

**city of millcreek,
utah**



**POPULAR ANNUAL
FINANCIAL REPORT**

**FOR THE FISCAL
YEAR ENDED
JUNE 30, 2025**

Mayor Jeff Silvestrini
City Council Silvia Catten
Thom DeSirant
Cheri Jackson
Bev Uipi

City Manager Mike Winder
Assistant City Manager Francis Lilly

vision:

The City is a diverse community where residents and businesses are empowered to respectfully engage and interact with each other in governance and volunteerism to maintain a fiscally responsible, environmentally sustainable city that provides a “welcome home” feeling to everyone – past, present, and future.





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Welcome to Millcreek

Millcreek's Finance Department is proud to present its first edition of the Popular Annual Financial Report (PAFR). The PAFR is an easy-to-understand summary of the City's financial condition. Information in this report was taken directly from selected funds in the City's Annual Comprehensive Financial Report (ACFR) for the fiscal year ended June 30, 2025. Interested readers are encouraged to refer to the basic financial statements in the City's ACFR, which can be found on the City's website at <https://millcreekut.gov>. The ACFR includes the audited financial statements, which are written in accordance with Generally Accepted Accounting Principles; the independent auditor's opinion; important note disclosures; management's discussion and analysis; as well as an unaudited statistical section.

The Government Finance Officers Association (GFOA) administers a prestigious national award program (Program) to recognize conformity with the highest standards for state and local government financial reporting. In order to receive an award for Outstanding Achievement in Popular Annual Financial Reporting (PAFR Award), the report must meet the Program standards of creativity, presentation, understandability, and reader appeal.

A PAFR AWARD is valid for a period of one year only. The City of Millcreek's Finance Department has prepared this PAFR and believes it meets or exceeds the Program requirements. The Finance Department will submit this report to the GFOA for consideration in the PAFR Award Program.



CITY OF MILLCREEK | Letter from the Finance Director / Budget Officer

To the Citizens of Millcreek



We are proud to present Millcreek's Popular Annual Financial Report (PAFR) for the fiscal year ended June 30, 2025 (FY2025). This report provides a summary of the City's financial activities for FY2025.

The PAFR summarizes the financial activities of the City for the most recent fiscal year, which began on July 1, 2024 and ended June 30, 2025. Information contained in this report is taken from a more detailed report called the Annual Comprehensive Financial Report (ACFR). Although the numbers used in the PAFR come from the audited financial reports, we have presented them in a condensed and easy to understand format.

The purpose of this report is to present the City's main sources of operating revenue and the key municipal services provided using those resources. Unlike ACFR, the PAFR is not an audited document, it does not include technical statements and schedules, nor does it include certain disclosures that are required in the audited financial statements.

The City's Finance Department is focused on accountability and transparency. We are confident that after reading this report, Millcreek citizens will be reassured that the City is using the public funds it has been entrusted with to build a better, safer, and stronger Millcreek. During FY2025, the City accomplished many of the goals prioritized and funded by the City Council in the budget document.

Citizens who wish to review audited financial statements can refer to Millcreek's ACFR, which is available from the City's Finance Department or on the City's website at millcreekut.gov.

A handwritten signature in blue ink that reads "Lisa Dudley". The signature is written in a cursive, flowing style.

Lisa Dudley
Finance Director / Budget Officer

CITY OF MILLCREEK | Governing Body

As of June 30, 2025

Millcreek’s governing body consists of a five-member council which makes up the governing body: a mayor and four council members. The mayor is elected by the citizens at large, while each of the four council members is elected by the constituents of their respective voting district.



Jeff Silvestrini
Mayor



Silvia Catten
Councilwoman
District 1



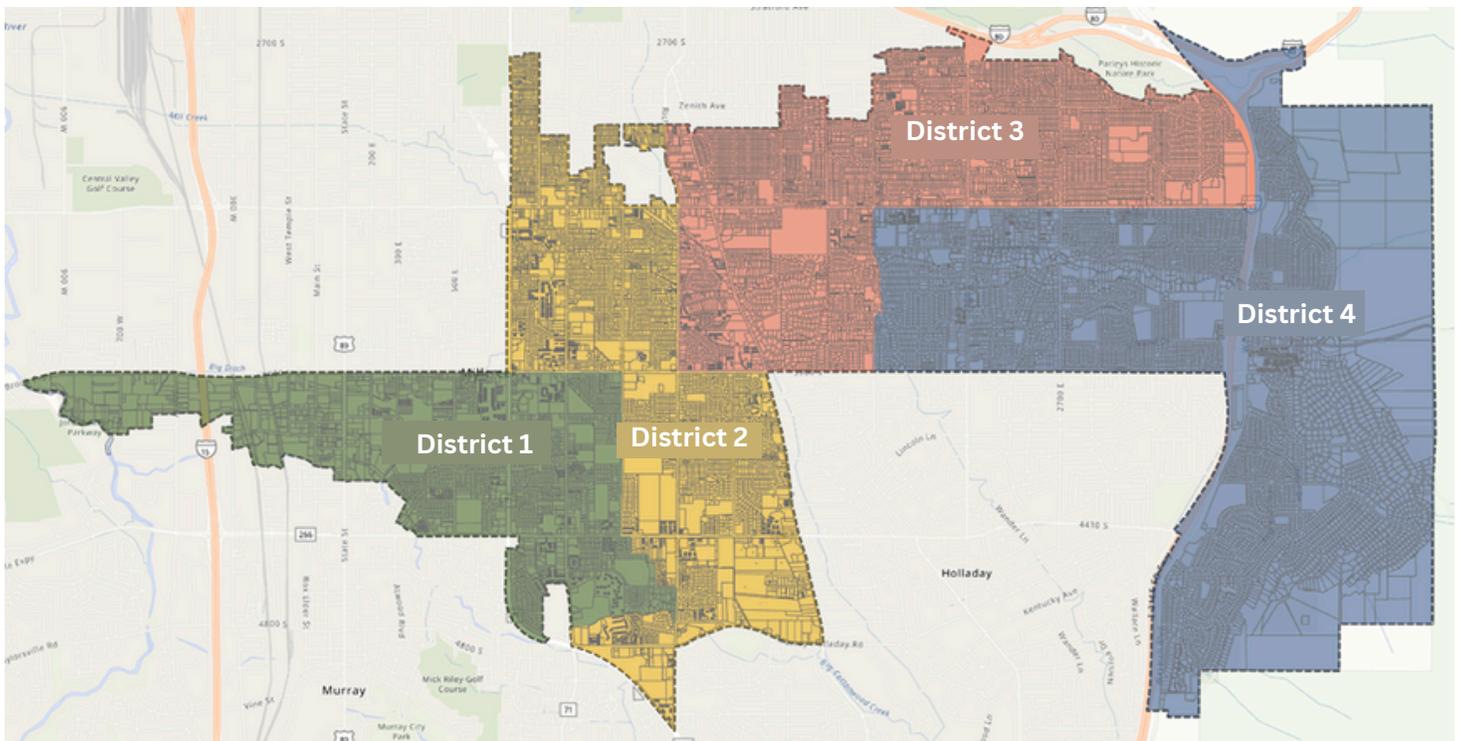
Thom DeSirant
Councilman
District 2



Cheri Jackson
Councilwoman
District 3



Bev Uipi
Councilwoman
District 4



Millcreek’s borders stretch from Millcreek Canyon all the way to the Jordan River in the west, with Salt Lake City to the North and Murray and Holladay cities to the south.

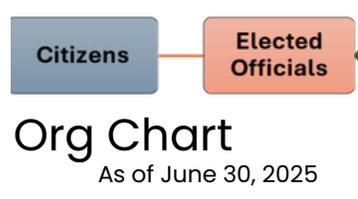


Want to know more? visit millcreekut.gov or scan the QR code above.

City Council meetings are held the second and fourth Mondays of each month, beginning at 7:00 p.m. at City Hall.

The public is invited to attend these meetings or watch online via Facebook Live.

CITY OF MILLCREEK | Organizational Structure



mission:

Millcreek provides superior, responsive municipal governance and services in a fiscally conservative and responsible manner, sustaining and improving the City's residents' and stakeholders quality of life.



STATUTORY APPOINTED OFFICIALS

- Cheri Jackson - City Treasurer
- Elyse Sullivan - City Recorder
- John Brems - City Attorney
- John Miller - City Engineer
- Lisa Dudley - Finance Director
- Mike Winder - City Manager

DEPARTMENT HEADS

- Aimee McConkie - Community Life Director
- Francis Lilly - Planning Director
- Jim Hardy - Building Services Director
- John Miller - Public Works Director
- Kayla Mayers - Promise Director
- Kurt Hansen - Facilities Director
- Lisa Dudley - HR/Finance Director
- Mike Winder - Economic Development Director
- Rita Lund - Communications Director

CITY OF MILLCREEK | Millcreek Facts



**Millcreek
incorporated as a
municipal
government in
December 2016.**

Located in Salt Lake County, Millcreek is Utah's 12th largest city with a population of approximately 64,352 people. The diversity of people and access to resources provided to the residents of Millcreek are unparalleled. Many of Millcreek's neighborhoods were founded by pioneers whose descendants continue to live here and welcome the "new American" population to bring rich cultural experiences. A hub for outdoor recreation, Millcreek residents have outstanding access to year-round recreational activities, along with a strong sense of community and volunteerism which make the City an amazing community that our residents are proud to call home.

DID YOU KNOW?



The inventor of the television, Philo T. Farnsworth, worked at the Baldwin Radio Factory in the early 1920's, located at 3474 South 2300 East in Millcreek.

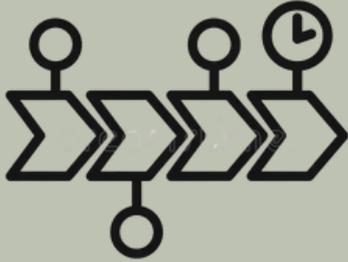


Utah's first hospital, St. Mark's has served the community since 1872 and continues to advance care while growing with community needs.



Millcreek Canyon is a quick escape with beautiful Wasatch views, offering lively summer picnics and trails, plus winter activities like cross-country skiing, snowshoeing, fat biking, and sledding.

CITY OF MILLCREEK | Chronology



The chronology of Millcreek, Utah, reflects events that highlight the evolution of a rural area into a City with a vibrant community and a rich history.

Key Milestones

- **1848:** Early settlers like Mary Fielding Smith and her children begin settling in the area.
- **1870s:** Chambers family (emancipated slaves) settled, began farming and selling prized fruit and vegetables.
- **1850s:** The area is primarily rural until after World War II.
- **1960s:** Suburban expansion and growth of starter homes fueled by the return of veterans of WWII and Korean War.
- **1980s:** Most of the area is built out, known by various names.



- **2016:** Millcreek is incorporated, becoming a city.
- **2020:** The population reaches 63,380, marking a significant growth milestone.
- **2022:** Millcreek Common opens.

CITY OF MILLCREEK | A Step Into The Past...



Millcreek's rich history spans three centuries and numerous challenges and opportunities. Before the first pioneers set foot in the Salt Lake Valley, this area was considered home for the Goshute, Ute, and Shoshone Native American Tribes.

In the mid-1800s, the first pioneers began settling in the valley, specifically in the modern-day Canyon Rim and East Mill Creek areas. Orchards and farms, fed by water provided by private irrigation companies, dotted the area as well as multiple mills along Mill Creek.



In the beginning of the 20th century, areas of Millcreek began to see residential and commercial development. Manufacturing and summer homes for wealthy residents of Salt Lake City started to pop up along a stream known as Mill Creek. This boom of development was largely built along modern-day Evergreen Avenue.



From the mid-1930s to the 1960s, suburban growth expanded massively in Millcreek. Millcreek's proximity to Salt Lake City, the Wasatch Mountains, and the highway system made the area a prime location for starter home subdivisions. Veterans from World War II and the Korean War began purchasing properties in the Canyon Rim and Olympus Cove areas.

Development in the second half of the 20th century and into the 21st century is largely defined as infill projects and smaller scale subdivisions. The area near Interstate 15 grew into an industrial and commercial hub, due to its proximity to the highway and train lines.



Salt Lake County began to see a large influx of growth from 2010 to the present, and Millcreek residents organized to incorporate the Millcreek township into a city, in part to help manage growth in the Millcreek area. In 2015 voters approved the creation of a municipal government for the area and Millcreek was officially incorporated on December 28th, 2016, at 9:30 AM.



Around Millcreek today, residents and visitors can see all these eras of development on clear display. From the old pioneer farm homes to the mid-century starter home subdivisions, Millcreek's history lives on in plain sight. The Millcreek Historic Preservation Commission is working to ensure that the rich history of Millcreek is not lost in the coming years and is preserved for future generations to learn from and enjoy.

Net Position

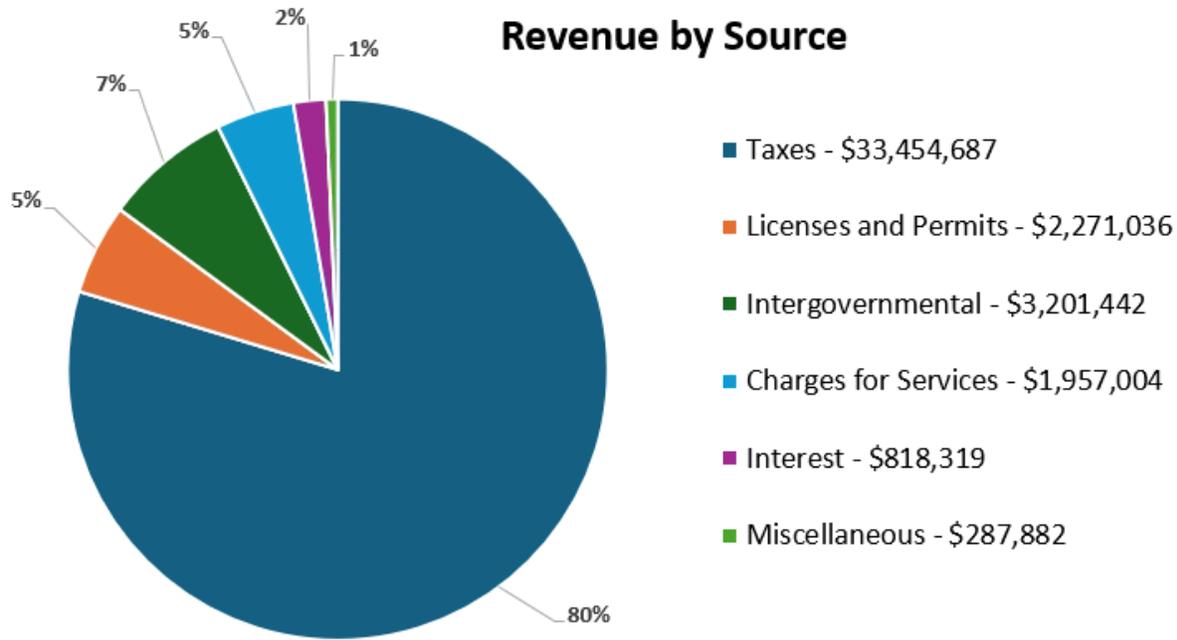
The Net Position of the City is defined as the difference between assets and liabilities. At the close of fiscal year 2025, the City's assets exceeded liabilities by \$228,399,847. This amount included an unrestricted net position of \$39,318,088; which may be used to meet the City's ongoing obligations to citizens and creditors.

The total net position of governmental activities of \$202,541,958 is made up of \$169,233,368 in capital assets such as land, infrastructure and equipment, net of any related debt outstanding; \$54,900 restricted for the Millcreek Community Foundation; \$37,222 restricted for debt service and capital projects, with the remaining \$33,216,468 of unrestricted net position.

General Fund

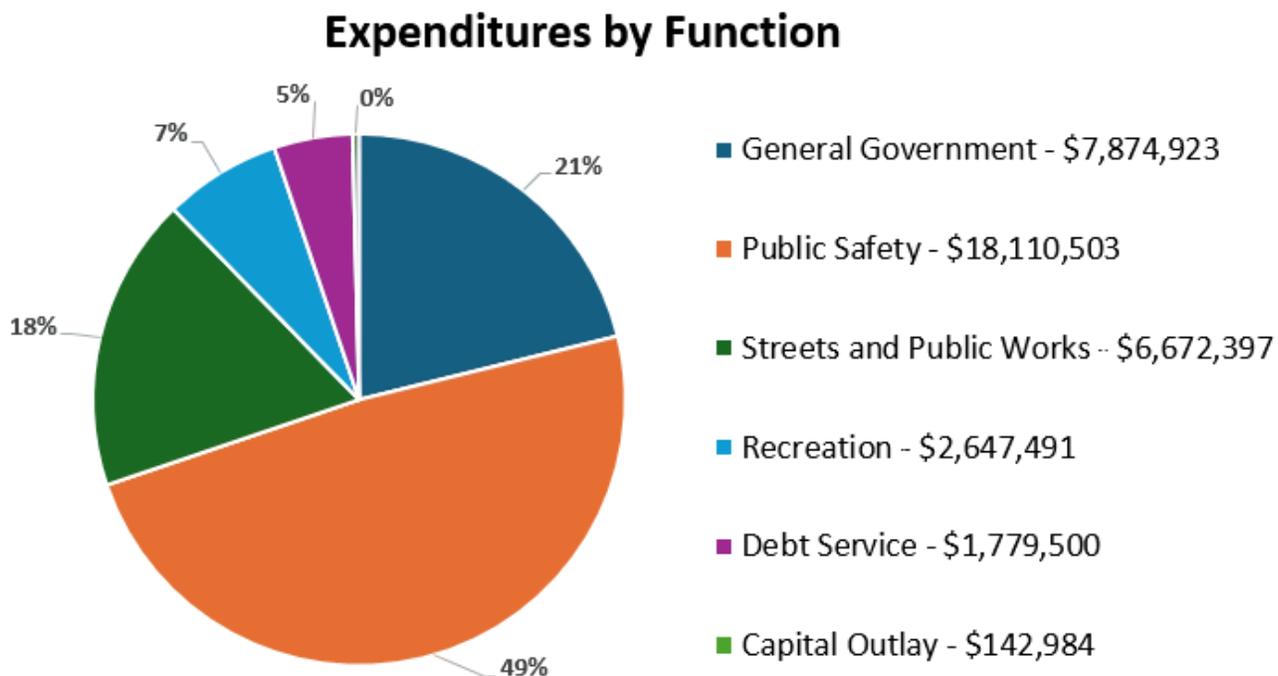
Revenues

When assessing the financial results of the City, it is important to focus on the City's General Fund, which is its main operating fund. This fund is used to account for all revenues and expenditures of the City, except those required to be accounted for in another fund.



Expenditures

The City had total expenditures from the General Fund of \$35,305,314 in fiscal year 2025, before capital outlay and debt service.

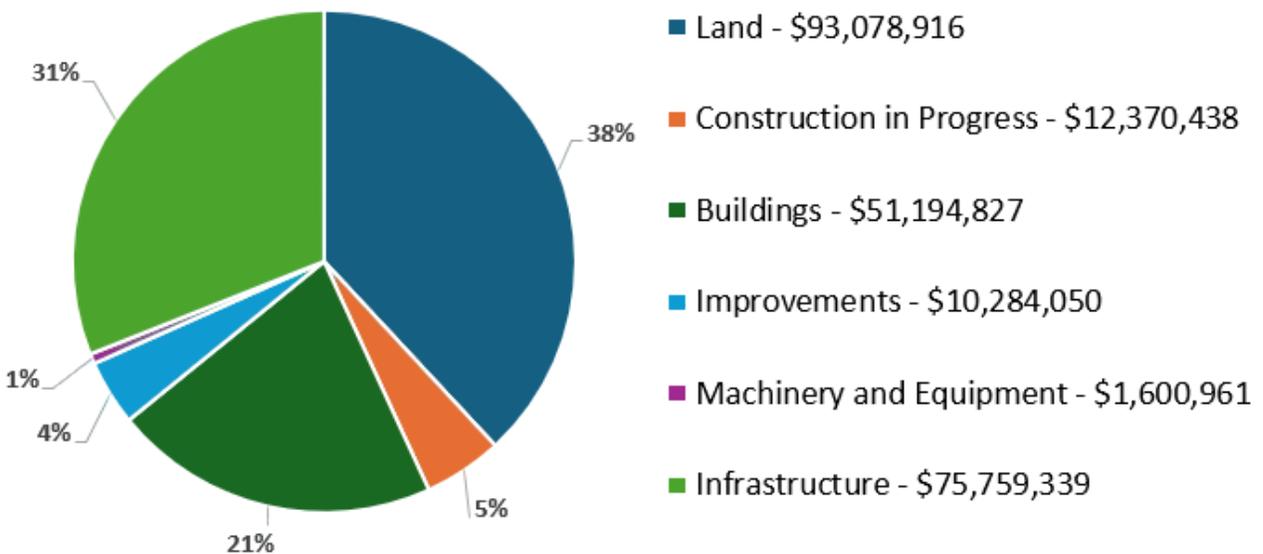


Historic Robert Gardner House



Capital Assets

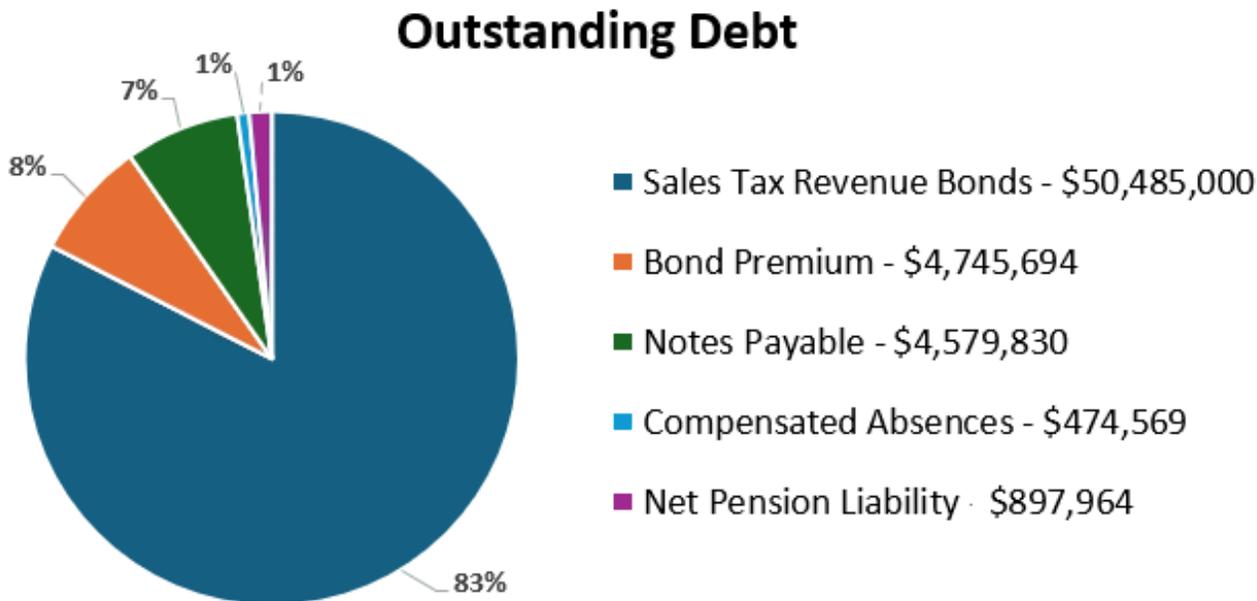
Capital Assets Governmental Activities



The City's investment in capital assets for its governmental activities as of June 30, 2025, amounted to \$229,244,773 (net of accumulated depreciation). This investment in capital assets includes land, public infrastructure (streets, curb, gutters, sidewalks, bridges, etc.), facilities, and equipment. The City's investment in capital assets for its business-type activities as of June 30, 2025, equals \$19,756,269 (net of accumulated depreciation). This investment in capital assets represents the City's storm drain infrastructure and equipment.

Outstanding Debt

Long-term debt – At June 30, 2025, the City had \$50,485,000 in bonds payable. To fund the acquisition of real property and construction of public space within the City Center Community Reinvestment Area (CRA), the first City issued sales tax revenue bonds for \$17,345,000 in June of 2019. On August 5, 2021, the City issued Series 2021 Sales Tax Revenue Bonds in the amount of \$36,265,000. Proceeds from the sale of the Series 2021 bonds were used to finance expenses associated with building a new city hall. In fiscal year 2025, the City paid interest on all bonds in the amount of \$1,747,800. Both Series 2019 and Series 2021 were issued at a premium.



Sales Tax

The City’s general sales tax revenue amounted to \$15,444,994 in fiscal year 2025. Sales tax is the largest source of recurring revenue in Millcreek. Cities in Utah get one half of 1% of the sales tax revenue generated within their city’s boundaries; the other half of the 1% goes into a statewide sharing pool, which is then distributed to cities based on their population.

Sales tax made up 36.8% of General Fund revenue in fiscal year 2025.



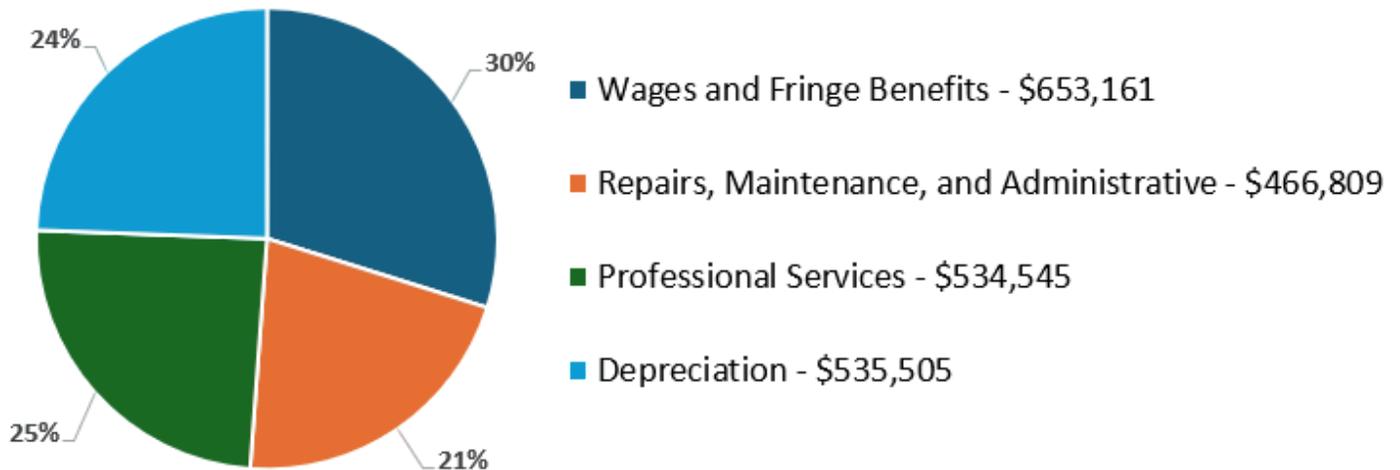
Stormwater Utility Fund

The Stormwater Utility Fund was established in fiscal year 2021 to account for storm sewer utility fees and expenses related to the City's storm drain system. Utility fees are collected by PacifiCorp through its current billing system and then remitted to the City on a monthly basis.

During FY2025, the Stormwater Utility Fund's operations collected \$3,179,226 in charges for services and expended \$2,189,020 in operating costs. The Stormwater Utility Fund also recognized \$198,225 in interest income.

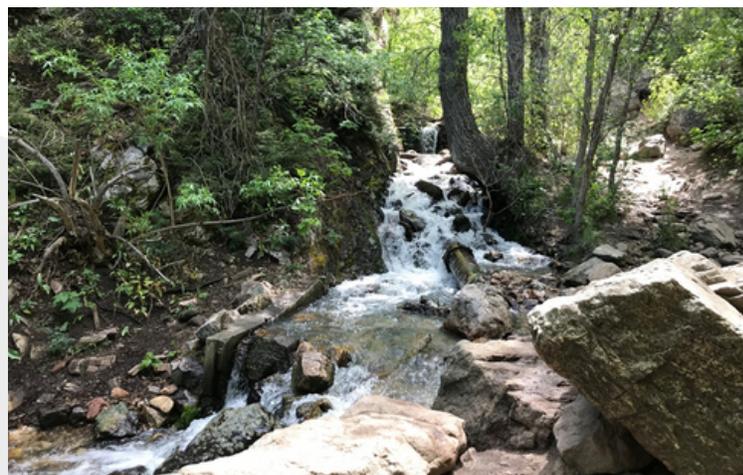


Expenses



Millcreek provides the following services to its residents and businesses:

Department	What They Do
Building Inspections	Enforces Utah building codes and conducts citywide inspections
Business Licenses	Issues and renews all city business licenses annually
Code Compliance	Enforces community standards to maintain neighborhood quality
Communications	Keeps residents informed through public outreach and media
Community Life	Produces city events that build community and attract visitors
Development Services	Ensures projects meet zoning and city code requirements
Emergency Management	Coordinates preparedness, response, and recovery efforts
Economic Development	Supports business growth, jobs, and economic diversity
Facilities Maintenance	Maintains city buildings and vehicles
Finance	Manages city finances and safeguards public funds
Human Resources	Supports hiring, compliance, and employee services
Planning & Zoning	Implements zoning code and general plan
Promise Program	Partners to support youth and family well-being
Public Works	Maintains roads, sidewalks, and stormwater systems
Recorder's Office	Maintains records and administers city elections



CITY OF MILLCREEK | Contact Information



CONNECTED BY NATURE

Get Connected With Millcreek

 Facebook

 Twitter

 Instagram

 YouTube

 Newsletter

City Services Email List

Administration	mwinder@millcreekut.gov
Attorney's Office	john@bremslaw.com
Building Inspections	jhardy@millcreekut.gov
Business Licensing	awendt@millcreekut.gov
Code Enforcement	jhardy@millcreekut.gov
Communications	rlund@millcreekut.gov
Community Life	amconkie@millcreekut.gov
Economic Development	mwinder@millcreekut.gov
Emergency Management	ccatalano@millcreekut.gov
Facilities	khansen@millcreekut.gov
Finance	ldudley@millcreekut.gov
Human Resources	sbond@millcreekut.gov
Mayor's Office	cjackson@millcreekut.gov
Planning & Zoning	flilly@millcreekut.gov
Public Works	jmiller@millcreekut.gov
Recorder & GRAMA Requests	esullivan@millcreekut.gov
Stormwater	ddrumiler@millcreekut.gov



City Hall Offices
1330 E Chambers Avenue
Millcreek, UT 84106
(801) 214-2700



To get a complimentary printed copy of the PAFR, visit Millcreek City Hall or send a request by email to have a copy mailed to you. In addition, you can visit the City's website at millcreekut.gov/187/Finance to download a copy.

Frequently Used Service Phone Numbers

Rocky Mountain Power	(888) 221-7070
Dominion Energy	(800) 323-5517
Salt Lake City Public Utilities - or -	(801) 483-6900
Jordan Valley Water Conservancy District	(801) 565-4300
Mt. Olympus Improvement District	(801) 262-2904
Wasatch Front Waste & Recycling	(385) 468-6325
Unified Fire Authority	(801) 743-7200
Unified Police Department	(801) 840-4000
Salt Lake County Public Works	(385) 468-6106
Millcreek Justice Court	(801) 273-9731
Millcreek Senior Center	(385) 468-3305
Salt Lake County Clerk - Elections	(385) 468-7400
Salt Lake County Graffiti Removal	(385) 468-9770
Salt Lake County Parks and Recreation	(385) 468-7275