25 budget of \$102,129 to \$124,509. This is the intended result of adjusting expenses, revenue, and transfers to make the end of year balance sufficient to cover the first half FY2027 water system expenses. See *Table 08 – FY2026 End of Year Fund Balances* below to see how all the town funds are affected by the proposed amendment.

FY2026 Transportation (Road) Reserve Fund

The end of year balance in the Road Reserve Fund is forecast to decrease from \$252,749 to \$207,849, as per the expected decrease in contributions from the General Fund.

FY2026 Water Reserve Fund

The end of year balance in the Water Reserve Fund is forecast to decrease from \$302,383 to \$232,383 as per the expected decrease in contributions from the Water Revenue Fund by \$70,000.

FY2026 Building Fund

The town's Building Fund is primarily a "pass-through" account used to manage finances for building permits and related engineering services. The proposed amendment just updates expected revenue and expenses with current forecasts. The end of year FY2026 Building Fund balance projection increases from \$127,831 to \$144,641.

FY2026 Summary of End of Year Fund Balances

The following table summarizes the end of FY2026 balances for all the funds, comparing the previously adopted and actual budgets with the proposed budget amendment.

Table 08 – FY2026 End of Year Fund Balances

Interlaken FY2026 Budget End of Year Balances			
Fund Name	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Amended 9/2/2025	FY2026 Budget 7/1/25-6/30/26 Proposed 4/7/26
General Fund (checking) *2681	\$ 151,388	\$ 84,118	\$ 151,388
Transportation Reserve Fund (savings) *4574	\$ 84,949	\$ 252,749	\$ 207,849
Water Revenue Fund (checking) *1520	\$ 304,129	\$ 102,129	\$ 124,509
Water Bond Sinking Fund (money market) *1058	\$ -	\$ -	\$ -
Water Reserve Fund (savings) *1330	\$ 151,583	\$ 302,383	\$ 232,383
Building Fund (checking) *1678	\$ 129,241	\$ 127,831	\$ 144,641
Total of Ending Balances	\$ 821,290	\$ 869,210	\$ 860,770

For a detailed line by line description of the proposed amended budget, see *Appendix A – FY2026 Proposed Budget Amendment*.

FY2027 Budget Proposal

In this section I'll break down the FY2027 budget proposal, focusing on the general fund and water revenue fund expenses, revenue, and reserve contributions separately. To view the complete proposed FY2027 budget, refer to *Appendix B – FY2027 Proposed Budget*.

It can't be overstated that our roads and water system are the most valuable assets of the community. We spend time and money on both systems every year, prioritizing maintenance, repairs, and improvements. In the summer of 2024, we gained some insight into the condition of both systems through the planned road replacement project and the repair of the St. Moritz water line. As we plan ahead, we'll need to address the costs associated with repair and replacement of this critical infrastructure.

FY2027 General Fund Expenses

In the following sections, expenses are broken down into categories. Here's a summary of the proposed FY2027 expenses compared to the actual FY2025 budget and the proposed FY2026 budget amendment presented above.

Table 09 – General Fund Expenses History by Category

General Fund Expense Category	FY2025 Actual Budget	FY2026 Proposed Budget Amendment	FY2027 Proposed Budget	Percent Change FY2026-FY2027
Town Administration	\$158,804	\$191,600	\$203,700	6.3%
Road and DPW Site Maintenance	\$81,180	\$163,000	\$133,000	-18.4%
Fire Mitigation	\$21,400	\$25,000	\$25,500	2.0%
Road System Capital Investment	\$314,595	\$0	\$0	0%
General Fund Contribution to Road Reserves	\$50,000	\$98,600	\$58,000	-41.2%
TOTAL GF Expenses Including Reserve Fund Transfers	\$625,979	\$478,200	\$420,200	-12.1%

Table 10 – FY2027 Proposed Budget – Administrative Expenses

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
35	General Fund Expenses				
36	Administrative Expenses				
37	70101 Town Council, Commission, Appointee Stipends	\$0	(\$5,700)	(\$5,700)	
38	70111 Town Administrator and Clerk	(\$114,599)	(\$110,000)	(\$115,000)	Adjusted based on additional administrative tasks
39	70116 Association Memberships	(\$837)	(\$2,000)	(\$2,000)	
40	70114 Web Hosting and IT Services (WIX, GoDaddy, Zoom, Dropbox, ViaSat, Calling Post)	(\$2,579)	(\$1,500)	(\$1,700)	Expected increase
40a	70102 Town Council Equipment and Supplies	(\$98)	(\$1,000)	(\$1,000)	
41	70109 Meeting Advertising	(\$19)	(\$200)	(\$200)	
42	70103 Accounting and Bookkeeping Fees	(\$21,028)	(\$18,000)	(\$18,000)	
43	70104 Bank Charges, Checks	(\$903)	(\$500)	(\$400)	Reduced based on history
44	70108 Town Attorney	(\$2,179)	(\$6,000)	(\$6,000)	
45a	70100 Animal Control - Interlocal Heber Agreement	(\$1,654)	(\$3,000)	(\$3,000)	
45b	70131 Election Expenses	(\$46)	(\$200)	\$0	Not a municipal election year
46	70115 Misc. Admin. Expenses	(\$303)	(\$1,500)	(\$1,500)	
47	70120 Insurance	(\$5,066)	(\$5,000)	(\$5,000)	
48	70110 Office Supplies (postage + supplies)	(\$1,595)	(\$1,500)	(\$1,500)	
51	70106 Additional Consulting Fees	(\$19)	(\$2,000)	(\$2,000)	
51a	70303 Federal IRS Taxes	(\$3,725)	(\$5,500)	(\$5,500)	
51c	70125 Safety and Enforcement	(\$627)	(\$500)	(\$5,200)	Do we want to hire a civilian enforcement officer for FY2027?
51d	70130 Public Works Manager	(\$3,525)	(\$27,500)	(\$30,000)	Adjusted based on history
52	Total Administrative Expenses:	(\$158,804)	(\$191,600)	(\$203,700)	Change in total admin expenses \$12,100

Administrative Expenses proposed for FY2027 would increase \$12,100, about 6.3%. Some rebalancing in this category has been done to account for historical spending as well as expected future adjustments. For example, an additional \$5,000 allotment is proposed for a civilian enforcement officer in the FY2027 budget.

FY2027 Road and DPW Site Maintenance Expenses

For FY2027, road repair and maintenance will be focused on top coating the newly replaced pavement (in summer 2024), shoulder work, and asphalt patching. We will also invest in additional road signage, which was included in last year's budget, but not spent because of the additional cost of asphalt patching.

Table 11 – FY2027 Proposed Budget – Road and DPW Maintenance Expenses

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
54	Annual Road Maintenance-Repair Expenses - General Fund				
55	70201 Annual Road Repair & Maintenance	(\$2,625)	(\$85,000)	(\$50,000)	Eckles top coat (\$37,770) & select patching and shoulder work
56	70202 Additional Contract Services - Recycling, Noxious Weed Control	(\$9,388)	(\$10,000)	(\$10,000)	
56a	70206 Road Signage	(\$4,081)	\$0	(\$5,500)	Speed limit signs, no parking, pumphouse
57	70204 Contract Service (Snow Removal)	(\$65,000)	(\$67,500)	(\$67,500)	
58	70203 Supplies - Salt, Sand, etc	\$0	\$0	\$0	Supplies included in contract for snow removal

FY2027 Fire Mitigation Expenses

There's no expected change in our fire mitigation expenses, which include 2 wooden debris pickups and a shoulder grass trim. The expected expenditure remains at \$25,000.

FY2027 Road System Capital Investment

There is no capital investment in the roads planned for FY2027, and none was invested last year either. The large investment of FY2025 required a significant draw from our reserves, and our intent is to focus on repairs while restoring the funds in the road reserves.

FY2027 General Fund Transfers and Road Reserves Contributions

In order to balance the FY2027 General Fund budget, the contribution to road reserves was set to \$25,000, in contrast to the \$68,600 contribution in FY2026. As shown earlier in Table 04, the end of year FY2027 road reserve balance would be \$280,649, a \$72,800 increase over FY2026. I believe our annual target contribution to road reserves should fall within the range \$50,000 to \$100,000, to ensure long term growth for the fund.

The planned Eckles pavement removal and replacement of portions of Interlaken Dr, St. Moritz, and Luzern Rd. in 2024 was bid out for \$275,532, including 80,706 square feet of asphalt replacement and manhole and valve cover collars. This R & R covered about 24% of the town's total road surface area. Using the same bid numbers for the remaining 76% of the town roads would set the bid at around \$830,000. The total town road surface area is approximately 330,000 ft². Although this cost is based on 2024 pricing, we could expect replacement of the remaining road surfaces not to exceed \$1M in today's dollars. See *Appendix C – 2024 Eckles Paving Bid* for more details.

Table 12 – FY2027 Proposed Budget –Transfers and Road Reserves

Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets		FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
18	Transfers into General Fund				
19	Transfer from Building Fund (Application Fees for admin costs)	\$0	\$2,000	\$22,000	Residual revenue from Building Fund
20	Transfer from Water Revenue for Share of Admin. Expenses	\$0	\$200,000	\$105,000	50% of FY2027 Admin Expenses
21	Transfer from Transportation Reserves for Capital expenses	\$310,000	\$0	\$0	
23	Transfers out of General Fund				
26	Transfers into Transportation Reserve Fund				
28	Transfer of B&C Road Tax to Transportation Reserve Fund		(\$30,000)	(\$33,000)	Matches expected revenue
29	Contribution to Capital Improvements	(\$50,000)	(\$68,600)	(\$25,000)	Adjusted contribution to balance GF budget
31	Total Net General Fund Transfers:	\$260,000	\$103,400	\$69,000	

FY2027 General Fund Revenue

As discussed previously, the main contribution to general fund revenue is Wasatch County tax revenue. The previous Table 04 shows the history of tax revenue and the impact on road reserves contributions. There is a proposed FY2027 Wasatch County tax increase of 5% in the budget, which is one-half of the originally proposed rate increase for FY2026. The town did not follow through with the TNT hearing and FY2026 tax increase because of a late notice from the county requiring a notification schedule change adopted by the state. The combination of the increased tax revenue and decrease in general fund expenses results in a balanced general fund budget for FY2027, with an end of year balance of \$151,388.

Table 13 – FY2027 Proposed Budget – General Fund Revenue

Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets		FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
3	General Fund Revenue				
5	60101 Wasatch County Tax Revenue	\$207,371	\$215,000	\$226,000	5% Increase
8	60102 State Sales Tax Revenue	\$30,053	\$31,000	\$34,000	10% Increase
10	60800 Interest Income	\$87	\$0	\$0	
13	60103 B and C Road Tax Revenue	\$28,753	\$30,000	\$33,000	10% Increase
15a	60107 Grants-Federal General Fund		\$0	\$0	
15b	State and Local Grant Revenue		\$0	\$0	
15c	Miscellaneous Revenue		\$0	\$0	
15d	60801 Fines for municipal code violations	\$5,020	\$200	\$200	
16	Total General Fund Revenue:	\$271,284	\$276,200	\$293,200	

FY2027 Water Revenue Fund Expenses

Each category of water system expenses is discussed below. This tables summarizes those expenses, including the FY2027 contribution to water reserves.

Table 14 – Water Revenue Fund Expenses History by Category

Water Revenue Fund Expense Category	FY2025 Actual Budget	FY2026 Proposed Budget Amendment	FY2027 Proposed Budget	Percent Change FY2026-FY2027
Operating Expenses	\$40,472	\$48,950	\$50,450	3.1%
Repair and Maintenance	\$10,449	\$84,620	\$24,620	-70.9%
Water System Capital Investment	\$111,612	\$31,000	\$16,000	-48.4%
Water Revenue Fund Contribution to Water Reserves	\$0	\$80,000	\$120,000	50%
TOTAL Water Revenue Expenses Including Reserve Fund Transfers	\$162,533	\$244,570	\$211,070	-13.7%

Operating expenses for FY2027 increase slightly, following a cost-of-living adjustment for the water masters's payroll. Other than that, there were no changes.

Table 15 – FY2027 Proposed Budget - Water Revenue Fund Operating Expenses

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
112	Water Revenue Fund Expenses				
115	Operating Expenses				
116	70303 Payroll - Water Masters	(\$24,680)	(\$31,500)	(\$33,000)	Annual adjustment - cost of living
117	70104 Bank Charges, Checks		(\$100)	(\$100)	
118	70301 Chemicals and Monitoring	(\$645)	(\$2,400)	(\$2,400)	
119	70304 Telemetry System Operating Costs	(\$1,213)	(\$2,700)	(\$2,700)	
120	70306 Water Share Fee, Water Master Education	(\$904)	(\$450)	(\$450)	
121	70305 Gas Heat	(\$582)	(\$800)	(\$800)	
122	70305 Electricity	(\$7,678)	(\$7,000)	(\$7,000)	
123	70303 Payroll Taxes - Water Masters	(\$2,927)	\$0	\$0	
123a	70303 Workman's Comp Insurance for Water Masters	(\$179)	\$0	\$0	
123b	70309 Misc. Water Expenses	(\$1,665)	(\$4,000)	(\$4,000)	

Water system repair, maintenance, and capital investment expenses for FY2027 are significantly less than FY2026. The capital facilities plan contracted with Jones-DeMille will be completed in FY2026, and reduced capital investment is projected, but always subject to unplanned repairs. The town's focus in FY2027 is maximizing contributions to the water reserves fund while minimizing water system improvement costs.

Table 16 – FY2027 Proposed Budget – Water System Repair, Maintenance, and Capital Improvements

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
123f	71001 Purchase of Generator and Installation	\$0	\$0	\$0	
123g	71001 Water System Capital Upgrades, Replacements	(\$111,612)	(\$30,000)	(\$15,000)	Estimate includes water tank fencing and service upgrades
123h	71001 Capital Equipment Investment - Water System	\$0	(\$1,000)	(\$1,000)	
124	Repair and Maintenance				
125	70311 Additional Water System Contract Services	(\$1,537)	(\$60,000)	\$0	Jones-DeMille Water Facilities Capital Improvement Plan
126	70308 Annual Generator Maintenance	(\$1,793)	(\$620)	(\$620)	
126a	70308 General Water System Maintenance and Repair	(\$7,119)	(\$24,000)	(\$24,000)	

FY2027 Water Revenue Transfers and Water Reserves Contributions

The FY2027 budget proposes a 50% increase to the water reserves contribution, from \$80,000 to \$120,000. This transfer effectively balances the Water Revenue Fund, resulting in an end of year FY2027 balance of \$123,389, compared with \$124,509 for FY2026. As will be discussed further below, a 20% base water rate increase funds this additional transfer, deemed necessary to provide water system reserves for future repairs and capital improvements.

Table 17 – FY2027 Proposed Budget – Transfers and Water Reserves

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
98	Transfers into Water Revenue Fund				
100	Transfer from Building Fund (Water Connect Fees)	\$0	\$2,300	\$2,300	
101	Transfer from Bond Sinking Fund for current year Water Bond payment	\$0	\$0	\$0	
102	Transfer from Water System Reserves for Capital Improvements	\$90,000	\$0	\$0	
104	Transfers out of Water Revenue Fund				
105	Transfer to Water System Reserve Capital Fund	\$0	(\$80,000)	(\$120,000)	Adjusted to match current FY Balances
107	Transfer to Bond Sinking Fund – Next Year's Bond Payment	\$0	\$0	\$0	
109	Transfer to General Fund for Share of Administrative expenses	\$0	(\$200,000)	(\$105,000)	50% of FY2027 Admin Expenses
110	Total Net Water Revenue Fund Transfers:	\$90,000	(\$277,700)	(\$222,700)	

FY2027 Water Revenue Fund Revenue

The FY2027 Budget includes a 20% base rate increase for the town's annual water billing. With the above expenses and water reserves contributions, this would give the water reserves an end of year balance of \$353,183 an increase of \$120,800 or 52% over the FY2026 end of year balance.

Table 18 – FY2027 Proposed Budget – Water Revenue Fund Revenue

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
90	Water Revenue Fund Revenue				
92	60000 Base Usage Water Revenue	\$211,930	\$245,000	\$295,000	Increase in Base Rate 20%
93	60800 Interest Income	\$86	\$0	\$0	
95	60100 Overage Usage Water Revenue	\$19,139	\$16,000	\$16,000	
95a					
95b	60105 Water Billing Late Fees and Administrative Fees	\$1,430	\$1,200	\$1,200	
95c	60104 Lot Transfer Fees	\$650	\$450	\$450	
95d	60112 Misc. Water Revenue				

Water System Capital Facilities Plan

During repair and replacement of the St. Moritz water line in 2024 we discovered that the ductile pipe had significantly corroded. It's condition, location within a high-pressure zone, and apparent improper bedding contributed to the 2 line breaks over the course of a week. This year Interlaken contracted Jones and DeMille Engineering to conduct a Culinary Water Capital Facilities Plan to better understand the condition of our 23-year-old water system, and plan for future investments in the system.

The plan is close to completion, and the early indications suggest that the town should focus on adding to the water system reserves to address potential vulnerabilities in the system. This is best evidenced by repair cost for the St. Moritz line break. To replace this 502-foot section of DIP with PVC and new valves cost the town \$87,410. Note that this repair cost did not include the expense of replacing the asphalt surface, as this replacement was already a part of the Eckles asphalt project bid.

From the JDE plan executive summary:

Culinary Water Capital Facilities Plan Executive Summary:

This Culinary Water Capital Facilities Plan will provide an outline of the existing system components, such as storage, system piping, water rights, and sources. The plan also provides recommendations for the City to supply water for the projected growth. The recommendations in this plan are given to meet the minimum level of service required by the State while providing the best value to the Town of Interlaken.

The Town has a steady growth rate of 1% annual increase of residential connections; however, only about 50% of the connections are full-time residences. Culinary water connections rather than population are used to model growth as shown in Sections 5 and 6.

A single 400,000 gallon water tank significantly exceeds storage requirements as determined by the State of Utah Division of Drinking water rules. Sufficient storage is provided by the existing water tank through build out. See Section 6.1.

The Town of Interlaken has two active wells housed in a single building. Each well can produce 150 gpm of water to a single pipe. The pumps are operated as alternates to each other with one providing supply and the other being a backup. The Division of Drinking Water considers two thirds of the pumping rate as the safe yield of the well. The safe yield is used for planning purposes and determines the number of ERCs a well source can support. Existing pumping capacity is sufficient through build out with the pumps remaining as a main supply and a backup. See Section 6.2.

A hydraulic model was created using Innovyze InfoWater Pro modeling software from data collected from the Construction Record Drawings from the 2003 Water Improvement Project and from GPS data. The model was calibrated to the existing system for accuracy. The model shows that the existing system can provide adequate fire flows in all model conditions. It also shows that several improvements could be made to optimize the pressures within the system. See Section 6.3

A pipeline replacement plan is also recommended largely based on the Corrosion report prepared by Atlas Technical Consultants, LLC. The significant corrosion identified in the report increases the risk of waterline breaks in ductile iron pipe. A yearly partial replacement program should be budgeted for to replace the existing ductile iron pipe with PVC pipe and corrosion protected valves and fittings.

The Town of Interlaken has sufficient water rights through build out.

The study confirmed that our present system has adequate capacity to serve the town through full build out. We are also in compliance with state requirements for fire safety and hydrants. The report includes a pipeline replacement plan for the town. Using pressure data and soil resistivity numbers, as a factor in pipe corrosion, the study lists sections of pipe in a recommended order of replacement.

A copy of the pipeline replacement plan is attached as *Appendix D – JDE Pipeline Study*. Don't be alarmed by the numbers, they are quite large. For example, replacing a 591-foot section of pipe under Jungfrau Hill Rd. (#3 on the map) from the St. Moritz intersection westward would cost over \$249,000. The study provides guidance but isn't necessarily an accurate indicator of pipe vulnerability or a mandate to start replacing large sections of pipe. But looking at the plan, you can understand the rationale behind a more aggressive approach towards bolstering our water reserves.

Jones and DeMille estimated an average \$422/lineal foot cost for a water line replacement, including surface road replacement. As a reference, this would bring replacement cost for a 500-foot section of pipe to \$211,000. Upon completion of the report, we'll develop a strategy using reserves as well as loans to address these vulnerabilities.

As part of the capital facilities plan, the Rural Water Association of Utah is drafting a rate study for the town. This study is intended to help the town determine water rates as a function of expenses and reserve contributions. Although the study is complete as of this report, RWAU has provided us with a tool to analyze our rates. Refer to *Appendix E – RWAU Rate Study* for more information.

FY2027 Budget Proposal Summary

In this section, I'll review the information presented for the FY2027 budget and highlight some of our goals and challenges.

FY2027 Budget Goals

In summary, the main goals for the proposed FY2027 budget include the following priorities:

- Maintain a balanced general fund budget where revenue is equal to or greater than expenses (including transfers), with any surplus accounted for as a contribution to road reserves. This policy is a direct response to feedback from the state auditor regarding the town's budget reporting.
- Adjust revenue sources from Wasatch County taxes and water billing to fund administrative expenses, planned improvements and repairs, and reserves contributions.
- Adjust reserves contributions and balances to address near term repairs, prioritizing critical repairs and upgrades over less critical investments. In simple terms, for now, this means putting more emphasis into water reserves funding than road reserves funding. Both the road and water systems are aging, 23 years plus. But the water system is more critical for livability and sustenance than the road system. We can't function as a community without a reliable water supply. Our roads, as annoying as some minor deterioration may be, are not as critical, and can be repaired over time, through advanced planning. Our water system typically requires more immediate attention, to address a line break or other emergency. Water reserves must be available for critical repairs at all times. Road reserves can be funded over time, based more on planned repairs and upgrades. The table below shows the differences between the road and water reserves funding proposed for FY2027.

Table 19 – FY2027 Proposed Budget - Revenue Source Changes

Revenue Source	Proposed Percentage Increase	Revenue Increase	Average Household Annual Increase	Corresponding Reserves End of Year Balance
Wasatch County Taxes	5%	\$11,000	\$60	\$280,649
Water Base Rate	20%	\$50,000	\$272	\$353,183

- Maintain positive cash flow for both the general fund and water revenue fund. To achieve this end in FY2027, the starting and ending fiscal year balances for the General Fund and Water Revenue Fund are projected as follows:

Table 20 – FY2027 Proposed Budget - Starting and Ending Fund Balances

Fund	FY2027 Starting Balance (7/1/26)	FY2027 Ending Balance (6/30/27)	Suggested Minimum Balance
General Fund	\$151,388	\$151,388	\$150,000
Water Revenue Fund	\$124,509	\$123,389	\$120,000

- Fund yearly planned maintenance and improvement projects for roads and the water system, while still meeting other financial goals. Planned projects for roads and the water system are considered critical to maintain the health of both systems and to prevent deterioration from neglect. In FY2027 the town is contracting Eckles paving to topcoat the new asphalt surface that was replaced in the summer of 2024 and required patching (\$50,000 funding). This treatment will contribute significantly to the lifespan of the new road surface. For the water system, the town has set aside funds for system repairs and maintenance (\$24,000) as well as expected meter upgrades and added security fencing for the town's water tank.

FY2027 Proposed Year-End Balances

Including the FY2026 Proposed amendment, the FY2027 year end fund balances are shown below. We can see significant growth in the both reserves funds – a \$280,649 Transportation Reserves balance and a \$353,183 Water Reserves balance. Both the General Fund and Water Revenue Fund balances provide sufficient funds to cover expenditures during the first half of FY2027. As noted previously, the general fund is balanced, across 3 fiscal years - 2025, 2026, and 2027. Also note that the town's total fund balance at the end of FY2027 will exceed \$1M for the first time in the town's history.

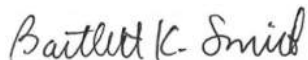
Table 21 – FY2027 Proposed Budget – Year End Balances

Account Year-End Balances			
Fund Name	FY2025 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal
General Fund (checking) *2681	\$ 151,388	\$ 151,388	\$ 151,388
Transportation Reserve Fund (savings) *4574	\$ 84,949	\$ 207,849	\$ 280,649
Water Revenue Fund (checking) *1520	\$ 304,129	\$ 124,509	\$ 123,389
Water Bond Sinking Fund (money market) *1058	\$ -	\$ -	\$ -
Water Reserve Fund (savings) *1330	\$ 151,583	\$ 232,383	\$ 353,183
Building Fund (checking) *1678	\$ 129,241	\$ 144,641	\$ 124,841
Total of Ending Balances	\$ 821,290	\$ 860,770	\$ 1,033,450

Final Thoughts

I'm hoping this report explains the rationale behind the proposed FY2026 and FY2027 budgets and provides enough detail to fuel discussion about Interlaken's financial direction. We have choices to make in the coming years regarding priorities. It's always a balance between how we prepare for the future while managing the present, and how our decisions affect the town, in maintaining a safe livable community while considering financial pressures on its residents. We welcome your thoughts and discussion about our priorities, and the impact on individual households. Join us at the council meeting on April 7, 2026 to participate in our budget discussions.

Thanks for your support and commitment to Interlaken Town,



Bart Smith, Interlaken Town Administrator, March 25, 2026

admin@interlakenut.gov

Appendix A - FY2026 Proposed Budget Amendment

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets		FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Amended 9/2/2025	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2026 Amendment Proposal Notes - Based on February 28, 2026 Accounting & Projections
1	General Fund (checking)					
3	General Fund Revenue					
5	60101	Wasatch County Tax Revenue	\$207,371	\$210,000	\$215,000	Increased Estimate
8	60102	State Sales Tax Revenue	\$30,053	\$34,000	\$31,000	Reduced Estimate
10	60800	Interest Income	\$87	\$130	\$0	GVB doesn't pay interest on checking accts
13	60103	B and C Road Tax Revenue	\$28,753	\$29,000	\$30,000	Increased Estimate
15a	60107	Grants-Federal General Fund		\$0	\$0	
15b		State and Local Grant Revenue		\$0	\$0	
15c		Miscellaneous Revenue		\$0	\$0	
15d	60801	Fines for municipal code violations	\$5,020	\$200	\$200	
16	Total General Fund Revenue:		\$271,284	\$273,330	\$276,200	
18	Transfers into General Fund					
19		Transfer from Building Fund (Application Fees for admin costs)	\$0	\$2,000	\$2,000	
20		Transfer from Water Revenue for Share of Admin. Expenses	\$0	\$200,000	\$200,000	FY2026 transfer covers FY2025 & FY2026
21		Transfer from Transportation Reserves for Capital expenses	\$310,000	\$0	\$0	
23	Transfers out of General Fund					
26	Transfers into Transportation Reserve Fund					
28		Transfer of B&C Road Tax to Transportation Reserve Fund		(\$29,000)	(\$30,000)	Increased Estimate
29		Contribution to Capital Improvements	(\$50,000)	\$0	(\$68,600)	Transfer into capital reserves - achieves balanced GF budget
31	Total Net General Fund Transfers:		\$260,000	\$173,000	\$103,400	
35	General Fund Expenses					
36	Administrative Expenses					
37	70101	Town Council, Commission, Appointee Stipends	\$0	(\$5,700)	(\$5,700)	
38	70111	Town Administrator and Clerk	(\$114,599)	(\$105,000)	(\$110,000)	Increase due to additional tasks, current expense \$71,923
39	70116	Association Memberships	(\$837)	(\$2,000)	(\$2,000)	
40	70114	Web Hosting and IT Services (WIX, GoDaddy, Zoom, Dropbox, ViaSat, Calling Post)	(\$2,579)	(\$1,500)	(\$1,500)	
40a	70102	Town Council Equipment and Supplies	(\$98)	(\$1,000)	(\$1,000)	
41	70109	Meeting Advertising	(\$19)	(\$200)	(\$200)	
42	70103	Accounting and Bookkeeping Fees	(\$21,028)	(\$18,000)	(\$18,000)	
43	70104	Bank Charges, Checks	(\$903)	(\$500)	(\$500)	
44	70108	Town Attorney	(\$2,179)	(\$10,000)	(\$6,000)	Reduced based on current spending (1,333)
45a	70100	Animal Control - Interlocal Heber Agreement	(\$1,654)	(\$3,000)	(\$3,000)	
45b	70131	Election Expenses	(\$46)	(\$200)	(\$200)	
46	70115	Misc. Admin. Expenses	(\$303)	(\$1,500)	(\$1,500)	

Appendix A - FY2026 Proposed Budget Amendment

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets		FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Amended 9/2/2025	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2026 Amendment Proposal Notes - Based on Febuary 28, 2026 Accounting & Projections
47	70120	Insurance	(\$5,066)	(\$5,000)	(\$5,000)	
48	70110	Office Supplies (postage + supplies)	(\$1,595)	(\$1,500)	(\$1,500)	
51	70106	Additional Consulting Fees	(\$19)	(\$2,000)	(\$2,000)	
51a	70303	Federal IRS Taxes	(\$3,725)	(\$5,500)	(\$5,500)	
51c	70125	Safety and Enforcement	(\$627)	(\$12,000)	(\$500)	Reduced - no contract with Sheriff
51d	70130	Public Works Manager	(\$3,525)	(\$45,000)	(\$27,500)	Based on current spending (14,110)
52	Total Administrative Expenses:		(\$158,804)	(\$219,600)	(\$191,600)	
54	Annual Road Maintenance-Repair Expenses - General Fund					
55	70201	Annual Road Repair & Maintenance	(\$2,625)	(\$85,000)	(\$85,000)	
56	70202	Additional Contract Services - Recycling, Noxious Weed Control	(\$9,388)	(\$10,000)	(\$10,000)	
56a	70206	Road Signage	(\$4,081)	(\$5,500)	\$0	Funds not spent in FY2026
57	70204	Contract Service (Snow Removal)	(\$65,000)	(\$70,000)	(\$67,500)	Adjusted to match current annual contract
58	70203	Supplies - Salt, Sand, etc	\$0	\$0	\$0	
58a	Annual Fire Mitigation Expenses					
58b	70205	Brush Removal and other Widlfire Mitigation	(\$21,400)	(\$20,000)	(\$25,000)	Additional spring pickup in FY2026
59	Annual General Fund Capital Expenses					
59a	71000	Capital Equipment Investment	(\$4,775)	\$0	\$0	
60	71000	Capital Investment in Roads	(\$309,820)	(\$3,000)	\$0	Deferred until FY2027
60a	DPW Expenses					
60b	71000	DPW Site Construction - Capital Investment		\$0	\$0	
60c	70118	Annual DPW Site Maintenance Expenses	(\$85)	(\$500)	(\$500)	
61	Total Road Maintenance, Capital, Fire & DPW Expenses		(\$417,174)	(\$194,000)	(\$188,000)	
65	Total General Fund Expenses:		(\$575,978)	(\$413,600)	(\$379,600)	
66	General Fund Balance to be Appropriated		\$0	(\$100,000)	\$0	Appropriation to Road Reserves - Replaced with transfer
67	Increase/Decrease in General Fund Balance		(\$44,694)	(\$67,270)	\$0	
70	Transportation Reserve Fund (savings)					
72	Transportation Reserve Fund Revenue					
73	60800	Estimated Interest	\$838	\$800	\$800	
73a	60106	Revenue From RMA Agreement & 3rd Party Contributions	\$36,865	\$18,000	\$18,000	
73b	60109	Grants-State and Federal Transportation	\$0	\$0	\$0	
74	Total Transportation Reserve Fund Revenue:		\$37,703	\$18,800	\$18,800	
76	Transfers into Transportation Reserve Fund					
77		Trfr from General Fund of B&C Road Tax to Trans. Reserve Capital Fund	\$0	\$29,000	\$30,000	Increased Estimate

Appendix A - FY2026 Proposed Budget Amendment

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets		FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Amended 9/2/2025	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2026 Amendment Proposal Notes - Based on February 28, 2026 Accounting & Projections
78		Transfer from General Fund for Capital Improvement Reserves	\$50,000	\$0	\$68,600	Transfer into capital reserves - achieves balanced GF budget
80		Transfer from Building Fund of Road Impact Fee	\$0	\$20,000	\$5,500	Based on current revenue \$5,500
82	Transfers out of Transportation Reserve Fund					
83		Transfer to General Fund for Transportation Capital Expenses	(\$310,000)	\$0	\$0	
84	Total Net Transportation Reserve Fund Transfers:		(\$260,000)	\$49,000	\$104,100	
85	General Fund Balance to be Appropriated		\$0	\$100,000	\$0	Appropriation to Road Reserves - Replaced with transfer
86	Incr/Decr in Transportation Reserve Fund Balance		(\$222,297)	\$167,800	\$122,900	
88	Water Revenue Fund (checking)					
90	Water Revenue Fund Revenue					
92	60000	Base Usage Water Revenue	\$211,930	\$245,000	\$245,000	
93	60800	Interest Income	\$86	\$200	\$0	GVB doesn't pay interest on checking accts
95	60100	Overage Usage Water Revenue	\$19,139	\$22,000	\$16,000	Based on current FY billing
95a						
95b	60105	Water Billing Late Fees and Administrative Fees	\$1,430	\$1,200	\$1,200	
95c	60104	Lot Transfer Fees	\$650	\$450	\$450	
95d	60112	Misc. Water Revenue				
95e						
96	Total Water Revenue Fund Revenue:		\$233,235	\$268,850	\$262,650	
98	Transfers into Water Revenue Fund					
100		Transfer from Building Fund (Water Connect Fees)	\$0	\$2,300	\$2,300	
101		Transfer from Bond Sinking Fund for current year Water Bond payme	\$0	\$0	\$0	
102		Transfer from Water System Reserves for Capital Improvements	\$90,000	\$0	\$0	
104	Transfers out of Water Revenue Fund					
105		Transfer to Water System Reserve Capital Fund	\$0	(\$150,000)	(\$80,000)	Based on increased expenses and Cash flow requirement FY2027
106						
107		Transfer to Bond Sinking Fund - Next Year's Bond Payment	\$0	\$0	\$0	
108						
109		Transfer to General Fund for Share of Administrative expenses	\$0	(\$200,000)	(\$200,000)	FY2026 transfer covers FY2025 & FY2026
110	Total Net Water Revenue Fund Transfers:		\$90,000	(\$347,700)	(\$277,700)	
111a	Water Revenue Fund - continued					
112	Water Revenue Fund Expenses					
113	Bond Payment					
114	70312	Water Bond Payment	\$0	\$0	\$0	Water bond paid in full

Appendix A - FY2026 Proposed Budget Amendment

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets		FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Amended 9/2/2025	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2026 Amendment Proposal Notes - Based on February 28, 2026 Accounting & Projections
115	Operating Expenses					
116	70303	Payroll - Water Masters	(\$24,680)	(\$31,500)	(\$31,500)	Include lines 123 & 123a in this line for total payroll paid
117	70104	Bank Charges, Checks		(\$500)	(\$100)	Based on current expenses
118	70301	Chemicals and Monitoring	(\$645)	(\$800)	(\$2,400)	Based on current expenses \$2,277 - PFAs testing requirement
119	70304	Telemetry System Operating Costs	(\$1,213)	(\$2,700)	(\$2,700)	
120	70306	Water Share Fee, Water Master Education	(\$904)	(\$450)	(\$450)	
121	70305	Gas Heat	(\$582)	(\$800)	(\$800)	
122	70305	Electricity	(\$7,678)	(\$7,000)	(\$7,000)	
123	70303	Payroll Taxes - Water Masters	(\$2,927)	(\$4,000)	\$0	Included in line 116
123a	70303	Workman's Comp Insurance for Water Masters	(\$179)	(\$1,200)	\$0	Included in line 116
123b	70309	Misc. Water Expenses	(\$1,665)	(\$1,500)	(\$4,000)	Based on current expenses -\$2,293
123e	Capital Investment in Water System					
123f	71001	Purchase of Generator and Installation	\$0	\$0	\$0	
123g	71001	Water System Capital Upgrades, Replacements	(\$111,612)	\$0	(\$30,000)	Based on current expenses \$29,718
123h	71001	Capital Equipment Investment - Water System	\$0	(\$1,000)	(\$1,000)	
124	Repair and Maintenance					
125	70311	Additional Water System Contract Services	(\$1,537)	(\$70,000)	(\$60,000)	Based on current expenses - \$46,641
126	70308	Annual Generator Maintenance	(\$1,793)	(\$1,700)	(\$620)	Based on current expenses \$620 - next maintenance Aug 2026
126a	70308	General Water System Maintenance and Repair	(\$7,119)	\$0	(\$24,000)	Based on current expenses - \$23,056
127	Total Water Revenue Expenses:		(\$162,534)	(\$123,150)	(\$164,570)	
129	Increase/Decrease in Water Revenue Fund Balance		\$160,700	(\$202,000)	(\$179,620)	
130	Water Bond Sinking Fund (money market)					
131	Water Bond Sinking Fund Revenue					
133	60800	Estimated Interest	\$0	\$0	\$0	
135	Total Water Bond Sinking Fund Revenue:		\$0	\$0	\$0	
136	Transfers into Water Bond Sinking Fund					
137		Transfer from Water Revenue Fund		\$0	\$0	
138	Transfers out of Water Bond Sinking Fund					
140		Transfer to Water Revenue Fund to pay current year bond	\$0	\$0	\$0	
142	Total Net Water Bond Sinking Fund Transfers:		\$0	\$0	\$0	
144	Increase/Decrease in Water Revenue Bond Sinking Fund Balance		\$0	\$0	\$0	
146	Water Reserve Fund (savings)					

Appendix A - FY2026 Proposed Budget Amendment

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets		FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Amended 9/2/2025	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2026 Amendment Proposal Notes - Based on February 28, 2026 Accounting & Projections
148	Water Reserve Fund Revenue					
149	60800	Interest Income	\$1,894	\$800	\$800	
150	60108	Grants-State and Federal Water System	\$0	\$0	\$0	
151	Total Water Reserve Fund Revenue:		\$1,894	\$800	\$800	
153	Transfers into Water Reserve Fund					
154		Trfr from Water Revenue Fund to Capital Reserves	\$0	\$150,000	\$80,000	Reduced due to increased expenses and Cash flow requirement FY2027
154a		Trfr from Water Bond Fund to Capital Reserves				
160	Transfers out of Water Reserve Fund					
161		Transfer to Water Revenue Fund for Capital Improvements	(\$90,000)	\$0	\$0	
162	Total Net Water Reserve Fund Transfers:		(\$90,000)	\$150,000	\$80,000	
164	Increase/Decrease in Water Reserve Fund Balance		(\$88,106)	\$150,800	\$80,800	
166	Building Fund (checking)					
168	Building Fund Revenue					
168a	60800	Interest Income	\$69	\$150	\$0	GVB doesn't pay interest on checking accts
169	60201	Building Permit Application Fees	\$2,500	\$1,800	\$2,900	Based on current revenue \$2,900
170	60602	Water Connect Fees	\$700	\$700	\$2,300	Based on current revenue \$2,300
171	60203	Road Impact Fees	\$10,500	\$7,000	\$5,500	Based on current revenue \$5,500
172	30100	Damage Deposits - Refundable	\$25,000	\$8,000	\$13,000	Based on current revenue \$13,000
173	30200	Completion Deposits - Refundable	\$11,000	\$8,000	\$7,000	Based on current revenue \$7,000
173a	60110	Permit Fees for Town Engineer	\$12,559	\$19,000	\$19,000	
173b	60111	Variance Application Fees	\$0	\$240	\$0	No applications received
174	Total Building Fund Revenue:		\$62,328	\$44,890	\$49,700	
176	Transfers into Building Fund					
177		Transfer from General Fund - Special Engineering Projects	\$0	\$0	\$0	
179	Transfers out of Building Fund					
180		Transfer to General Fund - Building Permit Application Fees	\$0	(\$2,000)	(\$2,000)	
181		Transfer to Water Revenue Fund - Water Connect Fees	\$0	(\$2,300)	(\$2,300)	
182		Transfer to Transportation Reserve Fund - Road Impact Fees	\$0	(\$20,000)	(\$5,500)	Based on current revenue \$5,500
183	Total Net Building Fund Transfers:		\$0	(\$24,300)	(\$9,800)	
185	Building Fund Expenses					
187	30100	Refunds of Damage Deposits	(\$10,442)	(\$8,000)	(\$10,500)	Based on current expenses \$10,500

Appendix A - FY2026 Proposed Budget Amendment

	Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets		FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Amended 9/2/2025	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2026 Amendment Proposal Notes - Based on Feburary 28, 2026 Accounting & Projections
188	30200	Refunds of Completion Deposits	(\$4,000)	(\$4,000)	(\$4,000)	
188a	70105	Plan Review and Inspections-Town Engineer	(\$12,565)	(\$10,000)	(\$10,000)	
188b	70207	Additional Contractual Services-Town Engineer	(\$2,686)	\$0	\$0	
188c	70132	Plan Review by Planning Commission	(\$372)	\$0	\$0	
189	Total Building Fund Expenses:		(\$30,065)	(\$22,000)	(\$24,500)	
191	Increase/Decrease in Building Fund Balance		\$32,263	(\$1,410)	\$15,400	

Appendix A - FY2026 Proposed Budget Amendment

Fiscal Year Net Increase/Decrease for all Funds

Fund Name	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Amended 9/2/2025	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26
General Fund (checking)	(\$44,694)	(\$67,270)	\$0
Transportation Reserve Fund (savings)	(\$222,297)	\$167,800	\$122,900
Water Revenue Fund (checking)	\$160,700	(\$202,000)	(\$179,620)
Water Bond Sinking Fund (money market)	\$0	\$0	\$0
Water Reserve Fund (savings)	(\$88,106)	\$150,800	\$80,800
Building Fund (checking)	\$32,263	(\$1,410)	\$15,400
Total Fiscal Year Increase/Decrease	(\$162,134)	\$47,920	\$39,480

Fiscal Year Revenue, Transfers, Expenses, Net Increase/Decrease

Budget Category	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Amended 9/2/2025	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26
Revenues	\$606,443	\$606,670	\$608,150
Net Transfers between funds	\$0	\$0	\$0
Expenses	(\$768,577)	(\$558,750)	(\$568,670)
Ending Increase/Decrease	(\$162,134)	\$47,920	\$39,480

Account Year-End Balances

Fund Name	FY2025 7/1/24- 6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Amended 9/2/2025	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26
General Fund (checking) *2681	\$ 151,388	\$ 84,118	\$ 151,388
Transportation Reserve Fund (savings) *4574	\$ 84,949	\$ 252,749	\$ 207,849
Water Revenue Fund (checking) *1520	\$ 304,129	\$ 102,129	\$ 124,509
Water Bond Sinking Fund (money market) *1058	\$ -	\$ -	\$ -
Water Reserve Fund (savings) *1330	\$ 151,583	\$ 302,383	\$ 232,383
Building Fund (checking) *1678	\$ 129,241	\$ 127,831	\$ 144,641
Total of Ending Balances	\$ 821,290	\$ 869,210	\$ 860,770

Appendix B - FY2027 Proposed Budget

		Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
1	General Fund (checking)					
3	General Fund Revenue					
5	60101	Wasatch County Tax Revenue	\$207,371	\$215,000	\$226,000	5% Increase
8	60102	State Sales Tax Revenue	\$30,053	\$31,000	\$34,000	10% Increase
10	60800	Interest Income	\$87	\$0	\$0	GVB doesn't pay interest on checking accounts
13	60103	B and C Road Tax Revenue	\$28,753	\$30,000	\$33,000	10% Increase
15a	60107	Grants-Federal General Fund		\$0	\$0	
15b		State and Local Grant Revenue		\$0	\$0	
15c		Miscellaneous Revenue		\$0	\$0	
15d	60801	Fines for municipal code violations	\$5,020	\$200	\$200	
16	Total General Fund Revenue:		\$271,284	\$276,200	\$293,200	
18	Transfers into General Fund					
19		Transfer from Building Fund (Application Fees for admin costs)	\$0	\$2,000	\$22,000	Residual revenue from Building Fund
20		Transfer from Water Revenue for Share of Admin. Expenses	\$0	\$200,000	\$105,000	50% of FY2027 Admin Expenses
21		Transfer from Transportation Reserves for Capital expenses	\$310,000	\$0	\$0	
23	Transfers out of General Fund					
26	Transfers into Transportation Reserve Fund					
28		Transfer of B&C Road Tax to Transportation Reserve Fund		(\$30,000)	(\$33,000)	Matches expected revenue
29		Contribution to Capital Improvements	(\$50,000)	(\$68,600)	(\$25,000)	Adjusted contribution to balance General Fund budget
31	Total Net General Fund Transfers:		\$260,000	\$103,400	\$69,000	
35	General Fund Expenses					
36	Administrative Expenses					
37	70101	Town Council, Commission, Appointee Stipends	\$0	(\$5,700)	(\$5,700)	
38	70111	Town Administrator and Clerk	(\$114,599)	(\$110,000)	(\$115,000)	Adjusted based on addiitonal administrative tasks
39	70116	Association Memberships	(\$837)	(\$2,000)	(\$2,000)	
40	70114	Web Hosting and IT Services (WIX, GoDaddy, Zoom, Dropbox, ViaSat, Calling Post)	(\$2,579)	(\$1,500)	(\$1,700)	Expected increase
40a	70102	Town Council Equipment and Supplies	(\$98)	(\$1,000)	(\$1,000)	
41	70109	Meeting Advertising	(\$19)	(\$200)	(\$200)	
42	70103	Accounting and Bookkeeping Fees	(\$21,028)	(\$18,000)	(\$18,000)	
43	70104	Bank Charges, Checks	(\$903)	(\$500)	(\$400)	Reduced based on history
44	70108	Town Attorney	(\$2,179)	(\$6,000)	(\$6,000)	
45a	70100	Animal Control - Interlocal Heber Agreement	(\$1,654)	(\$3,000)	(\$3,000)	
45b	70131	Election Expenses	(\$46)	(\$200)	\$0	Not a municipal election year

Appendix B - FY2027 Proposed Budget

		Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
46	70115	Misc. Admin. Expenses	(\$303)	(\$1,500)	(\$1,500)	
47	70120	Insurance	(\$5,066)	(\$5,000)	(\$5,000)	
48	70110	Office Supplies (postage + supplies)	(\$1,595)	(\$1,500)	(\$1,500)	
51	70106	Additional Consulting Fees	(\$19)	(\$2,000)	(\$2,000)	
51a	70303	Federal IRS Taxes	(\$3,725)	(\$5,500)	(\$5,500)	
51c	70125	Safety and Enforcement	(\$627)	(\$500)	(\$5,200)	Additional funding for a civilian enforcement officer for FY2027
51d	70130	Public Works Manager	(\$3,525)	(\$27,500)	(\$30,000)	Adjusted based on history
52	Total Administrative Expenses:		(\$158,804)	(\$191,600)	(\$203,700)	Change in total admin expenses \$12,100
54	Annual Road Maintenance-Repair Expenses - General Fund					
55	70201	Annual Road Repair & Maintenance	(\$2,625)	(\$85,000)	(\$50,000)	Eckles top coat (\$37,770) & select patching and shoulder work
56	70202	Additional Contract Services - Recycling, Noxious Weed Control	(\$9,388)	(\$10,000)	(\$10,000)	
56a	70206	Road Signage	(\$4,081)	\$0	(\$5,000)	Speed limit signs, no parking, pumphouse
57	70204	Contract Service (Snow Removal)	(\$65,000)	(\$67,500)	(\$67,500)	
58	70203	Supplies - Salt, Sand, etc	\$0	\$0	\$0	Supplies included in contract for snow removal
58a	Annual Fire Mitigation Expenses					
58b	70205	Brush Removal and other Wildfire Mitigation	(\$21,400)	(\$25,000)	(\$25,500)	Small increase for FY2027
59	Annual General Fund Capital Expenses					
59a	71000	Capital Equipment Investment	(\$4,775)	\$0	\$0	
60	71000	Capital Investment in Roads	(\$309,820)	\$0	\$0	Repairs & Maintenance only for FY2027
60a	DPW Expenses					
60b	71000	DPW Site Construction - Capital Investment		\$0	\$0	
60c	70118	Annual DPW Site Maintenance Expenses	(\$85)	(\$500)	(\$500)	
61	Total Road Maintenance, Capital, Fire & DPW Expenses		(\$417,174)	(\$188,000)	(\$158,500)	
65	Total General Fund Expenses:		(\$575,978)	(\$379,600)	(\$362,200)	
66	General Fund Balance to be Appropriated		\$0	\$0	\$0	Adjusted to match current FY Balances
67	Increase/Decrease in General Fund Balance		(\$44,694)	\$0	\$0	
70	Transportation Reserve Fund (savings)					
72	Transportation Reserve Fund Revenue					
73	60800	Estimated Interest	\$838	\$800	\$800	
73a	60106	Revenue From RMA Agreement & 3rd Party Contributions	\$36,865	\$18,000	\$10,000	Snow removal, shoulder brush work, top coating
73b	60109	Grants-State and Federal Transportation	\$0	\$0	\$0	
74	Total Transportation Reserve Fund Revenue:		\$37,703	\$18,800	\$10,800	

Appendix B - FY2027 Proposed Budget

		Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
76	Transfers into Transportation Reserve Fund					
77		Trfr from General Fund of B&C Road Tax to Trans. Reserve Capital Fund	\$0	\$30,000	\$33,000	Matches expected revenue
78		Transfer from General Fund for Capital Improvement Reserves	\$50,000	\$68,600	\$25,000	Adjusted contribution to balance GF budget
80		Transfer from Building Fund of Road Impact Fee	\$0	\$5,500	\$4,000	
82	Transfers out of Transportation Reserve Fund					
83		Transfer to General Fund for Transportation Capital Expenses	(\$310,000)	\$0	\$0	
84	Total Net Transportation Reserve Fund Transfers:		(\$260,000)	\$104,100	\$62,000	
85	General Fund Balance to be Appropriated		\$0	\$0	\$0	Adjusted to match current FY Balances
86	Incr/Decr in Transportation Reserve Fund Balance		(\$222,297)	\$122,900	\$72,800	
88	Water Revenue Fund (checking)					
90	Water Revenue Fund Revenue					
92	60000	Base Usage Water Revenue	\$211,930	\$245,000	\$295,000	Increase in Base Rate 20% to fund water reserves
93	60800	Interest Income	\$86	\$0	\$0	
95	60100	Overage Usage Water Revenue	\$19,139	\$16,000	\$16,000	
95a						
95b	60105	Water Billing Late Fees and Administrative Fees	\$1,430	\$1,200	\$1,200	
95c	60104	Lot Transfer Fees	\$650	\$450	\$450	
95d	60112	Misc. Water Revenue				
95e						
96	Total Water Revenue Fund Revenue:		\$233,235	\$262,650	\$312,650	
98	Transfers into Water Revenue Fund					
100		Transfer from Building Fund (Water Connect Fees)	\$0	\$2,300	\$2,300	
101		Transfer from Bond Sinking Fund for current year Water Bond payme	\$0	\$0	\$0	
102		Transfer from Water System Reserves for Capital Improvements	\$90,000	\$0	\$0	
104	Transfers out of Water Revenue Fund					
105		Transfer to Water System Reserve Capital Fund	\$0	(\$80,000)	(\$120,000)	Adjusted to match current FY Balances
106						
107		Transfer to Bond Sinking Fund - Next Year's Bond Payment	\$0	\$0	\$0	
108						
109		Transfer to General Fund for Share of Administrative expenses	\$0	(\$200,000)	(\$105,000)	50% of FY2027 Admin Expenses
110	Total Net Water Revenue Fund Transfers:		\$90,000	(\$277,700)	(\$222,700)	
111a	Water Revenue Fund - continued					

Appendix B - FY2027 Proposed Budget

		Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
112	Water Revenue Fund Expenses					
113	Bond Payment					
114	70312	Water Bond Payment	\$0	\$0	\$0	
115	Operating Expenses					
116	70303	Payroll - Water Masters	(\$24,680)	(\$31,500)	(\$33,000)	Annual adjustment - cost of living
117	70104	Bank Charges, Checks		(\$100)	(\$100)	
118	70301	Chemicals and Monitoring	(\$645)	(\$2,400)	(\$2,400)	
119	70304	Telemetry System Operating Costs	(\$1,213)	(\$2,700)	(\$2,700)	
120	70306	Water Share Fee, Water Master Education	(\$904)	(\$450)	(\$450)	
121	70305	Gas Heat	(\$582)	(\$800)	(\$800)	
122	70305	Electricity	(\$7,678)	(\$7,000)	(\$7,000)	
123	70303	Payroll Taxes - Water Masters	(\$2,927)	\$0	\$0	
123a	70303	Workman's Comp Insurance for Water Masters	(\$179)	\$0	\$0	
123b	70309	Misc. Water Expenses	(\$1,665)	(\$4,000)	(\$4,000)	
123e	Capital Investment in Water System					
123f	71001	Purchase of Generator and Installation	\$0	\$0	\$0	
123g	71001	Water System Capital Upgrades, Replacements	(\$111,612)	(\$30,000)	(\$15,000)	Includes fencing around water tank
123h	71001	Capital Equipment Investment - Water System	\$0	(\$1,000)	(\$1,000)	
124	Repair and Maintenance					
125	70311	Additional Water System Contract Services	(\$1,537)	(\$60,000)	\$0	
126	70308	Annual Generator Maintenance	(\$1,793)	(\$620)	(\$620)	
126a	70308	General Water System Maintenance and Repair	(\$7,119)	(\$24,000)	(\$24,000)	
127	Total Water Revenue Expenses:		(\$162,534)	(\$164,570)	(\$91,070)	
129	Increase/Decrease in Water Revenue Fund Balance		\$160,700	(\$179,620)	(\$1,120)	
130						
131	Water Bond Sinking Fund (money market)					
132						
133	Water Bond Sinking Fund Revenue					
134	60800	Estimated Interest	\$0	\$0	\$0	
135	Total Water Bond Sinking Fund Revenue:		\$0	\$0	\$0	
136						
137	Transfers into Water Bond Sinking Fund					
138		Transfer from Water Revenue Fund		\$0	\$0	
139						
140	Transfers out of Water Bond Sinking Fund					

Appendix B - FY2027 Proposed Budget

		Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
141		Transfer to Water Revenue Fund to pay current year bond	\$0	\$0	\$0	
142		Total Net Water Bond Sinking Fund Transfers:	\$0	\$0	\$0	
144		Increase/Decrease in Water Revenue Bond Sinking Fund Balance	\$0	\$0	\$0	
146		Water Reserve Fund (savings)				
148		Water Reserve Fund Revenue				
149	60800	Interest Income	\$1,894	\$800	\$800	
150	60108	Grants-State and Federal Water System	\$0	\$0	\$0	
151		Total Water Reserve Fund Revenue:	\$1,894	\$800	\$800	
153		Transfers into Water Reserve Fund				
154		Trfr from Water Revenue Fund to Capital Reserves	\$0	\$80,000	\$120,000	Adjusted to match current FY Balances
154a		Trfr from Water Bond Fund to Capital Reserves				
160		Transfers out of Water Reserve Fund				
161		Transfer to Water Revenue Fund for Capital Improvements	(\$90,000)	\$0	\$0	
162		Total Net Water Reserve Fund Transfers:	(\$90,000)	\$80,000	\$120,000	
164		Increase/Decrease in Water Reserve Fund Balance	(\$88,106)	\$80,800	\$120,800	
166		Building Fund (checking)				
168		Building Fund Revenue				
168a	60800	Interest Income	\$69	\$0	\$0	
169	60201	Building Permit Application Fees	\$2,500	\$2,900	\$2,000	
170	60602	Water Connect Fees	\$700	\$2,300	\$7,000	Increase based on current cost estimate for 1 installation
171	60203	Road Impact Fees	\$10,500	\$5,500	\$4,000	Estimated
172	30100	Damage Deposits - Refundable	\$25,000	\$13,000	\$5,000	Estimated
173	30200	Completion Deposits - Refundable	\$11,000	\$7,000	\$3,000	Estimated
173a	60110	Permit Fees for Town Engineer	\$12,559	\$19,000	\$12,000	
173b	60111	Variance Application Fees	\$0	\$0	\$0	
174		Total Building Fund Revenue:	\$62,328	\$49,700	\$33,000	
176		Transfers into Building Fund				
177		Transfer from General Fund - Special Engineering Projects	\$0	\$0	\$0	
179		Transfers out of Building Fund				
180		Transfer to General Fund - Building Permit Application Fees	\$0	(\$2,000)	(\$22,000)	Increased transfer amount due to residual admin fees in fund

Appendix B - FY2027 Proposed Budget

		Interlaken Town Proposed FY2026 Amendment, Proposed FY2027 Budgets	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal	FY2027 Budget Notes
181		Transfer to Water Revenue Fund - Water Connect Fees	\$0	(\$2,300)	(\$2,300)	
182		Transfer to Transportation Reserve Fund - Road Impact Fees	\$0	(\$5,500)	(\$4,000)	Estimated
183		Total Net Building Fund Transfers:	\$0	(\$9,800)	(\$28,300)	
184						
185		Building Fund Expenses				
187	30100	Refunds of Damage Deposits	(\$10,442)	(\$10,500)	(\$10,500)	Estimated
188	30200	Refunds of Completion Deposits	(\$4,000)	(\$4,000)	(\$4,000)	
188a	70105	Plan Review and Inspections-Town Engineer	(\$12,565)	(\$10,000)	(\$10,000)	
188b	70207	Additional Contractual Services-Town Engineer	(\$2,686)	\$0	\$0	
188c	70132	Plan Review by Planning Commission	(\$372)	\$0	\$0	
189		Total Building Fund Expenses:	(\$30,065)	(\$24,500)	(\$24,500)	
190						
191		Increase/Decrease in Building Fund Balance	\$32,263	\$15,400	(\$19,800)	

Appendix B - FY2027 Proposed Budget

Fiscal Year Net Increase/Decrease for all Funds			
Fund Name	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal
General Fund (checking)	(\$44,694)	\$0	\$0
Transportation Reserve Fund (savings)	(\$222,297)	\$122,900	\$72,800
Water Revenue Fund (checking)	\$160,700	(\$179,620)	(\$1,120)
Water Bond Sinking Fund (money market)	\$0	\$0	\$0
Water Reserve Fund (savings)	(\$88,106)	\$80,800	\$120,800
Building Fund (checking)	\$32,263	\$15,400	(\$19,800)
Total Fiscal Year Increase/Decrease	(\$162,134)	\$39,480	\$172,680
Fiscal Year Revenue, Transfers, Expenses, Net Increase/Decrease			
Budget Category	FY2025 Budget 7/1/24-6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal
Revenues	\$606,443	\$608,150	\$650,450
Net Transfers between funds	\$0	\$0	\$0
Expenses	(\$768,577)	(\$568,670)	(\$477,770)
Ending Increase/Decrease	(\$162,134)	\$39,480	\$172,680
Account Year-End Balances			
Fund Name	FY2025 7/1/24- 6/30/25 Actual	FY2026 Budget 7/1/25-6/30/26 Adjustment 4/7/26	FY2027 Budget 7/1/26-6/30/27 Proposal
General Fund (checking) *2681	\$ 151,388	\$ 151,388	\$ 151,388
Transportation Reserve Fund (savings) *4574	\$ 84,949	\$ 207,849	\$ 280,649
Water Revenue Fund (checking) *1520	\$ 304,129	\$ 124,509	\$ 123,389
Water Bond Sinking Fund (money market) *1058	\$ -	\$ -	\$ -
Water Reserve Fund (savings) *1330	\$ 151,583	\$ 232,383	\$ 353,183
Building Fund (checking) *1678	\$ 129,241	\$ 144,641	\$ 124,841
Total of Ending Balances	\$ 821,290	\$ 860,770	\$ 1,033,450

Appendix C - 2024 Eckles Paving Bid

COMPLETELY FILL IN ALL BLANK AREAS OF THIS CONTRACT BEFORE RETURNING FOR ACCEPTANCE



Sumsion Construction L.C.
DBA Eckles Paving
P.O. Box 68
Springville, Utah 84663
Britton Cell Phone 801-885-1804
Phone 801-225-3715

Buyer/ Rep. Town of Interlaken
Billing Address _____
City, State, Zip _____
Phone Number _____
E-MAIL millerichardjoseph@gmail.com

Bid Proposal Date: 7/26/2024
Project Address Interlaken Dr & St Moritz Rd
City, State, Zip Interlaken, UT
Name Of Owner _____
Job # BJ24133

Bid Proposal

Sumsion Construction L.C., a Utah limited liability company d/b/a Eckles Paving (the "**Company**"), will furnish the materials and services described herein (collectively, the "**Services**") to the person indicated above ("**Buyer**") at the job site designated above in a commercially reasonable manner, subject to the terms and conditions set forth below and under the heading "**Terms and Conditions**." The Company will use commercially reasonable efforts to meet reasonable performance dates specified herein, if any; provided that any such dates shall be estimates only and the Company shall have no liability for failing to meet any such dates.

THE COMPANY MAY WITHDRAW THIS BID PROPOSAL, UNLESS WRITTEN ACCEPTANCE IS RECEIVED FROM BUYER WITHIN 15 DAYS OF THE BID PROPOSAL DATE SET FORTH ABOVE. TO ASSURE THAT THE SERVICES ARE SCHEDULED IN A TIMELY MANNER, PLEASE REMIT THIS SIGNED BID PROPOSAL AS SOON AS POSSIBLE.

<u>Description of Work</u>	<u>Quantity</u>	<u>Units</u>		<u>Unit Price</u>	<u>Estimated Totals</u>
Mobilization	1	LS	@	\$ 16,000.00	\$ 16,000.00
Pulverize / Re-grade / Compact existing asphalt and roadbase (approximately 6"-8" depth)	80706	SF	@	\$ 0.55	\$ 44,388.30
Furnish / Place / Compact 3" thick asphalt (1/2" NEW APWA 5828 75ND 15% RAP CLASS 2)	80706	SF	@	\$ 2.40	\$ 193,694.40
Lower / Raise / Collar Valves	6	EACH	@	\$ 1,100.00	\$ 6,600.00
Raise / Lower / Collar Sewer Manhole	11	EACH	@	\$ 1,350.00	\$ 14,850.00
TOTAL				\$	275,532.70

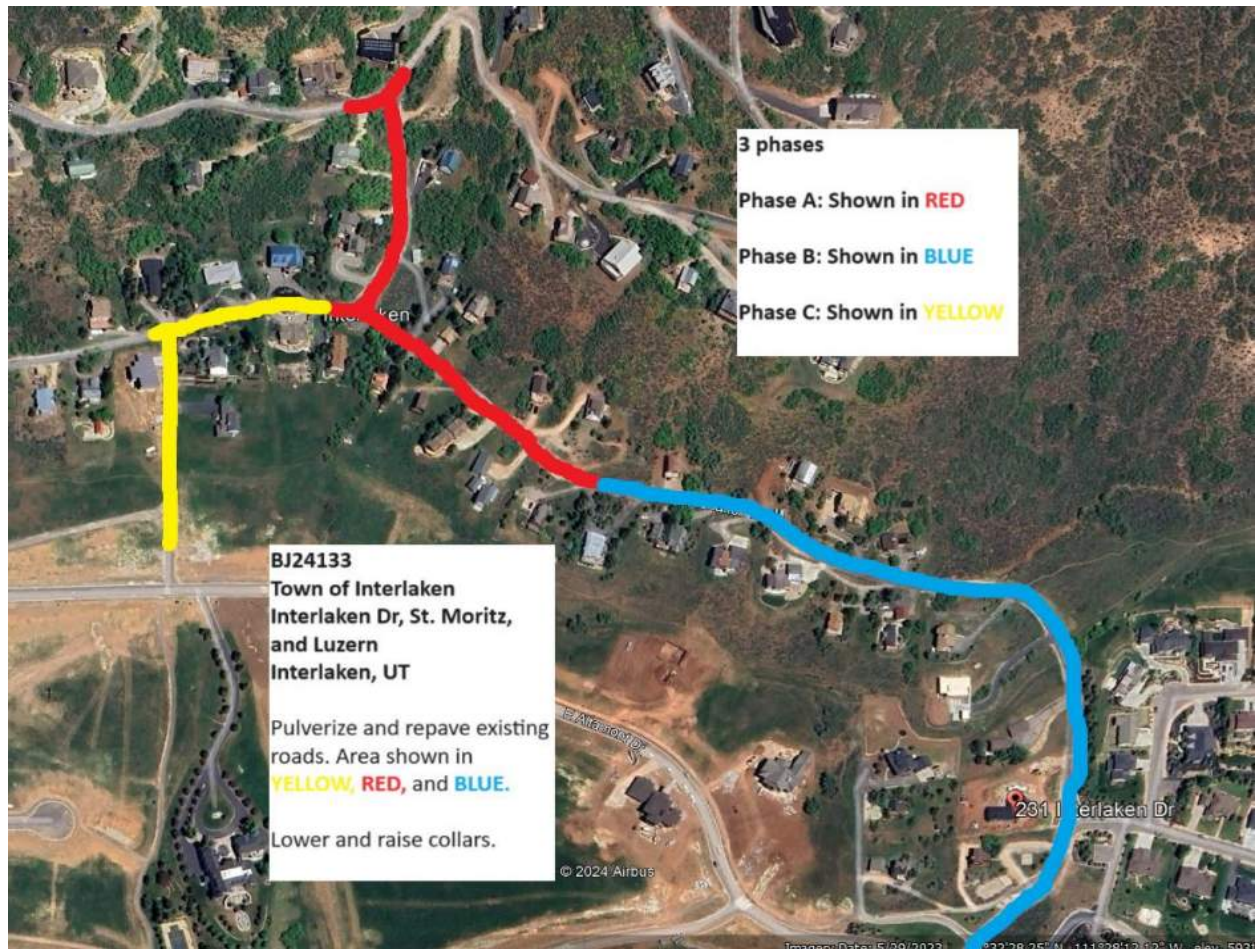
NOTE: Price includes all discounts from 10% off flyer promotion. Pricing does not include subgrade repair unless specifically noted.

In consideration for the Services, Buyer agrees to pay all amounts set forth above, subject to adjustment as described herein, plus any additional costs and charges that arise in the course of performing the Company's obligations hereunder; provided that the Company will use commercially reasonable efforts to give Buyer notice of such costs and charges (to the extent material) prior to the incurrence thereof.

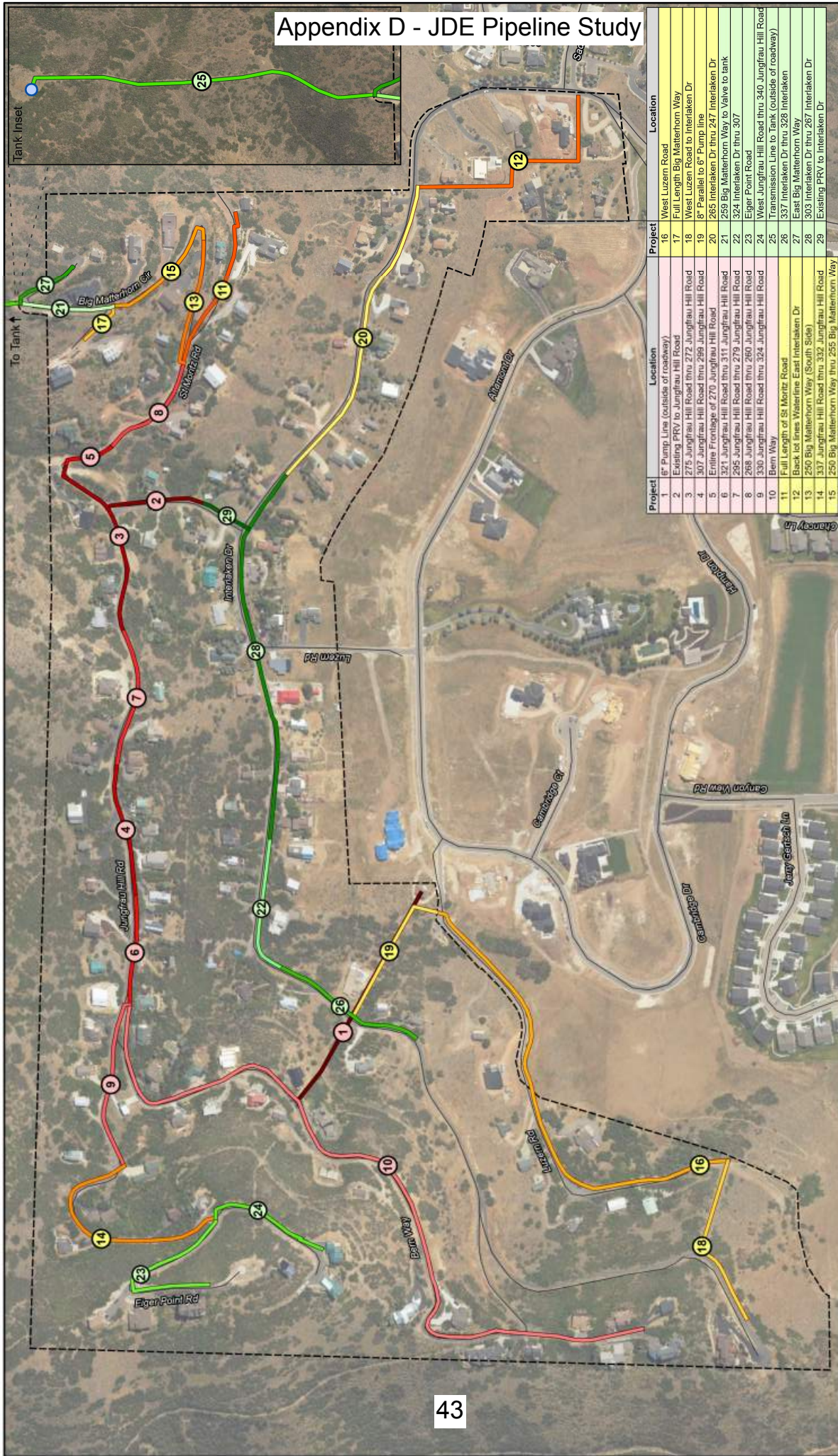
In addition, Buyer agrees as follows: (a) to the extent any amount herein is specified as a per-unit or square foot price, Buyer acknowledges and agrees that such amount is an approximation only that that Buyer will be responsible to pay for the actual completed amount thereof (as determined by field measurement); (b) if subgrade/roadbase preparation work is done by third parties and actual depth of asphalt is greater than the depth specified above, Buyer will be billed for all overrun of roadbase/asphalt materials on a per-ton basis in accordance with the Company's going rates; (c) the contract price is based on the estimated price of materials as of the date hereof; Buyer acknowledges and agrees that such amount is an estimate only that that Buyer will be responsible to pay for the actual cost of such materials; (d) the contract price assumes that all concrete is without rebar, and if any rebar is found, then the contract price will be increased accordingly; (e) the Services expressly exclude all dewatering and hard rock digging; provided that, if encountered, the Company may agree to perform such services on a time and materials basis; (f) no cost for bonds, permits, licenses, fees, engineering, survey, traffic control, saw cutting, sterilant, striping, asphalt removal with petromat fabric, or prime coat are included in this Bid Proposal unless specifically indicated; and (g) unless explicitly set forth above, the contract price set forth herein contemplates a single mobilization; Buyer will incur a \$1000 fee for each additional mobilization.

All invoiced amounts are due and payable, without retention or setoff, on the date of the applicable invoice (regardless of whether the Services have been

PROJECT PLAN



Appendix D - JDE Pipeline Study



Project	Location	Project	Location
1	6 th Pump Line (outside of roadway)	16	West Luzern Road
2	Existing PRV to Jungfrau Hill Road	17	Full Length Big Matterhorn Way
3	275 Jungfrau Hill Road thru 272 Jungfrau Hill Road	18	West Luzern Road to Interlaken Dr
4	307 Jungfrau Hill Road thru 269 Jungfrau Hill Road	19	8 th Parallel to 6 th Pump Line
5	Entire Frontage of 270 Jungfrau Hill Road	20	265 Interlaken Dr thru 247 Interlaken Dr
6	321 Jungfrau Hill Road thru 311 Jungfrau Hill Road	21	259 Big Matterhorn Way to Valve to tank
7	295 Jungfrau Hill Road thru 279 Jungfrau Hill Road	22	324 Interlaken Dr thru 307
8	268 Jungfrau Hill Road thru 260 Jungfrau Hill Road	23	Elger Point Road
9	330 Jungfrau Hill Road thru 324 Jungfrau Hill Road	24	West Jungfrau Hill Road thru 340 Jungfrau Hill Road
10	Bern Way	25	Transmission Line to tank (outside of roadway)
11	Full Length of St. Moritz Road	26	337 Interlaken Dr thru 328 Interlaken
12	Back lot Lines Waterline East Interlaken Dr	27	East Big Matterhorn Way
13	250 Big Matterhorn Way (South Side)	28	303 Interlaken Dr thru 267 Interlaken Dr
14	337 Jungfrau Hill Road thru 332 Jungfrau Hill Road	29	Existing PRV to Interlaken Dr
15	250 Big Matterhorn Way thru 255 Big Matterhorn Way		

[illegible]

Jones & DeMille
Engineering

	Pipe Replacement Prioritization - Project									
Town Boundary	1	4	7	10	13	16	19	22	25	28
	2	5	8	11	14	17	20	23	26	29
	3	6	9	12	15	18	21	24	27	

Appendix D - JDE Pipeline Study

Table C-1 – Pipe Replacement Prioritization

Project	Location	Length	Size	Resistivity	Pressure	Score	Estimated Cost
1	6" Pump Line (outside of roadway)	841	6	4.75	11	52.25	\$ 219,501.00
2	Existing PRV to Jungfrau Hill Road	334	8	4	11	44	\$ 140,948.00
3	275 Jungfrau Hill Road thru 272 Jungfrau Hill Road	591	12	4	10	40	\$ 249,402.00
4	307 Jungfrau Hill Road thru 299 Jungfrau Hill Road	392	12	5	8	40	\$ 165,424.00
5	Entire Frontage of 270 Jungfrau Hill Road	211	12	4	9	36	\$ 89,042.00
6	321 Jungfrau Hill Road thru 311 Jungfrau Hill Road	451	12	5	7	35	\$ 190,322.00
7	295 Jungfrau Hill Road thru 279 Jungfrau Hill Road	533	12	4	8	32	\$ 224,926.00
8	268 Jungfrau Hill Road thru 260 Jungfrau Hill Road	484	12	4	8	32	\$ 204,248.00
9	330 Jungfrau Hill Road thru 324 Jungfrau Hill Road	644	12	5	6	30	\$ 271,768.00
10	Full Length of Bern Way	2705	8	5	6	30	\$ 1,141,510.00
11	Full Length of St Moritz Road	572	4 & 8	4	7	28	\$ 241,384.00
12	Back lot lines Waterline East Interlaken Dr	840	8	4	6	24	\$ 354,480.00
13	250 Big Matterhorn Way (South Side)	339	12	4	6	24	\$ 143,058.00
14	337 Jungfrau Hill Road thru 332 Jungfrau Hill Road	773	12	5	4	20	\$ 326,206.00
15	250 Big Matterhorn Way thru 255 Big Matterhorn Way	469	12	4	5	20	\$ 197,918.00
16	West Luzern Road	1646	8	4	4	16	\$ 694,612.00
17	Full Length Big Matterhorn Way	246	4	4	4	16	\$ 103,812.00
18	West Luzern Road to Interlaken Dr	596	8	4	3	12	\$ 251,512.00
19	8" Parallel to 6" Pump line	502	8	4	3	12	\$ 211,844.00
20	265 Interlaken Dr thru 247 Interlaken Dr	1130	8	4	2	8	\$ 476,860.00
21	259 Big Matterhorn Way to Valve to tank	327	12	4	2	8	\$ 137,994.00
22	324 Interlaken Dr thru 307	497	12	5	1	5	\$ 209,734.00
23	Eiger Point Road	664	8	5	1	5	\$ 280,208.00
24	West Jungfrau Hill Road thru 340 Jungfrau Hill Road	434	8	5	1	5	\$ 183,148.00
25	Transmission Line to Tank (outside of roadway)	1750	12	4	1	4	\$ 456,750.00
26	337 Interlaken Dr thru 328 Interlaken	530	8 & 12	4	1	4	\$ 223,660.00
27	East Big Matterhorn Way	232	4 & 8	4	1	4	\$ 97,904.00
28	303 Interlaken Dr thru 267 Interlaken Dr	1296	12	3	1	3	\$ 546,912.00
29	Existing PRV to Interlaken Dr	168	8	3	1	3	\$ 70,896.00
Total Cost to Replace All Pipes							\$ 8,105,983.00

Appendix E - RWAU Rate Study

Rate Study Report in Progress

FY2027 Budget Task	Date
Council Meeting - Preliminary Budget Review/Discussion	7-Apr-26
Council Meeting - Tentative Budget Review and Adoption	5-May-26
Deadline to notify County Auditor & State Tax Commission of date, time, and place of the Tax Increase Public Hearing	1-Jun-26
Deadline to enter the proposed tax rates in the Certified Tax Rate System and start the TNT process	22-Jun-26
Deadline to publish TNT Notice - 1st Notice (or 2 weeks prior to public hearing)	18-Jul-26
Deadline to hold public hearing to raise water rates, and council passage after public hearing	30-Jun-26
Deadline to publish TNT Notice - 2nd Notice (or 1 week prior to public hearing)	25-Jul-26
Hold public hearing on tax increase after this date or minimum 10 days after county mailing of Valuation Notice. Send Resolution PT-800 to the Utah State Tax Commission	1-Aug-26
Council Meeting - Adopt Budget	After Public Hearing

Account Receivables Report - 4/7/26

FY2026 Water Billing - Account Receivables						
Invoices/Payments	Base Fee	Overage Fee	USPS Fees	Admin & Late Payment Fees	Owner Transfer Fee	Totals
Original Invoice	\$ 246,396.00	\$ 15,557.00	\$ 135.00	\$ 200.00	\$ 900.00	\$ 263,188.00
Batch 00	\$ (2,602.74)	\$ -	\$ -	\$ -	\$ -	\$ (2,602.74)
Batch 01	\$ (22,776.00)	\$ (1,181.00)	\$ -	\$ -	\$ -	\$ (23,957.00)
Batch 02	\$ (58,896.00)	\$ (10,799.00)	\$ (25.00)	\$ -	\$ (150.00)	\$ (69,870.00)
Batch 03	\$ (107,513.26)	\$ (2,438.00)	\$ (60.00)	\$ (200.00)	\$ (450.00)	\$ (110,661.26)
Batch 04	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Batch 05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Batch 06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Payments to Date	\$ (191,788.00)	\$ (14,418.00)	\$ (85.00)	\$ (200.00)	\$ (600.00)	\$ (207,091.00)
Accounts Receivable	\$ 54,608.00	\$ 1,139.00	\$ 50.00	\$ -	\$ 300.00	\$ 56,097.00
FY2026 Budget Amended 9/2/25	\$ 245,000.00	\$ 22,000.00	\$ 135.00	\$ 1,065.00	\$ 450.00	\$ 268,650.00

Additional Payments not yet booked - 4/7/26

Checks: 22 lots - \$28,711

Online: 2 lots - \$2,760

TOTAL: 24 lots - \$31,471

Jul-Mar		Interlaken Town Statement of Revenue and Expense									
		Jul-Mar, 2026									
		GVB 7811		GVB 7862		GVB 7854		GVB 7803		GVB 7730	
		Water Revenue		Water Reserve		Road Way Reserve		Building		General	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	Revenue - All Accounts										
5	Annual Wasatch County Tax Assessment									\$ 214,985	\$ 210,000
8	1% State Sales Tax (estimate)									\$ 23,821	\$ 34,000
all	Interest Income	\$ -	\$ 200	\$ 2,067	\$ 800	\$ 574	\$ 800	\$ -	\$ 150	\$ -	\$ 130
13	B&C Road Tax (estimate)									\$ 22,795	\$ 29,000
15a	Federal Grant Revenue									\$ -	\$ -
15b	State and Local Grant Revenue									\$ -	\$ -
15c	Miscellaneous Revenue									\$ 148	\$ -
15d	Fines for municipal code violations									\$ -	\$ 200
73a	Revenue From RMA Agreement & 3rd Party Contributions					\$ 11,220	\$ 18,000				
73b	Revenue from Federal & State Transportation System Grants					\$ -	\$ -				
92	Annual Water Utility Base Usage Fee	\$ 192,514	\$ 245,000								
95	Charge for Services: Metered Water (overages)	\$ 18,085	\$ 22,000								
95b	Water Billing Late Fees and Additional Administrative Fees	\$ 425	\$ 1,200								
95c	New Owner Transfer Fees	\$ 1,350	\$ 450								
95d	Misc. Water Revenue	\$ 0	\$ -								
150	Revenue from Federal & State Water System Grants			\$ -	\$ -						
169	Building Permit Application Fees							\$ 3,550	\$ 1,800		
170	Water Connect Fees							\$ 2,300	\$ 700		
171	Road Impact Fees							\$ 5,500	\$ 7,000		
172	Damage Deposits - Refundable							\$ 14,000	\$ 8,000		
173	Completion Deposits - Refundable							\$ 8,000	\$ 8,000		
173a	Plan Review & Inspections (Town Engineer)							\$ 12,799	\$ 19,000		
173b	Variance Application Fees							\$ -	\$ 240		
	Total Revenue	\$ 212,374	\$ 268,850	\$ 2,067	\$ 800	\$ 11,794	\$ 18,800	\$ 46,149	\$ 44,890	\$ 261,749	\$ 273,330
	General Fund - Transfer In										
19	Transfer from Building Fund (Application Fees for admin costs)									\$ -	\$ 2,000
20	Transfer from Water Revenue for Share of Admin. Expenses									\$ 100,000	\$ 200,000
21	Transfer from Transportation Reserves for Capital expenses									\$ -	\$ -
	General Fund - Transfer Out										
28	Transfer of B&C Road Tax to Transportation Reserve Fund									\$ -	\$ (29,000)
29	Contribution to Capital Improvements									\$ -	\$ -
30	Transfers into Building Fund - Special Engineering Projects									\$ -	\$ -
	Water Revenue Fund - Transfer In										
100	Transfer from Building Fund (Water Connect Fees)	\$ -	\$ 2,300								
101	Transfer from Bond Sinking Fund for current year Water Bond payment	\$ -	\$ -								
102	Transfer from Water System Reserves for Capital Improvements	\$ -	\$ -								
	Water Revenue Fund - Transfer Out										
105	Transfer to Water System Reserve Capital Fund	\$ -	\$ (150,000)								
109	Transfer to General Fund for Share of Administrative expenses	\$ (100,000)	\$ (200,000)								
	Transportation Reserve Fund - Transfer In										
77	Trfr from General Fund of B&C Road Tax to Trans. Reserve Capital Fund					\$ -	\$ 29,000				
78	Transfer from General Fund for Capital Improvement Reserves					\$ -	\$ -				
80	Transfer from Building Fund of Road Impact Fee					\$ -	\$ 20,000				
	Transportation Reserve Fund - Transfer Out										
83	Transfer to General Fund for Transportation Capital Expenses					\$ -	\$ -				
	Water Reserve Fund - Transfer In										
154	Trfr from Water Revenue Fund to Capital Reserves			\$ -	\$ 150,000						
154a	Trfr from Water Bond Fund to Capital Reserves			\$ -	\$ -						

Jul-Mar		Interlaken Town Statement of Revenue and Expense									
		Jul-Mar, 2026									
		GVB 7811		GVB 7862		GVB 7854		GVB 7803		GVB 7730	
		Water Revenue		Water Reserve		Road Way Reserve		Building		General	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	Water Reserve Fund - Transfer Out										
161	Transfer to Water Revenue Fund for Capital Improvements			\$ -	\$ -						
	Building Fund - Transfer In										
177	Transfer from General Fund - Special Engineering Projects							\$ -	\$ -		
	Building Fund - Transfer Out										
180	Transfer to General Fund - Building Permit Application Fees							\$ -	\$ (2,000)		
181	Transfer to Water Revenue Fund - Water Connect Fees							\$ -	\$ (2,300)		
182	Transfer to Transportation Reserve Fund - Road Impact Fees							\$ -	\$ (20,000)		
	Total Transfers Between Funds	\$ (100,000)	\$ (347,700)	\$ -	\$ 150,000	\$ -	\$ 49,000	\$ -	\$ (24,300)	\$ 100,000	\$ 173,000
	General Fund Expenses										
	Administrative Expense										
37	Town Council, Commission, Appointee Stipends									\$ (3,275)	\$ (5,700)
38	Town Administrator & Clerk									\$ (85,873)	\$ (105,000)
39	Association Memberships									\$ (1,240)	\$ (2,000)
40	Web Hosting & IT Services (WIX, GoDaddy, Zoom, Dropbox, ViaSat, Calling Post)									\$ (2,742)	\$ (1,500)
40a	Town Council Equipment & Supplies									\$ (300)	\$ (1,000)
41	Meeting Advertising									\$ -	\$ (200)
42	Bookkeeping, Accounting & CPA fees									\$ (19,308)	\$ (18,000)
43	Bank Charges, Checks									\$ 340	\$ (500)
44	Town Attorney									\$ (1,718)	\$ (10,000)
45a	Animal Control through Interlocal Agreement w/ Heber City									\$ (2,560)	\$ (3,000)
45b	Municipal Election Balloting & Noticing, Advertisements									\$ (409)	\$ (200)
46	Misc. Admin. Expenses									\$ (64)	\$ (1,500)
47	Insurance									\$ (5,476)	\$ (5,000)
48	Office Supplies (postage + supplies)									\$ (50)	\$ (1,500)
51	Additional Consulting Fees									\$ -	\$ (2,000)
51a	Federal IRS Taxes									\$ -	\$ (5,500)
51c	Safety and Enforcement (Wasatch County Sheriff Agreement)									\$ (70)	\$ (12,000)
51d	Public Works Manager									\$ (14,538)	\$ (45,000)
	Total Administrative Expenses									\$ (137,283)	\$ (219,600)
	Annual Road Maintenance Expense from General Fund										
55	Annual Road Repair & Maintenance									\$ (84,407)	\$ (85,000)
56	Additional Contract Services - Recycling, Noxious Weed Control									\$ (10,415)	\$ (10,000)
56a	Road Signage									\$ -	\$ (5,500)
57	Contract Service (Snow Removal)									\$ (67,500)	\$ (70,000)
58	Supplies - Salt, Sand, etc									\$ -	\$ -
	Annual Fire Mitigation Expenses										
58b	Brush Removal and other Wildfire Mitigation									\$ (20,800)	\$ (20,000)
	Annual General Fund Capital Expenses										
59a	Capital Equipment Investment									\$ -	\$ -
60	Capital Investment in Roads									\$ -	\$ (3,000)
	DPW Expenses										
60b	DPW Site Construction - Capital Investment									\$ -	\$ -
60c	Annual DPW Site Maintenance Expenses									\$ -	\$ (500)
61	Total Road Maintenance, Capital Improvements, DPW Expenses									\$ (183,122)	\$ (194,000)
	Total General Fund Expenses									\$ (320,405)	\$ (413,600)

Jul-Mar		Interlaken Town Statement of Revenue and Expense									
		Jul-Mar, 2026									
		GVB 7811		GVB 7862		GVB 7854		GVB 7803		GVB 7730	
		Water Revenue		Water Reserve		Road Way Reserve		Building		General	
		Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget	Actual	Budget
	Water Revenue Fund Expenses										
	Operating Expenses										
116	Payroll - Water Masters	\$ (19,634)	\$ (31,500)								
117	Bank Charges, Checks	\$ (8)	\$ (500)								
118	Chemicals & Monitoring	\$ (2,277)	\$ (800)								
119	Telemetry System Operating Costs	\$ -	\$ (2,700)								
120	Water Share Fee, Education, etc.	\$ (407)	\$ (450)								
121	Gas Heat	\$ (360)	\$ (800)								
122	Electricity	\$ (6,242)	\$ (7,000)								
123	Payroll Taxes - Water Masters	\$ (8,020)	\$ (4,000)								
123a	Workman's Comp Insurance for Water Masters	\$ (15)	\$ (1,200)								
123b	Misc. Water Expenses	\$ (2,293)	\$ (1,500)								
	Capital Investment in Water System										
123f	Purchase of Generator and Installation	\$ -	\$ -								
123g	Water System Capital Upgrades, Replacements	\$ (29,718)	\$ -								
123h	Capital Equipment Investment - Water System	\$ -	\$ (1,000)								
	Repair and Maintenance										
125	Additional Water System Contract Services	\$ (46,641)	\$ (70,000)								
126	Annual Generator Maintenance	\$ (620)	\$ (1,700)								
126a	General Water System Maintenance & Repair	\$ (23,056)	\$ -								
	Total Water Revenue Fund Expenses	\$ (139,290)	\$ (123,150)								
	Building Fund Expenses										
187	Refunds of Damage Deposits							\$ (10,500)	\$ (8,000)		
188	Refunds of Completion Deposits							\$ (4,000)	\$ (4,000)		
188a	Plan Review & Inspections (Town Engineer)							\$ (8,578)	\$ (10,000)		
188b	Additional Contractual Services (Town Engineer)							\$ -	\$ -		
188c	Plan Review by Planning Commission							\$ -	\$ -		
	Total Building Fund Expenses							\$ (23,078)	\$ (22,000)		
	Total Expenses (General, Water Revenue, Building)	\$ (139,290)	\$ (123,150)					\$ (23,078)	\$ (22,000)	\$ (320,405)	\$ (413,600)
66	General Fund Balance to be Appropriated										\$ (100,000)
85	Appropriation to Transportation Reserve Fund						\$ 100,000				
	Net Change in Balance = Revenue+Transfers+Expenses+Appropriations	\$ (26,916)	\$ (202,000)	\$ 2,067	\$ 150,800	\$ 11,794	\$ 167,800	\$ 23,072	\$ (1,410)	\$ 41,344	\$ (67,270)
	Starting Balance for Reporting Period	\$ 304,129	\$ 304,129	\$ 151,583	\$ 151,583	\$ 84,948	\$ 84,948	\$ 129,241	\$ 129,241	\$ 151,388	\$ 151,388
	Rounding Adjustment										
	Ending Balance	\$ 277,213	\$ 102,129	\$ 153,650	\$ 302,383	\$ 96,742	\$ 252,748	\$ 152,313	\$ 127,831	\$ 192,732	\$ 84,118

Interlaken Town

Statement of Revenue and Expense

July 2025 - March 2026

	TOTAL	
	JUL 2025 - MAR 2026	JUL 2024 - MAR 2025 (PY)
Income		
Miscellaneous Revenue	250.00	0.00
60000 Base Usage Water Revenue	192,664.00	172,507.82
60100 Overage Usage Water Revenue	18,084.80	18,962.60
60101 Wasatch County Tax Assessment	214,984.79	199,233.70
60102 State Sales Tax Revenue	23,821.47	22,210.78
60103 B and C Road Tax Revenue	22,795.31	27,649.28
60104 Lot Transfer Fees	1,200.00	450.00
60105 Late Fees	425.00	1,070.00
60106 Revenue from RMA Agreement	11,219.93	34,056.00
60110 Permit fees for town engineer	986.75	0.00
60200 Building Fee	12,065.08	11,277.63
60201 Application Fee	3,147.30	2,100.00
60202 Water connection Fee	2,300.00	700.00
60203 Road Impact Fee	5,500.00	6,500.00
Total 60200 Building Fee	23,012.38	20,577.63
60800 Interest Income	2,641.11	2,121.47
60801 Municipal Fines	0.00	4,900.00
Total Miscellaneous Revenue	512,085.54	503,739.28
Total Income	\$512,085.54	\$503,739.28
GROSS PROFIT	\$512,085.54	\$503,739.28
Expenses		
70000 Administrative Expenditures	0.00	0.00
70100 Animal Control	2,559.77	1,654.25
70101 Council, Commissions, Appointee Stipends	4,125.00	0.00
70102 Town Council Equip and Supplies	375.29	0.00
70103 Accounting and Bookkeeping Fees	17,285.35	15,886.70
70104 Bank Charges, Checks	(16.11)	370.14
70105 Plan Review & Inspections	9,005.00	10,425.28
70108 Town Attorney Legal Fees	1,718.44	1,738.50
70110 Office Expense	115.41	2,621.78
70111 Town Administrator and Clerk	93,025.00	86,504.50
70114 Web Hosting and IT Services	3,106.94	1,570.67
70115 Misc. Admin Expenses	89.34	51.78
70116 Association Memberships	1,190.00	329.00
70117 Road Signage	0.00	3,962.51
70119 Meeting Advertising	0.00	18.50
70120 Insurance	5,476.14	5,066.40
70125 Safety and Enforcement	69.90	627.12

Interlaken Town

Statement of Revenue and Expense

July 2025 - March 2026

	TOTAL	
	JUL 2025 - MAR 2026	JUL 2024 - MAR 2025 (PY)
70130 Public Works Manager	11,987.50	4,575.00
Total 70000 Administrative Expenditures	150,112.97	135,402.13
70303 Payroll Expenses	0.00	24,429.76
Taxes	1,659.07	13.50
Wages	20,992.00	0.00
Total 70303 Payroll Expenses	22,651.07	24,443.26
Road Maintenance Expenditures	0.00	0.00
70118 Annual DPW Site Maintenance Exp	0.00	85.41
70201 Annual Road Repair	2,070.00	2,578.37
70202 Additional Contract Services	17,828.80	8,127.40
70203 Road Maint. supplies, salt, sand	0.00	1,696.54
70204 Snow Removal	67,500.00	65,000.00
70205 Brush Removal and Fire Mitigation	13,000.00	12,500.00
71000 Depr. Expense-Roads	26,212.00	314,594.67
Total Road Maintenance Expenditures	126,610.80	404,582.39
Water System Expenditures	0.00	0.00
70300 Interest Expense	19.03	0.00
70301 Chemicals and Monitoring	2,635.33	495.00
70302 Meter Repair/Replacement (deleted)	22,699.37	35,388.76
70304 Telemetry System	0.00	70,295.52
70305 Utilities Gas and Electric	6,576.28	6,452.94
70306 Water Share Fee, Education	403.00	904.00
70308 Water System Maint and Repair	23,524.07	8,512.48
70309 Misc. Water Expense	1,067.13	1,172.68
70310 Annual Memberships	50.00	0.00
70311 Water system contract services	34,774.00	1,536.98
71001 Depr. Expense- Water System	7,170.63	0.00
Total Water System Expenditures	98,918.84	124,758.36
Total Expenses	\$398,293.68	\$689,186.14
NET OPERATING INCOME	\$113,791.86	\$ (185,446.86)
NET INCOME	\$113,791.86	\$ (185,446.86)

Interlaken Town

Statement of Assets, Liabilities, and Fund Balance

As of March 31, 2026

	TOTAL	
	AS OF MAR 31, 2026	AS OF MAR 31, 2025 (PY)
ASSETS		
Current Assets		
Bank Accounts		
General Fund	0.00	0.00
10001 General Fund GVB7730	191,482.34	165,773.51
10102 10102 - Water Rev Fund GVB7811	277,213.07	276,994.18
10201 Building Fund GVB7803	152,312.59	121,664.49
Reserve Funds	0.00	0.00
10300 Transportation Reserve Fund GVB7854	14,672.75	0.00
10301 Transp Cap Facilities Res GVB7854	82,069.29	81,952.44
Total 10300 Transportation Reserve Fund GVB7854	96,742.04	81,952.44
Water Reserve Funds	462.46	0.00
10401 Water Sys Cap Facilities GVB	153,650.49	150,917.53
Total Water Reserve Funds	154,112.95	150,917.53
Total Reserve Funds	250,854.99	232,869.97
Total General Fund	871,862.99	797,302.15
Total Bank Accounts	\$871,862.99	\$797,302.15
Accounts Receivable		
20000 Accounts Receivable	7,085.03	7,085.03
Total Accounts Receivable	\$7,085.03	\$7,085.03
Other Current Assets		
QuickBooks Tax Holding Account	863.55	0.00
Total Other Current Assets	\$863.55	\$0.00
Total Current Assets	\$879,811.57	\$804,387.18
Fixed Assets		
25900 Accumulated Depeciation	(1,810,569.72)	(1,810,569.72)
Amortizable Expenditures	0.00	0.00
26000 Bond Fees	25,000.00	25,000.00
26100 Accumulated Amortization	(23,541.67)	(23,541.67)
Total Amortizable Expenditures	1,458.33	1,458.33
Depreciable Assets	0.00	0.00
Property, Plant and Equipment	0.00	0.00
25000 Garbage Site	98,318.85	98,318.85
25100 Equipment	31,366.00	31,366.00
25200 Roads	705,967.00	705,967.00
25300 Water System	1,712,694.73	1,712,694.73
Total Property, Plant and Equipment	2,548,346.58	2,548,346.58
Total Depreciable Assets	2,548,346.58	2,548,346.58
Total Fixed Assets	\$739,235.19	\$739,235.19

Interlaken Town

Statement of Assets, Liabilities, and Fund Balance

As of March 31, 2026

	TOTAL	
	AS OF MAR 31, 2026	AS OF MAR 31, 2025 (PY)
Other Assets		
25400 Land	16,965.00	16,965.00
25500 Water Rights	37,508.00	37,508.00
Total Other Assets	\$54,473.00	\$54,473.00
TOTAL ASSETS	\$1,673,519.76	\$1,598,095.37
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
30000 Accounts Payable	9,987.36	6,749.69
Total Accounts Payable	\$9,987.36	\$6,749.69
Other Current Liabilities		
30100 Road Damage Deposit	62,557.89	56,557.89
30200 Completion Deposit (refundable)	38,171.04	32,521.04
30300 Payroll Liabilities	(621.55)	(110.79)
Federal Unemployment (940)	(28.52)	0.00
UT Income Tax	89.00	0.00
UT Unemployment Tax	18.23	13.50
Total 30300 Payroll Liabilities	(542.84)	(97.29)
Total Other Current Liabilities	\$100,186.09	\$88,981.64
Total Current Liabilities	\$110,173.45	\$95,731.33
Long-Term Liabilities		
Division of Finance	0.00	0.00
30400 Note Payable UT Div. of Finance	2,000.00	2,000.00
30401 Undisbursed Principal	2,526.34	2,526.34
Total Division of Finance	4,526.34	4,526.34
Total Long-Term Liabilities	\$4,526.34	\$4,526.34
Total Liabilities	\$114,699.79	\$100,257.67
Equity		
50000 Fund Balance	1,445,028.11	1,683,284.56
Net Income	113,791.86	(185,446.86)
Total Equity	\$1,558,819.97	\$1,497,837.70
TOTAL LIABILITIES AND EQUITY	\$1,673,519.76	\$1,598,095.37