



CITY COUNCIL REGULAR MEETING

Tuesday, July 02, 2024, at 7:00 PM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
 - **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://bit.ly/2P7ICfQ> or by searching for Santaquin City Channel on YouTube.
-

ADA NOTICE

If you are planning to attend this Public Meeting and due to a disability need assistance in understanding or participating in the meeting, please notify the City Office ten or more hours in advance and we will, within reason, provide what assistance may be required.

AGENDA

ROLL CALL

PLEDGE OF ALLEGIANCE

INVOCATION / INSPIRATIONAL THOUGHT

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

CONSENT AGENDA (MINUTES, BILLS, ITEMS)

Minutes

- [1.](#) 06-18-2024 City Council Work Session Minutes
- [2.](#) 06-18-2024 City Council Regular Meeting Minutes

Bills

- [3.](#) City Expenditures from 06/15/2024 to 06/27/2024 in the amount of \$2,322,592.78

PUBLIC FORUM, BID OPENINGS, AWARDS, AND APPOINTMENTS

Public Forum

4. Chamber of Commerce Report

BUILDING PERMIT & BUSINESS LICENSE REPORT

NEW BUSINESS

Resolutions

- [5.](#) Resolution 07-01-2024 - Bello Corner Subdivision Deferral Agreement
- [6.](#) Resolution 07-02-2024 - Approval of USPS Temporary Construction Easement

7. Resolution 07-03-2024 - Approval of USPS Sidewalk Easement

CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

8. Resolution 07-01-2024 CDA - Approval of Addendum #1 to the Hyve Homes (Wasatch Steel) Purchase Agreement

9. Resolution 07-02-2024 CDA - Real Property Purchase Agreement

REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES

REPORTS BY MAYOR AND COUNCIL MEMBERS

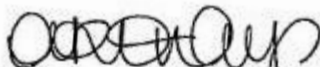
EXECUTIVE SESSION (May be called to discuss the character, professional competence, or physical or mental health of an individual)

EXECUTIVE SESSION (May be called to discuss the pending or reasonably imminent litigation, and/or purchase, exchange, or lease of real property)

ADJOURNMENT

CERTIFICATE OF MAILING/POSTING

The undersigned duly appointed City Recorder for the municipality of Santaquin City hereby certifies that a copy of the foregoing Notice and Agenda may be found at www.santaquin.org, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY: 
Amalie R. Ottley, City Recorder



CITY COUNCIL WORK SESSION MEETING

Tuesday, June 18, 2024 at 5:30 PM
Court Room/Council Chambers (2nd floor) and Online

MINUTES

Mayor Olson called the meeting to order at 5:30 p.m.

ROLL CALL

Councilors present included Lynn Mecham, Jeff Siddoway, Brian Del Rosario, Art Adcock.

Councilor Travis Keel arrived at the meeting at 5:52 p.m.

Assistant City Manager Jason Bond was excused from the meeting.

Others present included City Manager Norm Beagley, City Recorder Amalie Ottley, Todd Amberry, Britton Bettridge, and other various members of the public.

PLEDGE OF ALLEGIANCE

Manager Beagley led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Adcock offered an invocation.

DISCUSSION ITEMS

1. Mulberry Annexation Presentation

Todd Amberry and Britton Bettridge attended the meeting to present their proposed Mulberry Subdivision and corresponding annexation. Mr. Amberry presented the current subdivision proposal and how phasing is anticipated. Mr. Amberry focused on the idea of the subdivision providing different levels of income and housing ranging from beginner apartments/townhouses to single family homes. Councilor Mecham inquired how the City and the developer will manage the water needs should the annexation be approved. Manager Beagley discussed with the council the challenges that the developer faces and is aware of in the proposed development and the impacts the potential growth will have on the City's systems. Mayor Olson requested that the developer complete a traffic study, especially for the higher density portions of the development. He added that road widths need to be taken into consideration as private lanes are not allowed per Santaquin City Code. Councilor Del Rosario expressed his concern with future costs that the City will face with a large development like the Mulberry Farms proposal. All councilors expressed their concern with the density proposed in the project. Manager Beagley discussed the process moving forward that would require approval of a development agreement between all parties along with the approval of the annexation.

2. Upcoming Agenda Items

Manager Beagley discussed with members of the City Council items on the upcoming Regular City Council Meeting agenda.

ADJOURNMENT

Councilor Mecham motioned to adjourn the Work Session Meeting. Councilor Siddoway seconded the motion.

| | |
|-----------------------|-----|
| Councilor Adcock | Yes |
| Councilor Del Rosario | Yes |
| Councilor Keel | Yes |
| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |

Motion passed unanimously.

The meeting was adjourned at 6:41 p.m.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder

DRAFT



MULBERRY FARMS

SANTAQUIN, UT

FAMILY LIVING IN THE HEART OF SOUTH UTAH COUNTY

MULBERRY FARMS

Mulberry is a proposed 480-acre Master Planned Community in the heart of South Utah County that will be home to many families for years to come. Consisting of over 1,700 residential lots ranging from entry-level single family attached homes to 1 acre + horse properties, over 30 acres of parks and open space, walking and horse trails, and both public and private amenities, Mulberry will fit the lifestyles of a wide range of demographics.



HONORING SANTAQUIN'S ROOTS: MULBERRY FARMS

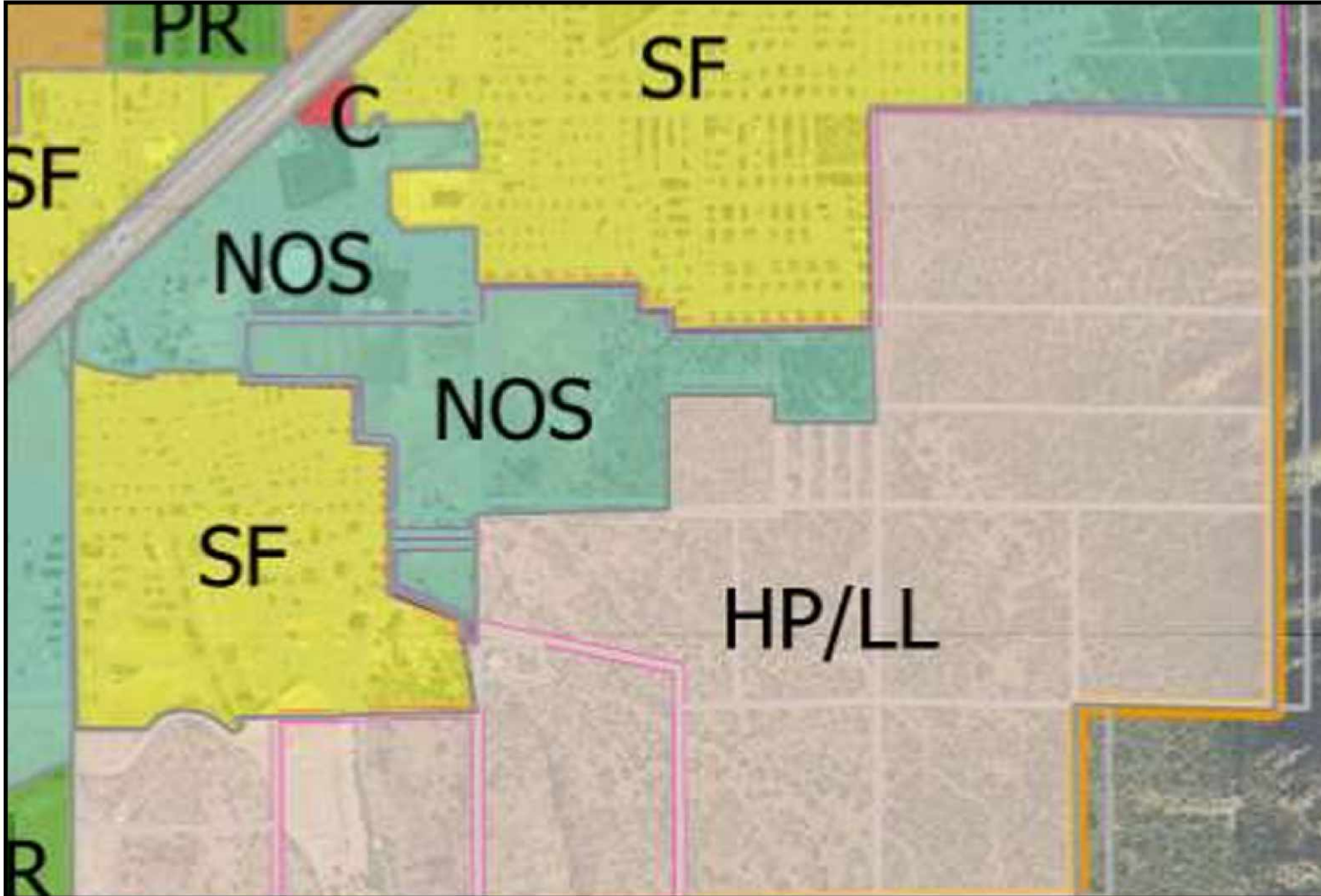
- The name "Mulberry Farms" pays homage to Santaquin's history.
- Santaquin's early settlers planted mulberry trees, a nod to the city's potential in silk production.
- Mulberry Farms aspires to be a cornerstone of the community, just like the mulberry tree.



SANTAQUIN CITY MASTER PLAN

Mulberry Farms

www.canyonstonecapital.com



PHASE 1 AND 2



ALIGNING WITH SANTAQUIN'S VISION

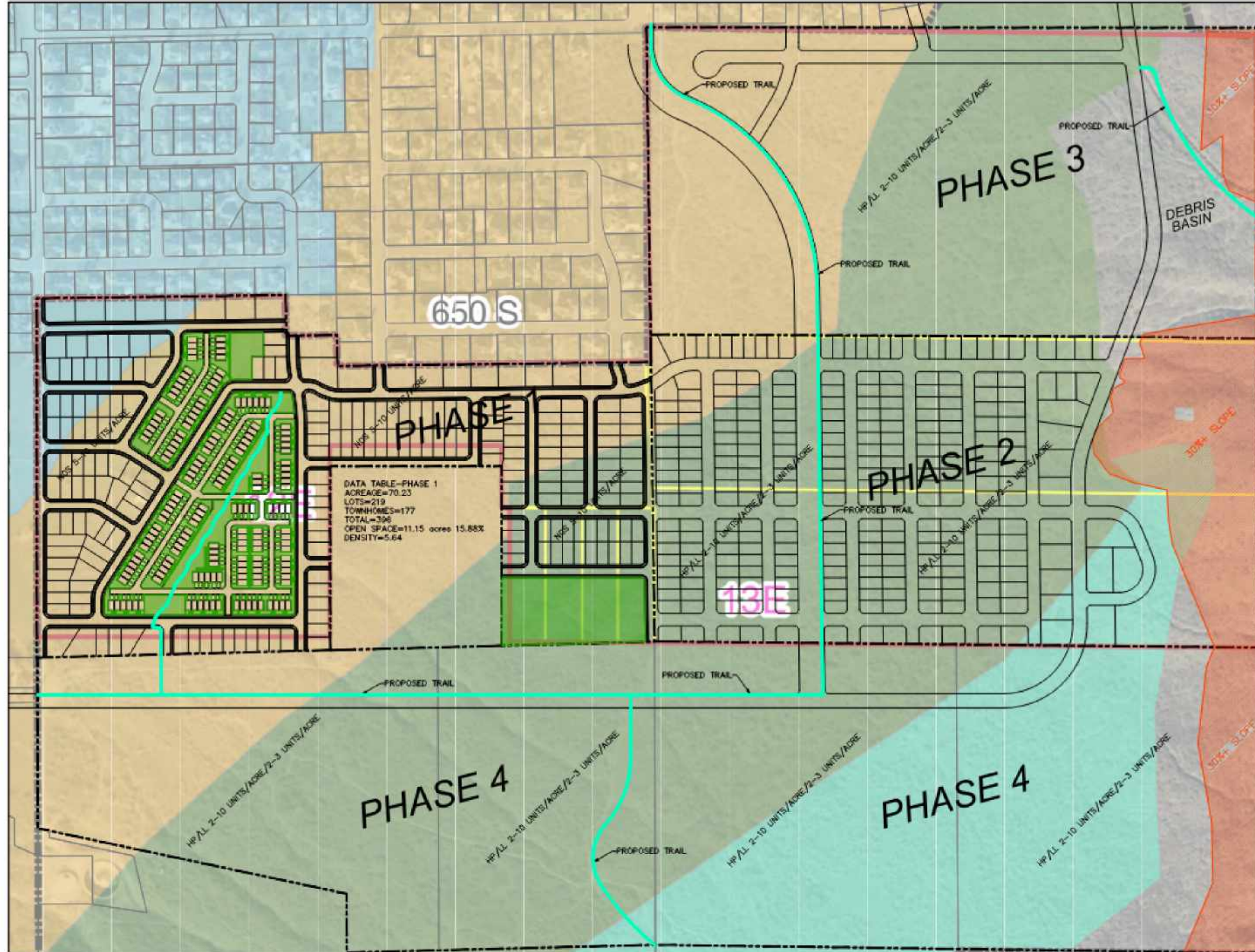
- Mulberry Estates adheres to the Santaquin City's master plan for future development.
- The development complements existing infrastructure and planned transportation routes.
- Our vision aligns with the city's vision for a sustainable and connected community.
- Mulberry is designed and meant to allow for Santaquin families to stay rooted as families progress through life.



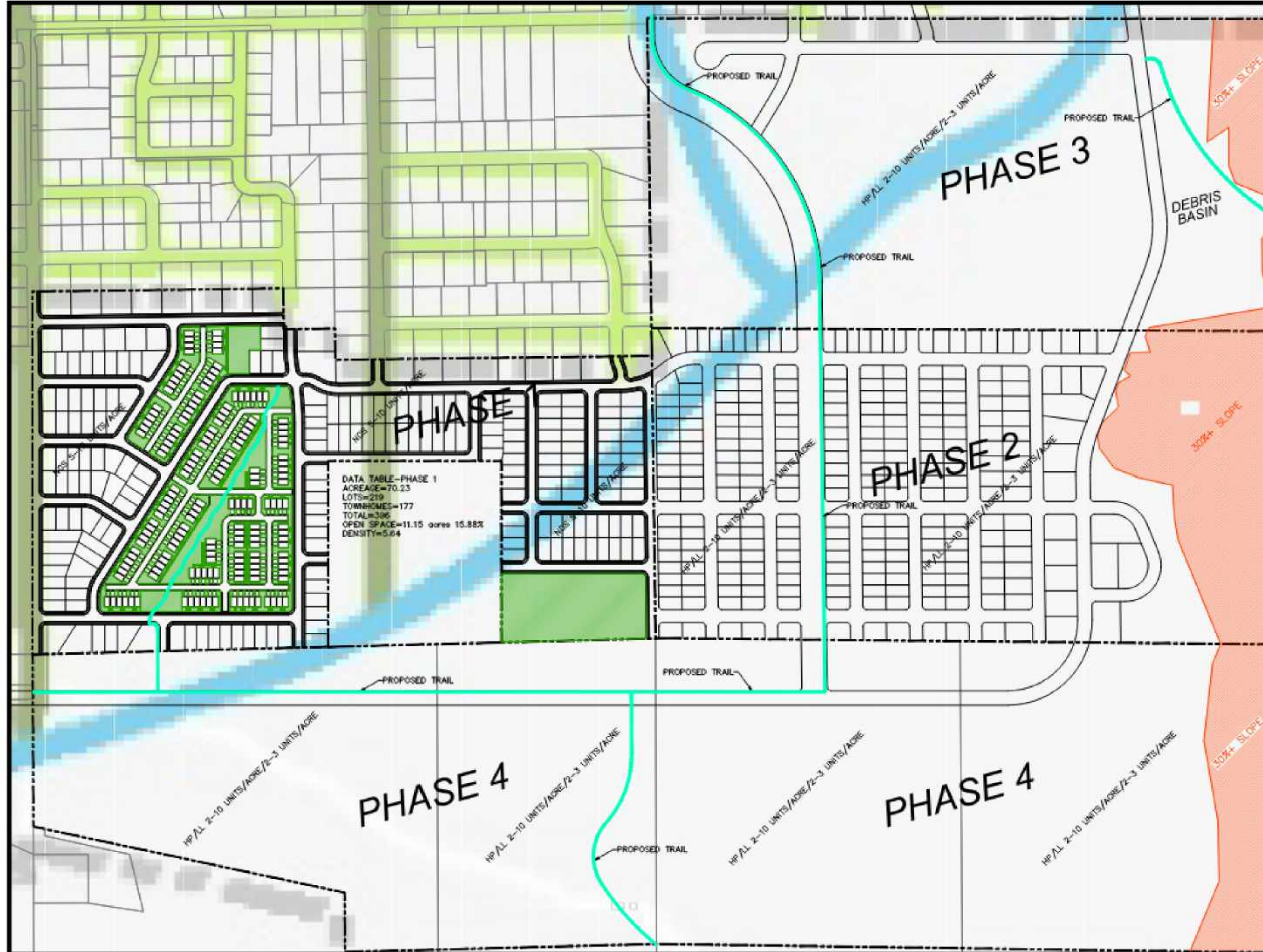
WATER STUDY INSIGHTS

Mulberry Farms

www.canyonstonecapital.com



TRAFFIC PLAN



PLANNED

| | Santaquin City Plan Proposal | Mulberry Farms Proposal |
|-------------------|---|---|
| Zoning | Neighborhood W/ Open Space & Hillside Protection / Large Lot | Neighborhood W/ Open Space & Hillside Protection / Large Lot |
| Density | 5-10 Units Per Acre | 5.64 & 3.52 |
| Open Space | "Single family dwellings and townhomes with an allowance for small lots to help create open spaces" | Open space provided in single family attached portion and throughout total development. |
| Traffic | See Traffic Map | Developer would pay for connected system that meets master plan. |
| Trails | "Build more trails to better connect neighborhoods to the City-wide trail system." | Connected trail system that integrates trail system throughout the community |

HOUSING STATISTICS

“Most jurisdictions must incorporate a moderate income housing element within their general plan....The Utah Code of Amendment sections 10-9a-103(40) and 17-27a-103(43) define moderate-income housing as “housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.” - [Utah Workforce Services Website](#)



\$95,338

UT County Median Income - United States Census Website



\$76,270

Moderate income UT County (80% of \$95,338)



MULBERRY FARMS

SANTAQUIN, UT



REGULAR CITY COUNCIL MEETING
Tuesday, June 18, 2024 at 7:00 p.m.
Council Chambers at City Hall and Online

MINUTES

Mayor Olson called the meeting to order at 7:00 p.m.

ROLL CALL

Councilors present included Travis Keel, Lynn Mecham, Jeff Siddoway, Art Adcock, and Brian Del Rosario.

Assistant City Manager Jason Bond was excused from the meeting.

Others present included City Manager Norm Beagley, City Recorder Amalie Ottley, Finance Director Shannon Hoffman, Hayden Hansen, and Jarod Carlson

Other various members of the public attended the meeting.

PLEDGE OF ALLEGIANCE

Councilor Mecham led the Pledge of Allegiance.

INVOCATION/INSPIRATIONAL THOUGHT

Councilor Keel offered an inspirational thought.

DECLARATION OF POTENTIAL CONFLICTS OF INTEREST

No members of the City Council expressed any conflict of interest.

CONSENT AGENDA

1. 06-04-2024 City Council Work Session Minutes
2. 06-04-2024 City Council Regular Meeting Minutes
3. City Expenditures from 06/01/2024 to 06/14/2024 in the amount of \$2,843,076.59.

Councilor Keel made a motion to approve the Consent Agenda items 1 through 3. Councilor Del Rosario seconded the motion.

| | |
|-----------------------|-----|
| Councilor Adcock | Yes |
| Councilor Del Rosario | Yes |
| Councilor Keel | Yes |
| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |

The motion passed.

PUBLIC FORUM

No members of the public wished to address the City Council in the public forum.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Manager Beagley presented the Building Permit Report. 140 residential units have been issued building permits in the current calendar year. In comparison, 238 single and multi-family residential units have been built in the current fiscal year (July 1, 2023 – June 30, 2024). No new business licenses were issued in the last two weeks.

NEW BUSINESS

4. Ordinance 06-01-2024 - Amending Santaquin City Code to Clarify Warranty Requirements for Required Infrastructure Improvements

Manager Beagley and Mayor Olson presented Ordinance 06-01-2024 - Amending Santaquin City Code to Clarify Warranty Requirements for Required Infrastructure Improvements. The amendment puts the City more in line with State Code regarding one year warranty periods. Manager Beagley indicated that the City Engineer may extend warranty periods for more than one year under certain circumstances.

Councilor Siddoway made a motion to approve Ordinance 06-01-2024 - Amending Santaquin City Code to Clarify Warranty Requirements for Required Infrastructure Improvements. Councilor Keel seconded the motion.

| | |
|-----------------------|-----|
| Councilor Adcock | Yes |
| Councilor Del Rosario | Yes |
| Councilor Keel | Yes |
| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |

The motion passed

5. Resolution 06-02-2024 - Establishing the FY 2024-2025 Certified Tax Rate

Manager Beagley presented the Certified Tax Rate for Fiscal Year 2024-2025.

Councilor Del Rosario made a motion to approve Resolution 06-02-2024 - Establishing the FY 2024-2025 Certified Tax Rate. Councilor Mecham seconded the motion.

| | |
|-----------------------|-----|
| Councilor Adcock | Yes |
| Councilor Del Rosario | Yes |
| Councilor Keel | Yes |
| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |

The motion passed

6. Resolution 06-03-2024 - Approval of the Updated Fee Schedule

Mayor Olson presented Resolution 06-03-2024 - Approval of the Updated Fee Schedule.

Councilor Mecham made a motion to approve Resolution 06-03-2024 - Approval of the Updated Fee Schedule with the change to increase amounts for cemetery plots purchased by non-residents to \$2,000 for regular plots and \$1800 for flush mount plots. Councilor Del Rosario seconded the motion.

| | |
|-----------------------|-----|
| Councilor Adcock | Yes |
| Councilor Del Rosario | Yes |
| Councilor Keel | Yes |
| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |

The motion passed

7. Resolution 06-04-2024 - Adoption of the Santaquin City FY 2024-2025 Budget & Transfers Therein

Finance Director Shannon Hoffman presented the Fiscal Year 2024-2025 Budget. Director Hoffman pointed out line items in the budget that changed from the time the tentative budget was passed in May 2024 to the final budget detail.

Councilor Mecham made a motion to approve Resolution 06-04-2024 - Adoption of the Santaquin City FY 2024-2025 Budget & Transfers Therein. Councilor Del Rosario seconded the motion.

| | |
|-----------------------|-----|
| Councilor Adcock | Yes |
| Councilor Del Rosario | Yes |
| Councilor Keel | Yes |
| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |

The motion passed.

8. Resolution 06-05-2024 - Approval of Veolia (GE) Water Reclamation Facility (WRF) Membrane Purchase

Manager Beagley presented Resolution 06-05-2024 - Approval of Veolia (GE) Water Reclamation Facility (WRF) Membrane Purchase which will allow for maintenance of the WRF facility.

Councilor Adcock made a motion to approve Resolution 06-05-2024 - Approval of Veolia (GE) Water Reclamation Facility (WRF) Membrane Purchase in the amount of \$638,225.00. Councilor Siddoway seconded the motion.

| | |
|-----------------------|-----|
| Councilor Adcock | Yes |
| Councilor Del Rosario | Yes |
| Councilor Keel | Yes |
| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |

The motion passed.

CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

Councilor Keel made a motion to enter into a Community Development and Renewal Agency (CDRA) Board Meeting. Councilor Siddoway seconded the motion.

| | |
|-----------------------|-----|
| Councilor Adcock | Yes |
| Councilor Del Rosario | Yes |
| Councilor Keel | Yes |
| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |

The motion passed.

The CDRA meeting began at 7:30 p.m.

9. Resolution 06-03-2024 CDA - Adoption of FY 2024-2025 Final Budget & Transfers Therein

Board Chair Olson presented the FY 2024-2025 Final Budget. Finance Director Hoffman confirmed the amounts for the Santaquin Peaks subdivision.

Board Member Keel made a motion to approve Resolution 06-03-2024 CDA - Adoption of FY 2024-2025 Final Budget & Transfers Therein. Board Member Mecham seconded the motion.

| | |
|--------------------------|-----|
| Board Member Adcock | Yes |
| Board Member Del Rosario | Yes |
| Board Member Keel | Yes |
| Board Member Mecham | Yes |
| Board Member Siddoway | Yes |

The motion passed.

Board Member Mecham made a motion to end the CDRA meeting and enter back into a Regular City Council Meeting. Board Member Siddoway seconded the motion.

| | |
|--------------------------|-----|
| Board Member Adcock | Yes |
| Board Member Del Rosario | Yes |
| Board Member Keel | Yes |
| Board Member Mecham | Yes |
| Board Member Siddoway | Yes |

The motion passed.

The CDRA Meeting ended, and the Regular City Council Meeting reconvened at 7:31 p.m.

CONVENE OF THE SANTAQUIN LOCAL BUILDING AUTHORITY

Councilor Mecham made a motion to enter into the Santaquin Local Building Authority (LBA) Board Meeting. Councilor Del Rosario seconded the motion.

| | |
|-----------------------|-----|
| Councilor Adcock | Yes |
| Councilor Del Rosario | Yes |
| Councilor Keel | Yes |
| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |

The motion passed.

The LBA meeting began at 7:31 p.m.

10. Resolution 06-01-2024 LBA - Adoption of FY 2024-2025 Final Budget & Transfers Therein

Board Member Keel made a motion to approve Resolution 06-01-2024 LBA - Adoption of FY 2024-2025 Final Budget & Transfers Therein. Board Member Mecham seconded the motion.

| | |
|--------------------------|-----|
| Board Member Adcock | Yes |
| Board Member Del Rosario | Yes |
| Board Member Keel | Yes |
| Board Member Mecham | Yes |
| Board Member Siddoway | Yes |

The motion passed.

Board Member Keel made a motion to end the LBA meeting and enter back into a Regular City Council Meeting. Board Member Mecham seconded the motion.

| | |
|--------------------------|-----|
| Board Member Adcock | Yes |
| Board Member Del Rosario | Yes |
| Board Member Keel | Yes |
| Board Member Mecham | Yes |
| Board Member Siddoway | Yes |

The motion passed.

The LBA Meeting ended, and the Regular City Council Meeting reconvened at 7:32 p.m.

CONVENE OF THE SANTAQUIN SPECIAL SERVICE DISTRICT

Councilor Keel made a motion to enter into the Santaquin Special Service (Water) District (SWD) Board Meeting. Councilor Del Rosario seconded the motion.

| | |
|-----------------------|-----|
| Councilor Adcock | Yes |
| Councilor Del Rosario | Yes |
| Councilor Keel | Yes |
| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |

The motion passed.

The SWD meeting began at 7:33 p.m.

11. Resolution 06-01-2024 SWD - Adoption of FY 2024-2025 Final Budget & Transfers Therein

Board Member Mecham made a motion to approve Resolution 06-01-2024 SWD - Adoption of FY 2024-2025 Final Budget & Transfers Therein. Board Member Siddoway seconded the motion.

| | |
|--------------------------|-----|
| Board Member Adcock | Yes |
| Board Member Del Rosario | Yes |
| Board Member Keel | Yes |
| Board Member Mecham | Yes |
| Board Member Siddoway | Yes |

The motion passed.

Board Member Mecham made a motion to end the SWD meeting and enter back into a Regular City Council Meeting. Board Member Siddoway seconded the motion.

| | |
|--------------------------|-----|
| Board Member Adcock | Yes |
| Board Member Del Rosario | Yes |
| Board Member Keel | Yes |
| Board Member Mecham | Yes |
| Board Member Siddoway | Yes |

The motion passed.

The SWD Meeting ended, and the Regular City Council Meeting reconvened at 7:34 p.m.

REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON

Manager Beagley reported on the ongoing Main Street reconstruction project. He encouraged council members and residents to continue to support the businesses on Main Street. Manager Beagley updated the council on the progress of the Santaquin Peaks industrial park subdivision. Lastly, Manager Beagley indicated that the water runoff for the season is almost complete and water levels are near average compared to other years.

Councilor Del Rosario reported on the recent and upcoming activities for the Payson Santaquin Area Chamber of Commerce.

Councilor Adcock encouraged residents to vote on the upcoming Election Day. He also encouraged members of the community to attend the upcoming Hometown Market events this summer.

Councilor Siddoway reported on the Family Fitness Festival and how it was well attended. He also encouraged residents to come to the Hometown Market nights and upcoming Orchard Days.

Councilor Mecham reported on the Mount Nebo Water Board and South Utah Valley Municipal Water Association (SUVMWA) board meetings. He thanked property owners for maintaining their weeds and debris on empty lots in the City, especially during fireworks season.

Councilor Keel had nothing to report.

Mayor Olson also reported on the current water levels in the City. Mayor Olson spoke of the upcoming Orchard Days parade along 100 South. He asked for help from residents cleaning up that portion of the City where it's needed. Mayor Olson expressed his excitement for the progress in Santaquin Canyon. He also asked that members of the council plan on discussing the Juneteenth holiday in an upcoming meeting. Mayor Olson thanked the staff and council for their hard work and dedication to the City.

ADJOURNMENT

Councilor Mecham made a motion to adjourn the meeting. Councilor Del Rosario seconded the motion.

| | |
|-----------------------|-----|
| Councilor Adcock | Yes |
| Councilor Del Rosario | Yes |
| Councilor Keel | Yes |
| Councilor Mecham | Yes |
| Councilor Siddoway | Yes |

The motion passed unanimously.

The meeting was adjourned at 7:50 p.m.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder

SANTAQUIN CITY CORPORATION
Check Register
CHECKING - ZIONS - 06/15/2024 to 06/27/2024

| Payee Name: | Payment Date: | Amount: | Description: | Ledger Account: |
|--------------------------------|---------------|-------------|---|---|
| 4C AUTOMOTIVE REPAIR | 6/27/2024 | \$27.00 | Emissions for Hansen's Vehicle | 1054250 - EQUIPMENT MAINTENANCE |
| ALGER, RUSTY | 6/20/2024 | \$30.00 | EMT Recertification | 7657235 - EMS - EDUCATION, TRAINING & TRAVEL |
| ALGER, SAWYER | 6/27/2024 | \$1,249.00 | AEMT Class Re-imbusement | 7657235 - EMS - EDUCATION, TRAINING & TRAVEL |
| BUFFO'S TERMITE & PEST CONTROL | 6/27/2024 | \$190.00 | Bug spray | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| CARQUEST AUTO PARTS STORES | 6/20/2024 | \$171.50 | Water truck repair | 5140250 - EQUIPMENT MAINTENANCE |
| CARQUEST AUTO PARTS STORES | 6/27/2024 | \$25.99 | Brakes for parks truck | 1070250 - EQUIPMENT MAINTENANCE |
| CARQUEST AUTO PARTS STORES | 6/27/2024 | \$10.80 | Street Mower repair | 1060250 - EQUIPMENT MAINTENANCE |
| CARQUEST AUTO PARTS STORES | 6/27/2024 | \$63.84 | Brake cleaner | 5240240 - SUPPLIES |
| CARQUEST AUTO PARTS STORES | 6/27/2024 | \$655.03 | 2020 F150 Alternator replacement | 7657250 - FIRE - EQUIPMENT MAINTENANCE |
| | | \$927.16 | | |
| CENTRAL UTAH 911 | 6/27/2024 | \$23,523.16 | April-June 2024 Dispatch Fees | 1054340 - CENTRAL DISPATCH FEES |
| CHEMTECH-FORD, INC | 6/20/2024 | \$150.00 | Water testing | 5140310 - PROFESSIONAL & TECHNICAL SVCS |
| CHEMTECH-FORD, INC | 6/20/2024 | \$30.00 | Bac-T testing | 1022450-928 - (INSP& TESTING)Silver Oaks Phase 1 |
| CHEMTECH-FORD, INC | 6/20/2024 | \$70.00 | Effluent testing | 5240310 - PROFESSIONAL & TECHNICAL SVCS |
| CHEMTECH-FORD, INC | 6/27/2024 | \$107.00 | Effluent testing | 5240310 - PROFESSIONAL & TECHNICAL SVCS |
| CHEMTECH-FORD, INC | 6/27/2024 | \$60.00 | Testing & Inspection - Tanner/Hollow Flats | 1022450-932 - (INSP & TESTING)Tanner Flats Santaquin Phase 01 |
| CHEMTECH-FORD, INC | 6/27/2024 | \$150.00 | Water testing | 5140310 - PROFESSIONAL & TECHNICAL SVCS |
| CHEMTECH-FORD, INC | 6/27/2024 | \$30.00 | Water testing | 1022450-928 - (INSP& TESTING)Silver Oaks Phase 1 |
| | | \$597.00 | | |
| CHILD SUPPORT SERVICES/ORS | 6/21/2024 | \$356.31 | Garnishment - Child Support | 1022420 - GARNISHMENTS |
| CHILD, TANNER | 6/27/2024 | \$29.87 | Boot Reimbursement (Tanner Child) | 1070350 - SAFETY - PPE |
| CHILD, TANNER | 6/27/2024 | \$29.87 | Boot Reimbursement (Tanner Child) | 5140350 - SAFETY & PPE |
| CHILD, TANNER | 6/27/2024 | \$29.87 | Boot Reimbursement (Tanner Child) | 5240350 - SAFETY & PPE |
| CHILD, TANNER | 6/27/2024 | \$29.87 | Boot Reimbursement (Tanner Child) | 5440350 - SAFETY & PPE |
| CHILD, TANNER | 6/27/2024 | \$29.88 | Boot Reimbursement (Tanner Child) | 1060350 - SAFETY & PPE |
| | | \$149.36 | | |
| CODALE ELECTRIC SUPPLY | 6/27/2024 | \$1,473.90 | Spring By-pass | 5240240 - SUPPLIES |
| CODALE ELECTRIC SUPPLY | 6/27/2024 | \$6.14 | Spring By-pass | 5440240 - SUPPLIES |
| | | \$1,480.04 | | |
| DOMINION ENERGY INC. | 6/27/2024 | \$7.16 | 98 S CENTER STREET | 1051270 - UTILITIES |
| DOMINION ENERGY INC. | 6/27/2024 | \$18.60 | 200 S 400 W | 1051270 - UTILITIES |
| DOMINION ENERGY INC. | 6/27/2024 | \$19.35 | 55 W 100 S | 1051270 - UTILITIES |
| DOMINION ENERGY INC. | 6/27/2024 | \$20.39 | 45 W 100 S | 1051270 - UTILITIES |
| DOMINION ENERGY INC. | 6/27/2024 | \$29.29 | 1205 N CENTER STREET | 1051270 - UTILITIES |
| DOMINION ENERGY INC. | 6/27/2024 | \$31.83 | 1215 N CENTER STREET | 5240500 - WRF - UTILITIES |
| DOMINION ENERGY INC. | 6/27/2024 | \$33.40 | 188 South Center | 1051270 - UTILITIES |
| DOMINION ENERGY INC. | 6/27/2024 | \$68.18 | 275 W MAIN STREET | 1051270 - UTILITIES |
| DOMINION ENERGY INC. | 6/27/2024 | \$84.10 | 110 South Center | 1051270 - UTILITIES |
| | | \$312.30 | | |
| EFTPS | 6/24/2024 | \$7,987.90 | Medicare Tax | 1022210 - FICA PAYABLE |
| EFTPS | 6/24/2024 | \$18,996.24 | Federal Income Tax | 1022220 - FEDERAL WITHHOLDING PAYABLE |
| EFTPS | 6/24/2024 | \$34,155.18 | Social Security Tax | 1022210 - FICA PAYABLE |
| | | \$61,139.32 | | |
| EPIC ENGINEERING | 6/20/2024 | \$5,345.00 | Epic Engineering Testing for The Hills at Summit Ridge plat M | 1022450-962 - (INSP&TESTING)[Plat M]The Hills |
| EPIC ENGINEERING | 6/20/2024 | \$286.00 | Epic Engineering Testing for Stratton Acres | 1022450-952 - (INSP&TESTING)Stratton Acres |

| | | | | |
|-------------------------------|-----------|--------------|---|---|
| EPIC ENGINEERING | 6/20/2024 | \$2,229.50 | Epic Engineering Testing for Holiday Oil Expansion | 1022450-938 - (INSP&TESTING)Holiday Oil Expansion |
| EPIC ENGINEERING | 6/20/2024 | \$4,560.00 | Epic Engineering Testing for the Hills Plat I Subdivision | 1022450-955 - (INSP&TESTING)[Plat I]The Hills |
| EPIC ENGINEERING | 6/20/2024 | \$4,560.00 | Epic Engineering Testing for the Hills Plat I Subdivision | 1022450-958 - (INSP&TESTING)[Plat K]The Hills |
| EPIC ENGINEERING | 6/20/2024 | \$3,825.00 | Epic Engineering Testing for Hollow Flats Phase 1 | 1022450-932 - (INSP & TESTING)Tanner Flats Santaquin Phase 01 |
| EPIC ENGINEERING | 6/20/2024 | \$501.00 | Epic Engineering Testing for the Ostler Subdivision | 1022450-942 - (INSP&TESTING)Ostler |
| EPIC ENGINEERING | 6/20/2024 | \$276.00 | Epic Engineering Testing for The silver Oaks subdivision | 1022450-928 - (INSP& TESTING)Silver Oaks Phase 1 |
| | | \$21,582.50 | | |
| ERIKS NORTH AMERICA, INC | 6/20/2024 | \$102.40 | Hose repair | 1060250 - EQUIPMENT MAINTENANCE |
| FABIO ALVES OLIVEIRA | 6/20/2024 | \$104.00 | Interpreter Services - Justice Court | 1042310 - PROFESSIONAL & TECHNICAL |
| FIG UT 1 | 6/17/2024 | \$489,929.59 | Construction bond release #1 for Silver Oaks Subdivision | 1022450-964 - (WNTY)Silver Oaks Subdivision |
| FORENSIC NURSING SERVICES LLC | 6/20/2024 | \$160.00 | Blood/Urine/Triage 24SQ02194 | 1054311 - PROFESSIONAL & TECHNICAL |
| GENCOMM | 6/20/2024 | \$22,437.31 | AV upgrades for City Hall Multipurpose Room | 4140704-003 - NEW CITY HALL - FF&E |
| HANSEN, ALLEN & LUCE, INC | 6/20/2024 | \$201.00 | Hansen, Allen, and Luce professional services for Lead and Copper inventory | 5140310 - PROFESSIONAL & TECHNICAL SVCS |
| HEALTH EQUITY INC, | 6/27/2024 | \$49.06 | Replenish for HCRA | 1022502 - FSA |
| HEALTH EQUITY INC, | 6/25/2024 | \$1,260.00 | Pre-Fund Health Equity FSA 24-25 | 1022502 - FSA |
| HEALTH EQUITY INC, | 6/24/2024 | \$9.80 | FSA Admin Fees - June 2024 | 1043310 - PROFESSIONAL & TECHNICAL |
| HEALTH EQUITY INC, | 6/24/2024 | \$8,470.12 | Employee & Employer Contributions - June 2024 | 1022503 - HSA |
| HEALTH EQUITY INC, | 6/27/2024 | \$272.73 | HSA Contribution for June 2024 - Kinda Hooser | 1022503 - HSA |
| | | \$10,061.71 | | |
| HENRY SCHEIN | 6/27/2024 | \$20.10 | EMS Supplies | 7657242 - EMS - SUPPLIES |
| HONEY BUCKET | 6/27/2024 | \$80.00 | Cemetery portable | 1077300 - CEMETERY GROUNDS MAINTENANCE |
| HOOSER, KINDA | 6/27/2024 | \$1,537.82 | Donations received by City - Kinda Hooser | 1022831 - SANTAQUIN CITY C/O BILL HOOSER DONATIONS |
| HORROCKS ENGINEERS, INC | 6/20/2024 | \$1,155.50 | Final Design Progress Payment East Bench Debris Basins | 4140816-02 - NRCS - 6 ADDITIONAL DEBRIS BASINS |
| HUMPHRIES INC | 6/27/2024 | \$209.79 | Medical Oxygen | 7657242 - EMS - SUPPLIES |
| INDUSTRIAL SUPPLY | 6/20/2024 | \$37.15 | Gloves | 1060350 - SAFETY & PPE |
| INDUSTRIAL SUPPLY | 6/20/2024 | \$37.15 | Gloves | 1070350 - SAFETY - PPE |
| INDUSTRIAL SUPPLY | 6/20/2024 | \$37.15 | Gloves | 5140350 - SAFETY & PPE |
| INDUSTRIAL SUPPLY | 6/20/2024 | \$37.15 | Gloves | 5240350 - SAFETY & PPE |
| INDUSTRIAL SUPPLY | 6/20/2024 | \$37.16 | Gloves | 5440350 - SAFETY & PPE |
| | | \$185.76 | | |
| INGRAM BOOK GROUP | 6/20/2024 | \$92.32 | Summer reading program supplies | 7240320 - PROGRAMS |
| INGRAM BOOK GROUP | 6/20/2024 | \$525.83 | books | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| INGRAM BOOK GROUP | 6/20/2024 | \$72.12 | books | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| INGRAM BOOK GROUP | 6/20/2024 | \$18.74 | Library Books | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| | | \$709.01 | | |
| INTERMOUNTAIN FARMERS, INC. | 6/20/2024 | \$169.98 | Spray for cemetery | 1077300 - CEMETERY GROUNDS MAINTENANCE |
| INTERMOUNTAIN FARMERS, INC. | 6/20/2024 | \$189.98 | Spray for cemetery | 1077300 - CEMETERY GROUNDS MAINTENANCE |
| | | \$359.96 | | |
| J-U-B ENGINEERING | 6/20/2024 | \$2,417.49 | Survey work for 100 North boundary line research by J-U-B | 1048310 - PROFESSIONAL & TECHNICAL SVCS |
| J-U-B ENGINEERING | 6/27/2024 | \$2,141.80 | J-U-B Progress payment for WRF expansion | 5640783 - WRF UPGRADE (ADDITIONAL TRAIN) PROJECT |
| J-U-B ENGINEERING | 6/27/2024 | \$110,466.53 | J-U-B progress payment for WRF expansion | 5640783 - WRF UPGRADE (ADDITIONAL TRAIN) PROJECT |
| | | \$115,025.82 | | |
| JEFFERSON, OFFICER CLAYTON | 6/27/2024 | \$50.00 | Jefferson - Congrats on New Baby | 1022375 - EMPLOYEE SIGNIFICANT EVENT FUN |
| JOHNSON, STEVEN | 6/27/2024 | \$270.00 | DOT Safety Inspections | 1060250 - EQUIPMENT MAINTENANCE |

| | | | | |
|--|-----------|----------------------|--|---|
| JOHNSON, STEVEN | 6/27/2024 | \$520.00 \$790.00 | DOT safety Inspections | 7657250 - FIRE - EQUIPMENT MAINTENANCE |
| JUDDS TOWING & RECOVERY | 6/20/2024 | \$402.50 | Bill Hooser's Vehicle from 5.5.24 | 1054250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$40.00 | Emissions | 1060250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Emissions | 1070250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Hurst Vehicle Emissions | 1054250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | emissions | 5240250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Emissions BC SUV | 7657250 - FIRE - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Reserve/Part Time Vehicle Emissions | 1054250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Emissions | 1070250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Emissions Testing for 2022 ford F-150 | 1048250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Emission Testing from 2017 Explorer | 1048250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | CS Explorer Emissions | 6740250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Emissions | 1060250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Emissions | 1060250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Emissions | 1060250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Emissions | 1070250 - EQUIPMENT MAINTENANCE |
| KEITH JUDDS PRO-SERVICE, INC | 6/20/2024 | \$35.00 | Emissions EM SUV | 7657250 - FIRE - EQUIPMENT MAINTENANCE |
| | | \$530.00 | | |
| LANDMARK EXCAVATING, INC. | 6/21/2024 | \$1,076,429.57 | Santaquin Main Street widening Landmark Excavation pay request # 3 | 4540306 - MAIN STREET WIDENING |
| LENSLOCK INC. | 6/20/2024 | \$12,057.50 | Year 2 Bodycams & 2 Dashcams | 1054320 - LIQUOR CONTROL |
| LES OLSON COMPANY | 6/27/2024 | \$861.58 | Copy Machine Maintenance & Usage - June 2024 | 4340300 - COPIER CONTRACT |
| LGG INDUSTRIAL, INC. | 6/27/2024 | \$19.16 | Vac truck repair | 5240250 - EQUIPMENT MAINTENANCE |
| LIND, MEGAN | 6/20/2024 | \$34.95 | Funeral Items, Pins | 7657244 - UNIFORMS |
| LIND, RYAN | 6/20/2024 | \$422.50 | Tuition Reimbursement | 7657230 - FIRE - EDUCATION, TRAINING & TRAVEL |
| MACEYS - SANTAQUIN | 6/27/2024 | \$7.98 | snack shack supplies | 6140484 - SNACK SHACK FOOD |
| MACEYS - SANTAQUIN | 6/27/2024 | \$18.55 | snack shack supplies | 6140484 - SNACK SHACK FOOD |
| | | \$26.53 | | |
| MAD SCREEN PRINTING | 6/27/2024 | \$2,728.50 | Shirts and Hats for K9 Program/Orchard Days | 1054706 - POLICE - K-9 EXPENDITURES |
| MARCHBANKS, JORDAN | 6/27/2024 | \$30.00 | fuel for parade float | 6440500 - OTHER |
| MATTESON, DAVID & TERESA | 6/27/2024 | \$28.46 | Refund: 3109344 - MATTESON, DAVID & TERESA | 5113110 - ACCOUNTS RECEIVABLE |
| MECHAM, D LYNN | 6/27/2024 | \$400.00 | Refund: 4476 - MECHAM, D LYNN | 5113110 - ACCOUNTS RECEIVABLE |
| MHC SIGN AND DESIGN | 6/27/2024 | \$1,440.00 | No Fire Works Signs | 7657243 - FIRE PREVENTION |
| MORTENSEN, CINDI * | 6/27/2024 | \$72.92 | Refund: 115804 - MORTENSEN, CINDI * | 5113110 - ACCOUNTS RECEIVABLE |
| MOUNTAIN ALARM | 6/20/2024 | \$213.40 | Alarm monitoring | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| MOUNTAINLAND ASSOCIATIONS OF GOVERNMENTS | 6/20/2024 | \$6,250.00 | MAG payment for additional services (lobbying) | 4540210 - PROFESSIONAL SERVICES |
| MOUNTAINLAND SUPPLY | 6/20/2024 | \$249.07 | Valve handles | 5440240 - SUPPLIES |
| MOUNTAINLAND SUPPLY | 6/20/2024 | \$73.24 | Marking paint | 5140240 - SUPPLIES |
| MOUNTAINLAND SUPPLY | 6/20/2024 | \$733.38 | Mainstreet project | 5140240 - SUPPLIES |
| MOUNTAINLAND SUPPLY | 6/20/2024 | \$504.97 | Main Street Project | 5140240 - SUPPLIES |
| MOUNTAINLAND SUPPLY | 6/20/2024 | -\$6.27 | Parts return | 5140240 - SUPPLIES |
| MOUNTAINLAND SUPPLY | 6/20/2024 | \$534.39 | Air Vac for chlorinator | 5140250 - EQUIPMENT MAINTENANCE |
| MOUNTAINLAND SUPPLY | 6/20/2024 | \$116.17 | Meter keys | 5140240 - SUPPLIES |
| MOUNTAINLAND SUPPLY | 6/27/2024 | \$211.18 | Tees for meters | 5440240 - SUPPLIES |

| | | | | |
|----------------------------------|-----------|----------------------------|--|--|
| MOUNTAINLAND SUPPLY | 6/27/2024 | \$804.12 \$3,220.25 | Culinary water parts | 5140240 - SUPPLIES |
| NEWBURY, BRAELYN | 6/27/2024 | \$32.21 | Miss santaquin dress parts reimbursement | 6440605 - DRESS EXPENSE |
| NIELSEN & SENIOR, ATTORNEYS | 6/27/2024 | \$24,088.23 | Legal Services - Criminal June 2024 | 1043331 - LEGAL |
| NIELSEN & SENIOR, ATTORNEYS | 6/27/2024 | \$8,967.67 \$33,055.90 | Legal Services - Civil June 2024 | 1043331 - LEGAL |
| OLSON'S GARDEN SHOPPE-PAYSON | 6/27/2024 | \$500.00 | Flower for Hooser Funeral | 1043610 - OTHER SERVICES |
| OUT BACK GRAPHICS, LLC | 6/20/2024 | \$40.00 | Hansen Business Cards | 1054240 - SUPPLIES |
| OUT BACK GRAPHICS, LLC | 6/20/2024 | \$373.50 | Speed limit signs | 1060490 - STREET SIGN REPAIR & REPLACE |
| OUT BACK GRAPHICS, LLC | 6/27/2024 | \$309.00 | Shirts for crew | 1060350 - SAFETY & PPE |
| OUT BACK GRAPHICS, LLC | 6/27/2024 | \$309.00 | Shirts for crew | 1070350 - SAFETY - PPE |
| OUT BACK GRAPHICS, LLC | 6/27/2024 | \$309.00 | Shirts for crew | 5140350 - SAFETY & PPE |
| OUT BACK GRAPHICS, LLC | 6/27/2024 | \$309.00 | Shirts for crew | 5240350 - SAFETY & PPE |
| OUT BACK GRAPHICS, LLC | 6/27/2024 | \$309.00 | Shirts for crew | 5440350 - SAFETY & PPE |
| | | \$1,958.50 | | |
| PAY PLUS | 6/27/2024 | \$3.02 | MEDICARE - ACH TRANSACTION FEES | 7657211 - EMS BILLING SERVICES EXPENSE |
| PAY PLUS | 6/26/2024 | \$113.85 \$116.87 | MEDICARE - ACH TRANSACTION FEES | 7657211 - EMS BILLING SERVICES EXPENSE |
| PAYSON CITY SOLID WASTE | 6/20/2024 | \$7,486.30 | Tipping fees | 5240530 - WRF - SOLID WASTE DISPOSAL |
| PEERY, CANDICE * | 6/21/2024 | \$164.32 | Refund: 5071671 - PEERY, CANDICE * | 5113110 - ACCOUNTS RECEIVABLE |
| POSTALIA TDCPOSTAGE MACHINE | 6/20/2024 | \$250.00 | Postage for Meter @ Court | 1042240 - SUPPLIES |
| PRINCIPAL LIFE INSURANCE COMPANY | 6/20/2024 | \$660.07 | Vision Premiums - July | 1022508 - VISION |
| PRINCIPAL LIFE INSURANCE COMPANY | 6/20/2024 | \$5,163.11 | Dental Premiums - July | 1022501 - DENTAL |
| PRINCIPAL LIFE INSURANCE COMPANY | 6/20/2024 | \$733.99 | Vision Premiums - June 2024 | 1022508 - VISION |
| PRINCIPAL LIFE INSURANCE COMPANY | 6/20/2024 | \$5,508.69 \$12,065.86 | Dental Premiums - June 2024 | 1022501 - DENTAL |
| PROCTOR, ANGELA | 6/21/2024 | \$680.00 | Bail Refund - Proctor | 1022430 - COURT FINES AND FORFEITURES |
| RB&G ENGINEERING, INC | 6/27/2024 | \$4,084.50 | RB&G Testing for Main Street Widening | 4540306 - MAIN STREET WIDENING |
| REVCO | 6/20/2024 | \$1,427.80 | Buy out of Copy Machine Lease for PW | 4340300 - COPIER CONTRACT |
| REVCO | 6/20/2024 | \$597.51 \$2,025.31 | Copy Machine Lease - City Hall | 4340300 - COPIER CONTRACT |
| RH BORDEN AND COMPANY, LLC | 6/20/2024 | \$10,000.00 | Manhole scans | 5240325 - SEWER LINE CLEANOUT EXPENSE |
| RH BORDEN AND COMPANY, LLC | 6/20/2024 | \$47,760.00 \$57,760.00 | Acoustic Assessment of collection system | 5240325 - SEWER LINE CLEANOUT EXPENSE |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$23.55 | 509 FIRESTONE DRIVE | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$15.57 | 1250 S CANYON ROAD | 5440273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$1,217.40 | 1100 S CANYON ROAD | 5440273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$4.87 | 80 E 770 N | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$17.99 | 154 E 950 S | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$33.92 | 1005 S RED BARN | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$51.82 | 415 TRAVERTINE WAY | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$17.40 | 1026 E MAIN STREET | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$14.07 | 1000 N CENTER PARK | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$366.26 | 1215 N CENTER ST - PUBLIC WORKS BLDG | 1051270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$809.14 | 10 W GINGER GOLD ROAD (LIFT STATION) | 5240270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/20/2024 | \$11,915.74 | 1215 N CENTER | 5240500 - WRF - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$16.02 | 1852 Marigold Way | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$20.46 | 115 W 860 N - STRONGBOX | 1060270 - UTILITIES - STREET LIGHTS |

| | | | | |
|----------------------|-----------|------------|--|-------------------------------------|
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$25.01 | 1269 S RED CLIFF DRIVE | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$26.79 | 1230 S Bluff ST | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$45.91 | 1595 S LONGVIEW ROAD | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$129.19 | 759 Badger Way | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$0.01 | ITEM 53 RECREATION OPERATION CONTRACT AHLIN POND | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$0.01 | ITEM 58 ARENAONCE CONTRACT FAIR GROUNDS | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$0.01 | ITEM 67 SUMMIT RIDGE PKWY CONTRACT SOCCERFIELDS SITE | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$0.01 | ITEM 80 SUMMIT RIDGE SPORTS/FOOD COURT | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$0.01 | ITEM 82 PI BOOSTER PUMP-SUMMIT RIDGE | 5440273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$0.01 | ITEM 86 CITY HALL CONTRACT | 1051270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$4.40 | ITEM 18 PARK LIGHTS | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$10.33 | ITEM 91 ARENAONCE ANNOUNCERS/RV PEDESTALS | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$11.10 | ITEM 92 ARENAONCE SPRINKLER/RV PEDESTALS | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$11.19 | ITEM 72 SUMMIT RIDGE PARKWAY STREETLIGHTS | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$11.21 | ITEM 65 STREETLIGHTS | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$11.47 | ITEM 16 CITY PARK | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$12.35 | ITEM 70 STREETLIGHTS | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$13.40 | ITEM 94 GENERAL SVC POND PUMP | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$14.79 | ITEM 23 BALL PARK LIGHTS | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$15.41 | ITEM 90 188 S CENTER | 1051270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$16.85 | ITEM 50 LIGHTING | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$17.41 | ITEM 74 CONTRACT METERED STREETLIGHTS | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$18.65 | ITEM 97 STREETLIGHTS | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$19.48 | ITEM 13 BOWERY | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$19.90 | ITEM 40 VETERANS MONUMENT | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$21.08 | ITEM 98 EAST SIDE PARK | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$21.55 | ITEM 30 STREETLIGHT PEDESTAL | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$23.18 | ITEM 104 815 S HORIZON LOOP | 1051270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$24.07 | ITEM 105 FOOTHILL SPRINKLERS | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$25.18 | ITEM 29 SPRINKLING SYSTEM | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$25.45 | ITEM 43 # SIGN | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$27.44 | ITEM 85 RESTROOMS CENTENNIAL PARK | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$30.24 | ITEM 17 AREA LIGHTS | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$33.55 | ITEM 71 LIGHTING | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$34.50 | ITEM 46 STREETLIGHTS | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$37.68 | ITEM 49 NORTH PARK | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$39.17 | ITEM 78 LIGHTING STRONG BOX | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$52.98 | ITEM 101 CITY PARK | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$56.50 | ITEM 99 400 E MAIN | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$63.18 | ITEM 21 BALL PARK CONCESSION STAND | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$63.62 | CITY OWNED WELL | 5440273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$64.67 | ITEM 60 ARENAONCE UPGRADE | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$66.94 | ITEM 7 PUMP VAULT | 5440273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$84.77 | ITEM 20 SUNSET TRAILS PARK | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$121.51 | ITEM 79 GENERAL SERVICE PUMP STATION | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$154.30 | ITEM 66 STREETLIGHTS | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$180.47 | ITEM 96 1005 S CENTER CHLORINATOR | 5140273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$194.29 | ITEM 76 CULINARY PUMPSITE | 5140273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$229.49 | ITEM 95 CITY CENTER | 1051270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$229.61 | ITEM 93 REC CENTER PERM SVC FOR REMODEL | 1051270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$286.65 | ITEM 27 COMMERCIAL/CITY LIBRARY | 1051270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$333.46 | ITEM 83 STREETLIGHTS | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$385.24 | ITEM 84 SUMMIT RIDGE SPORTS COURT FOOD STAND | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$467.79 | ITEM 1 SPLIT 910 E 70 N EAST CULINARY WELL | 5140273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$467.79 | ITEM 1 SPLIT 910 E 70 N EAST CULINARY WELL | 5440273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$863.16 | ITEM 25 GOVERNMENT BUILDING | 1051270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$1,841.85 | ITEM 68 SUMMIT RIDGE PKWY SOCCER FIELD LIGHTING | 1070270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$2,583.09 | ITEM 4 SPLIT 190 E 400 S NEW CULINARY WELL | 5140273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$2,583.09 | ITEM 4 SPLIT 190 E 400 S NEW CULINARY WELL | 5440273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$3,064.71 | ITEM 89 BOOSTER PUMP STATION | 5440273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$3,445.89 | ITEM 2 SPLIT SUMMIT RIDGE WATER PUMP | 5440273 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$3,445.90 | ITEM 2 SPLIT SUMMIT RIDGE WATER PUMP | 5140273 - UTILITIES |

| | | | | |
|---|-----------|--------------|---|--|
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$3,887.08 | ITEM 32, 33, 35, 36, 37, 38 STREETLIGHTS | 1060270 - UTILITIES - STREET LIGHTS |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$4,150.56 | ITEM 88 CITY HALL | 1051270 - UTILITIES |
| ROCKY MOUNTAIN POWER | 6/27/2024 | \$4,510.91 | ITEM 48 HAYFIELD PUMP | 5440273 - UTILITIES |
| | | \$49,181.70 | | |
| SALT LAKE WHOLESALE SPORTS - INDUSTRIAL PRODUCTS MFG. INC | 6/20/2024 | \$160.00 | 12 Gauge Shotgun Shells | 1054240 - SUPPLIES |
| SAM'S CLUB | 6/20/2024 | \$245.00 | Sam's Club Memberships - Annual Renewal | 1043210 - BOOKS,SUBSCRIPTIONS,MEMBERSHIP |
| SANDERSON, REKO | 6/21/2024 | \$275.20 | URPA conference | 1070230 - EDUCATION, TRAINING & TRAVEL |
| SANTAQUIN CITY UTILITIES | 6/21/2024 | \$200.00 | Cemetery | 1022350 - UTILITIES PAYABLE |
| SANTAQUIN CITY UTILITIES | 6/21/2024 | \$865.00 | Utilities | 1022350 - UTILITIES PAYABLE |
| | | \$1,065.00 | | |
| SANTAQUIN MARKET ACE | 6/20/2024 | \$18.95 | Gate repair | 5440250 - EQUIPMENT MAINTENANCE |
| SANTAQUIN MARKET ACE | 6/20/2024 | \$35.99 | Tie Downs for Casket for Bills Funeral | 7657242 - EMS - SUPPLIES |
| SANTAQUIN MARKET ACE | 6/20/2024 | \$44.36 | Mulch | 1077300 - CEMETERY GROUNDS MAINTENANCE |
| SANTAQUIN MARKET ACE | 6/20/2024 | \$35.08 | line trimmer and gloves | 1070300 - PARKS GROUNDS SUPPLIES |
| SANTAQUIN MARKET ACE | 6/20/2024 | \$66.60 | Mulch | 1070300 - PARKS GROUNDS SUPPLIES |
| SANTAQUIN MARKET ACE | 6/20/2024 | \$33.30 | Mulch | 1070300 - PARKS GROUNDS SUPPLIES |
| SANTAQUIN MARKET ACE | 6/20/2024 | \$44.77 | Detail Items for Funeral | 7657250 - FIRE - EQUIPMENT MAINTENANCE |
| SANTAQUIN MARKET ACE | 6/20/2024 | \$8.09 | Tarp | 1070300 - PARKS GROUNDS SUPPLIES |
| SANTAQUIN MARKET ACE | 6/20/2024 | \$23.92 | Cemetery maintenance | 1077300 - CEMETERY GROUNDS MAINTENANCE |
| SANTAQUIN MARKET ACE | 6/20/2024 | \$26.95 | Irrigation parts | 1070300 - PARKS GROUNDS SUPPLIES |
| SANTAQUIN MARKET ACE | 6/20/2024 | \$242.99 | Community Garden Tiller | 6640720 - RAP TAX EXPENSE |
| SANTAQUIN MARKET ACE | 6/27/2024 | \$51.25 | Batteries and sprayer | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| SANTAQUIN MARKET ACE | 6/27/2024 | \$124.19 | Battery | 1070250 - EQUIPMENT MAINTENANCE |
| | | \$756.44 | | |
| Scott, Emma | 6/21/2024 | \$221.64 | Direct Deposit returned for 06/21/2024 pp - paper check issued | 1015800 - SUSPENSE |
| Scott, Emma | 6/21/2024 | -\$221.64 | Direct Deposit returned for 06/21/2024 pp - wrong account number for direct deposit | 1015800 - SUSPENSE |
| | | \$0.00 | | |
| SELECTHEALTH, INC | 6/21/2024 | \$52.00 | HSA Admin Fees - June 2024 | 1043310 - PROFESSIONAL & TECHNICAL |
| SELECTHEALTH, INC | 6/21/2024 | \$61,208.00 | Health Insurance Premiums for June 2024 | 1022500 - HEALTH INSURANCE |
| SELECTHEALTH, INC | 6/27/2024 | \$63,746.20 | Health Insurance Premiums - July 2024 | 1022500 - HEALTH INSURANCE |
| | | \$125,006.20 | | |
| SHRED-IT US JV LLC | 6/27/2024 | \$167.66 | Document Shredding Services - City Hall | 1043310 - PROFESSIONAL & TECHNICAL |
| SKAGGS PUBLIC SAFETY UNIFORM | 6/20/2024 | \$9.99 | Name Plates | 7657244 - UNIFORMS |
| SKAGGS PUBLIC SAFETY UNIFORM | 6/20/2024 | \$716.67 | Costa Uniforms | 1054250 - EQUIPMENT MAINTENANCE |
| SKAGGS PUBLIC SAFETY UNIFORM | 6/20/2024 | \$14.40 | Wall snake chain button hook clasp | 1054240 - SUPPLIES |
| | | \$741.06 | | |
| SKM INC | 6/27/2024 | \$38.75 | Remote alarm fix | 5240550 - WRF - EQUIPMENT MAINTENANCE |
| SKM INC | 6/27/2024 | \$310.00 | Programing for PI valve | 5440310 - PROFESSIONAL & TECHNICAL SVCS |
| | | \$348.75 | | |
| SMITH, KEATON | 6/27/2024 | \$55.00 | EMT Re-certification | 7657235 - EMS - EDUCATION, TRAINING & TRAVEL |
| SO UT VALLEY ANIMAL SHELTER | 6/27/2024 | \$160.00 | Dog Licenses x 6 | 1054350 - UTAH COUNTY ANIMAL SHELTER |
| SPRINKLER SUPPLY | 6/27/2024 | \$2,458.57 | Rotors for Cemetery | 1077300 - CEMETERY GROUNDS MAINTENANCE |
| SPRINKLER SUPPLY | 6/27/2024 | \$2,151.81 | Rotors for cemetery | 1077300 - CEMETERY GROUNDS MAINTENANCE |
| SPRINKLER SUPPLY | 6/27/2024 | -\$343.27 | Clocks for parkway | 1070300 - PARKS GROUNDS SUPPLIES |
| SPRINKLER SUPPLY | 6/27/2024 | \$1,227.57 | Irrigation heads for parks | 1070300 - PARKS GROUNDS SUPPLIES |
| SPRINKLER SUPPLY | 6/27/2024 | \$852.36 | Irrigation parts for parks | 1070300 - PARKS GROUNDS SUPPLIES |
| | | \$6,347.04 | | |
| STAPLES | 6/20/2024 | \$20.68 | 36 pk Sharpies | 6140335 - MISC SUPPLIES |

| | | | | |
|----------------------|-----------|--------------------|--|--|
| STAPLES | 6/20/2024 | \$54.62 \$75.30 | Case of Paper & Batteries | 1043240 - SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$10.99 | Ear plugs | 1070350 - SAFETY - PPE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$13.99 | Bungees for mower trailer | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$2.99 | Vac truck repair | 5240250 - EQUIPMENT MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$8.37 | Irrigation parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$28.99 | Soldering iron | 1060250 - EQUIPMENT MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$19.31 | Water meter parts | 5140240 - SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$6.90 | Street mower repair parts | 1060250 - EQUIPMENT MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$23.77 | Public Safety pipe repair | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$50.76 | pipe repair public safety | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$18.47 | Water line repair parts | 5140240 - SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$40.24 | Sprinkler repair public safety | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$8.28 | Cemetery irrigation repair | 1077300 - CEMETERY GROUNDS MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$8.69 | Insecticide for flowers at the buildings | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$31.97 | Public Safety office | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$7.49 | Parts for PI actuator | 5440240 - SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$16.48 | Parts for water line testing | 1022450-928 - (INSP& TESTING)Silver Oaks Phase 1 |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$6.49 | Sprinkler parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$5.15 | VFD Filter | 5240250 - EQUIPMENT MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$38.97 | Shop towels for public works building | 5140240 - SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$5.99 | edger blades | 1070250 - EQUIPMENT MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$26.04 | Irrigation repair | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$1.68 | Hardware | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$9.99 | Markers for sprinkler repair | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$7.49 | paint for mower | 1070250 - EQUIPMENT MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$3.00 | Mower repair | 1070250 - EQUIPMENT MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$22.99 | Tools | 1060240 - SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$77.03 | Lamb rental | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$26.99 | Irrigation repair tool | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$55.12 | Parkway irrigation repair | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$54.55 | Parkway irrigation repair | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$7.96 | Ballfield maintenance | 1070310 - BALLFIELD MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$13.58 | Parts for cameras at library | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$12.07 | Irrigation parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$10.40 | Sprinkler parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$1.29 | sprinkler parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$11.99 | Sprayer | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$1.00 | misc hardware | 6740240 - SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$2.79 | Irrigation parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$24.43 | PI repair | 5440240 - SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$102.02 | cleaning supplies | 1051240 - SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$25.99 | Sprinkler repair WRF | 5240250 - EQUIPMENT MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$16.28 | Cleaning supplies for park bathrooms | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$30.98 | zip ties | 6240240 - SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$44.27 | Irrigation repair in parks | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$12.49 | Gasket Maker | 7657250 - FIRE - EQUIPMENT MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$32.78 | Public safety office | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$341.37 | Culinary water line testing parts | 1022450-928 - (INSP& TESTING)Silver Oaks Phase 1 |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$45.89 | sprinkler parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$2.29 | Sprinkler parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$3.58 | Sprinkler parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$42.45 | Public Safety office | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$10.77 | pipe for meters | 5440240 - SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$37.98 | Supplies for Centennial Park pipe break | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$38.97 | Public Safety Office | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$30.95 | Public Safety office | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$31.99 | Replacement hose for watering plants at Public Safety Bldg | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$37.98 | Public Safety office | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$52.47 | Public Safety office | 1051300 - BUILDINGS & GROUND MAINTENANCE |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$14.49 | Absorbent | 1070300 - PARKS GROUNDS SUPPLIES |

| | | | | |
|---|-----------|-------------|--|--|
| STRINGHAM'S HARDWARE | 6/27/2024 | \$67.74 | Parks supplies | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$7.07 | Sprinkler parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$16.49 | Irrigation parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$16.48 | Parts for pressure testing | 1022450-928 - (INSP& TESTING)Silver Oaks Phase 1 |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$5.08 | Irrigation parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$10.98 | Sprinkler repair | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$1.29 | Sprinkler repair | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$3.49 | Sprinkler parts | 1070300 - PARKS GROUNDS SUPPLIES |
| STRINGHAM'S HARDWARE | 6/27/2024 | \$11.48 | Sprinkler parts | 1070300 - PARKS GROUNDS SUPPLIES |
| | | \$1,820.77 | | |
| T-MOBILE | 6/20/2024 | \$60.94 | Phone Bill - Jared Shepherd | 1078280 - TELEPHONE |
| THATCHER COMPANY | 6/27/2024 | \$1,956.00 | T-Chlor | 5240510 - WRF - CHEMICAL SUPPLIES |
| THATCHER COMPANY | 6/27/2024 | -\$500.00 | Tote-return | 5240510 - WRF - CHEMICAL SUPPLIES |
| | | \$1,456.00 | | |
| THE HARTFORD | 6/17/2024 | \$3,743.07 | Life, ADD, LTD & Sup Life - June 2024 | 1022504 - LIFE/ADD |
| THOMSON REUTERS - WEST | 6/20/2024 | \$261.08 | CLEAR Subscription May 2024 | 1054311 - PROFESSIONAL & TECHNICAL |
| TOWN OF GENOLA | 6/27/2024 | \$2,394.78 | State Debt Collections for Genola Court - April 1 - June 26 | 1035110 - COURT FINES |
| TRAFFIC LOGIX CORPORATION | 6/21/2024 | \$2,810.78 | Remaining Balance of Traffic Trailer after DEA Reimbursement | 1054250 - EQUIPMENT MAINTENANCE |
| TRAFFIC LOGIX CORPORATION | 6/21/2024 | \$11,738.22 | Traffic Trailer with Solar + 3 yr cloud fee | 1022497 - POLICE - DEA REIMBURSEMENTS |
| | | \$14,549.00 | | |
| TRILOGY MEDWASTE WEST LLC | 6/20/2024 | \$95.00 | Medical Waste Disposal | 7657242 - EMS - SUPPLIES |
| TRYON, ERIK | 6/20/2024 | \$400.00 | Erik Tryon Contract Pay | 6840120 - SALARIES & WAGES (PART TIME) |
| TURF EQUIPMENT & AGRONOMICS, LLC | 6/27/2024 | \$73.44 | Oil for Ventrac | 1070250 - EQUIPMENT MAINTENANCE |
| UPPER CASE PRINTING | 6/20/2024 | \$2,577.48 | News letter supplies | 5240241 - UTILITY BILLING PROCESSING FEES |
| UPPER CASE PRINTING | 6/20/2024 | \$2,577.48 | News letter supplies | 5440241 - UTILITY BILLING PROCESSING FEES |
| UPPER CASE PRINTING | 6/20/2024 | \$2,577.49 | News letter supplies | 5140241 - UTILITY BILLING PROCESSING FEES |
| | | \$7,732.45 | | |
| UTAH ASSOCIATION OF PUBLIC TREASURERS | 6/20/2024 | \$75.00 | UAAPT Membership - Joyce Lamb | 1043210 - BOOKS,SUBSCRIPTIONS,MEMBERSHIP |
| UTAH COUNTY AUDITOR - ACCOUNTS RECEIVABLE | 6/20/2024 | \$3,589.58 | April-June 2024 Victim Advocate Services | 1054311 - PROFESSIONAL & TECHNICAL |
| UTAH COUNTY LODGE #31 | 6/21/2024 | \$230.00 | FOP Dues (Ut County Lodge #31) | 1022425 - FOP DUES |
| UTAH STATE RETIREMENT | 6/18/2024 | \$5.00 | Traditional IRA | 1022300 - RETIREMENT PAYABLE |
| UTAH STATE RETIREMENT | 6/18/2024 | \$91.64 | Retirement Loan Payment | 1022325 - RETIREMENT LOAN PAYMENT |
| UTAH STATE RETIREMENT | 6/18/2024 | \$1,092.00 | Roth IRA | 1022300 - RETIREMENT PAYABLE |
| UTAH STATE RETIREMENT | 6/18/2024 | \$1,170.85 | 401K - Tier 1 Parity | 1022300 - RETIREMENT PAYABLE |
| UTAH STATE RETIREMENT | 6/18/2024 | \$1,494.55 | 457 | 1022300 - RETIREMENT PAYABLE |
| UTAH STATE RETIREMENT | 6/18/2024 | \$5,042.18 | 401K | 1022300 - RETIREMENT PAYABLE |
| UTAH STATE RETIREMENT | 6/18/2024 | \$27,360.92 | Retirement | 1022300 - RETIREMENT PAYABLE |
| UTAH STATE RETIREMENT | 6/26/2024 | \$5.00 | Traditional IRA | 1022300 - RETIREMENT PAYABLE |
| UTAH STATE RETIREMENT | 6/26/2024 | \$91.64 | Retirement Loan Payment | 1022325 - RETIREMENT LOAN PAYMENT |
| UTAH STATE RETIREMENT | 6/26/2024 | \$1,118.00 | Roth IRA | 1022300 - RETIREMENT PAYABLE |
| UTAH STATE RETIREMENT | 6/26/2024 | \$1,257.31 | 401K - Tier 1 Parity | 1022300 - RETIREMENT PAYABLE |
| UTAH STATE RETIREMENT | 6/26/2024 | \$1,609.23 | 457 | 1022300 - RETIREMENT PAYABLE |
| UTAH STATE RETIREMENT | 6/26/2024 | \$5,013.41 | 401K | 1022300 - RETIREMENT PAYABLE |
| UTAH STATE RETIREMENT | 6/26/2024 | \$26,610.45 | Retirement | 1022300 - RETIREMENT PAYABLE |
| | | \$71,962.18 | | |
| UTAH STATE TAX COMMISSION | 6/24/2024 | \$8,943.31 | State Income Tax | 1022230 - STATE WITHHOLDING PAYABLE |
| UTAH STATE TAX COMMISSION | 6/24/2024 | \$11,085.28 | State Income Tax | 1022230 - STATE WITHHOLDING PAYABLE |

\$20,028.59

| | | | | |
|---|-----------|----------|--|--|
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$2.34 | LITTLE MISS | 6240482 - LITTLE MISS |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$9.46 | PRINCESS THEME CAMP | 6840725 - YOUTH ENRICHMENT |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$24.84 | WTWTA | 6840725 - YOUTH ENRICHMENT |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$30.36 | SENIORS LUNCH | 7540480 - FOOD |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$34.67 | LITTLE MISS | 6240482 - LITTLE MISS |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$36.09 | LITTLE MISS | 6240482 - LITTLE MISS |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$41.42 | PD OFFICE SUPPLIES | 1054240 - SUPPLIES |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$56.43 | SENIORS LUNCH | 7540480 - FOOD |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$58.60 | PRINCESS THEME CAMP | 6840725 - YOUTH ENRICHMENT |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$76.56 | LITTLE MISS | 6240482 - LITTLE MISS |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$89.04 | ADMIN ASSISTANTS LUNCHEON/THANK YOU CARDS | 1054240 - SUPPLIES |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$104.62 | WATER SPORTS CAMP SNACKS | 6840725 - YOUTH ENRICHMENT |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$112.21 | SENIOR LUNCH | 7540480 - FOOD |
| WALMART BRC - GE CAPITAL RETAIL BANK | 6/27/2024 | \$158.56 | LITTLE MISS ORCHARD DAYS | 6240482 - LITTLE MISS |
| | | \$835.20 | | |
| WAXIE SANITARY SUPPLY | 6/20/2024 | \$457.72 | Cleaning supplies | 1051240 - SUPPLIES |
| WESTPRO, INC - WESTERN PROMOTIONAL SPORTWEAR, INC | 6/20/2024 | \$114.00 | Hooser Uniforms, Tactical Polos | 1054240 - SUPPLIES |
| ZIONS BANK PUBLIC FINANCE | 6/20/2024 | \$187.50 | Public Safety Impact Fee Analysis | 5840730 - CAPITAL FACILITY PLAN UPDATE |
| ZIONS BANK-SANTAQUIN-CC-AMALIE OTTLEY | 6/27/2024 | \$7.93 | Walmart - printed photos of mayor and council | 1041610 - OTHER SERVICES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$27.69 | Wal-Mart - city council dinner 06/04 | 1041610 - OTHER SERVICES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$36.18 | Walmart - gift baskets and candy for business spotlight recognition & future recognitions | 1041610 - OTHER SERVICES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$41.12 | Jimmy Johns - city council dinner 06/04 | 1041610 - OTHER SERVICES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$50.00 | Fiiz Drinks - gift cards for business spotlight recognition basket | 1041610 - OTHER SERVICES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$57.45 | Sourdough sandwiches for mayor business lunch | 1041610 - OTHER SERVICES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$58.00 | Main Street Pizza - city council dinner | 1041610 - OTHER SERVICES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$185.00 | IIMC - Annual Dues | 1041210 - BOOKS, SUBSCRIPT, MEMBERSHIP |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$257.75 | Adobe - account renewal | 1043210 - BOOKS,SUBSCRIPTIONS, MEMBERSHIP |
| ZIONS BANK-SANTAQUIN-CC-CHRIS LINDQUIST | 6/27/2024 | \$51.96 | Doughnuts for crew for Labor Day breakfast. | 7657246 - EMERGENCY MANAGEMENT |
| ZIONS BANK-SANTAQUIN-CC-FIRE DEPARTMENT | 6/27/2024 | \$56.15 | Wm Supercenter #5167 Memorial Day Breakfast Juice. Fire/EMS Association will reimburse | 7657242 - EMS - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC-JACKIE BACKMAN | 6/27/2024 | \$4.50 | Chevron 0375725- Fishing camp-Worms | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$9.00 | Chevron 0375725 - Fishing camp-Worms | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$9.00 | Chevron 0375725 - Worms for Fishing | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$18.01 | Chevron 0375725 - Youth Fishing- Worms | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$37.97 | CS Admin-Health & Wellness Initiative | 6740620 - HEALTH & WELLNESS INITIATIVE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$64.14 | Samsclub #6685 - Fishing BBQ | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$104.16 | Wm Supercenter #5167-Concessions | 6140484 - SNACK SHACK FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$119.98 | Amazon; Start Smart Sports Equipment | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$284.90 | amazon, baseball equipment | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC-JASON BOND | 6/27/2024 | \$734.00 | Icma Online - ICMA Membership Renewal for Jason Bond | 1078210 - BOOKS, SUBSCRIPT, & MEMBERSHIP |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$810.00 | Icma Online - 2024 ICMA Conference Registration for Jason Bond | 1078230 - EDUCATION, TRAINING & TRAVEL |
| ZIONS BANK-SANTAQUIN-CC-JASON CALLAWAY | 6/27/2024 | -\$21.69 | Credit Voucher Lowes #03427 - Sales tax return on concrete purchase for new address signs. | 1022531 - STREET SIGNS (NEW DEVELOPMENT) |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$270.00 | Deq Dw Backflow Tester Certification for Pat Hatfield | 5140210 - BOOKS, SUBSCRIPTIONS & MEMBERS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$312.89 | Lowes #03427 - Concrete for new address sign posts. | 1022531 - STREET SIGNS (NEW DEVELOPMENT) |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$476.00 | Mountain Country Equipm - Gates for landfill. | 1062240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$481.92 | Napa Auto Parts - Brake repair for old GMC fire truck | 7657250 - FIRE - EQUIPMENT MAINTENANCE |
| ZIONS BANK-SANTAQUIN-CC-JENNIFER WAGNER | 6/27/2024 | -\$18.25 | Credit Voucher Maceys In Santaquin | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | -\$5.56 | Credit Voucher Amazon Prime | 7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIP |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$5.99 | Amzn - summer reading | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$6.99 | Amzn - summer reading | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$7.99 | Amzn - feathers to make â€ˆkevinâ€™ summer reading | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$9.99 | Amzn Mktp- mints book club | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$12.50 | Amzn - summer reading | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$12.78 | Amzn - book club | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$18.10 | Wal-Mart - book club | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$19.49 | Amazon.Com*p89uq7lm3 | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$19.98 | Amzn - story time | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |

| | | | | |
|--|-----------|------------|---|--|
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$25.00 | Fiiz Drinks - Santaquin summer reading gift card/their receipt printer was down | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$26.85 | Maceys - gloves for summer reading | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$32.76 | Amzn - book club | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$37.46 | Amzn - prizes summer reading | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$40.00 | Amazon - Shutterfly gift cards for summer reading prizes | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$41.16 | Amazon Ret* 111-841005 | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$43.52 | Wm Supercenter - summer reading | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$46.99 | Amazon - book | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$48.89 | Maceys In Santaqui | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$49.99 | Otc Brands Inc - summer reading | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$60.00 | Subway - 2 gift cards for summer reading prizes | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$60.98 | Amzn - switch game/teen book club treat | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$61.59 | Sams Club - water summer reading | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$71.22 | Amzn - book | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$87.51 | Amzn - Mktp book clubs | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$90.00 | J Mart Publishing Company - summer reading posters | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$91.70 | Usps Po - Ill grant | 7240760 - OTHER GRANT EXPENSES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$100.41 | Amzn - books/book club | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$138.30 | Costa Vida - summer reading staff party | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$171.51 | Amzn - sign board | 7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$200.00 | Santaquin Sinclair - 2 gas cards for summer reading prizes | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$240.00 | Mobile Beacon - 2 spots John 4 spots Jen | 6740310 - PROFESSIONAL & TECHNICAL |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$294.22 | Amazon - summer reading | 7240320 - PROGRAMS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$480.00 | Mobile Beacon - 2 spots John 4 spots Jen | 7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS |
| ZIONS BANK-SANTAQUIN-CC-JOHN BRADLEY | 6/27/2024 | -\$14.89 | Credit Voucher Amzn. Credit from Amazon. Leadership book not delivered. | 6740210 - BOOKS, SUBSCRIPTIONS, & MEMBERSHIPS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$2.26 | Pidj.Co. - Event Texting | 6740310 - PROFESSIONAL & TECHNICAL |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$6.00 | The Classic Car Wash - Explorer Car Wash. | 6740240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$12.50 | Chick-Fil-A #03492 - Youth City Council Event. | 1041670 - YOUTH CITY COUNCIL EXPENSES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$12.73 | Pidj.Co.- Sport League Texting | 6140310 - PROFESSIONAL & TECHNICAL SERVICES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$14.89 | Amazon - Leadership Book | 6740210 - BOOKS, SUBSCRIPTIONS, & MEMBERSHIPS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$21.98 | Amazon - Leadership Book | 6740210 - BOOKS, SUBSCRIPTIONS, & MEMBERSHIPS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$37.52 | Maceys In Santaquin - Summer Programs Water Bottles. | 6740620 - HEALTH & WELLNESS INITIATIVE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$39.92 | Walmart.Com - Helmets for trails ebike. | 6640720 - RAP TAX EXPENSE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$42.80 | Maceys In Santaquin - Summer playground water bottles. | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$56.71 | In *the Laughing Owl Gree - Plants from Greenhouse for Museum yard. | 6340240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$63.07 | Chick-Fil-A #03492 - Youth City Council Event | 1041670 - YOUTH CITY COUNCIL EXPENSES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$64.75 | Pp*old Pioneer Press - Camp Signage. | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$100.41 | Costco - Food for Museum Events | 6340240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$109.54 | Activity Equipment for Explore Your Parks Event. | 6740620 - HEALTH & WELLNESS INITIATIVE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$148.86 | Amazon - Little Miss Santaquin supplies | 6240482 - LITTLE MISS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$206.98 | Walmart.Com - Concession Stand Air Unit (Orchard Hills) | 6640720 - RAP TAX EXPENSE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$226.56 | Samsclub. Food - Explore Your Parks Events. | 6740620 - HEALTH & WELLNESS INITIATIVE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$274.83 | Wal-Mart #5167 - Family Fitness Festival Raffle Prizes. | 6740620 - HEALTH & WELLNESS INITIATIVE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$332.81 | The Home Depot 4416 - Tools | 6640720 - RAP TAX EXPENSE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$1,259.97 | Century, Llc. - Martial Arts Kicking Bags | 6640720 - RAP TAX EXPENSE |
| ZIONS BANK-SANTAQUIN-CC-JOHN LUNDELL | 6/27/2024 | \$128.81 | Dropbox renewal | 1048240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC-LISA WILKEY | 6/27/2024 | \$13.38 | Costco - watermelon for June luncheon | 1043480 - EMPLOYEE RECOGNITIONS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$20.73 | Walmart - Planters & potting soil | 1043240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$61.26 | Walmart - Employee luncheon supplies | 1043480 - EMPLOYEE RECOGNITIONS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$90.00 | Magnolia Blooms Floral LLC - Council Member Lynn Mechamâ€™s fathers funeral | 1043610 - OTHER SERVICES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$174.39 | Samâ€™s Club - June Birthday lunch supplies | 1043480 - EMPLOYEE RECOGNITIONS |
| ZIONS BANK-SANTAQUIN-CC-MELINDA MATHESON | 6/27/2024 | -\$79.35 | Amazon: Coach Pitch supplies refund | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | -\$69.96 | Amazon: Refund, Tennis equipment never received | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | -\$59.98 | Amazon: Refund, coachpitch equipment | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$7.47 | Maceys: snack shack | 6140484 - SNACK SHACK FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$8.04 | Walmart: Concession supplie | 6140484 - SNACK SHACK FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$25.00 | Walmart: Concession supplies | 6140484 - SNACK SHACK FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$33.45 | Maceys: Not Your Typical Sports Camp supplies | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$48.95 | Amazon: Sand Volleyball supplies | 6140670 - ADULT SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$50.00 | Maceys: fishing | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$55.40 | Walmart: Concession items | 6140484 - SNACK SHACK FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$70.87 | Walmart: Tennis equipment | 6140665 - YOUTH SPORTS |

| | | | | |
|---|-----------|------------|---|---|
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$75.00 | WhenIWork: Employee scheduling program | 6140310 - PROFESSIONAL & TECHNICAL SERVICES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$75.58 | Amazon: Baseball prizes | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$75.77 | Walmart: Not Your Typical Camp Supplies | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$125.16 | Amazon: Baseball/softball prizes | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$128.00 | Livingston: Sponsor banner | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$161.11 | Amazon: Concession supplies | 6140484 - SNACK SHACK FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$172.42 | Amazon: Tennis equipment. Coach pitch equipment | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$195.54 | TropicalSno: Awards for baseball/softball | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$234.99 | Amazon: Concession supplies | 6140484 - SNACK SHACK FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$255.00 | Plan-It Rentals: Not Your Typical Sports Camp supplies | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$333.50 | Livingston: Baseball awards. Tennis signs | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$428.22 | Amazon: Chalker for the ball fields | 6140665 - YOUTH SPORTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$502.81 | SamsClub: Concession Supplies | 6140484 - SNACK SHACK FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$742.80 | Sams: Concession supplies | 6140484 - SNACK SHACK FOOD |
| ZIONS BANK-SANTAQUIN-CC-NORM BEAGLEY | 6/27/2024 | \$7.75 | Expedia 72856566633205 - Norm Beagley booking for flight for annual ICMA Conference | 1043230 - EDUCATION, TRAINING & TRAVEL |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$15.98 | Maceys In Santaquin - Plant and Card for Santaquin Resident | 1043240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$16.77 | Maceys In Santaquin - Donuts for Construction Coordination Meeting | 1048240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$74.00 | Amzn Mktp Us - Projector Screen for City Hall | 4340230 - MISC EQUIPMENT EXPENSE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$141.00 | Vrbo Fee - Annual ICMA lodging for Norm Beagley | 1043230 - EDUCATION, TRAINING & TRAVEL |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$161.06 | Zoom.Us 888-799-9666 - Annual Zoom Account Renewal | 4340500 - SOFTWARE EXPENSE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$187.98 | Delta Air - Norm Beagley flight for annual ICMA Conference | 1043230 - EDUCATION, TRAINING & TRAVEL |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$277.98 | American Air - Norm Beagley flight for annual ICMA Conference | 1043230 - EDUCATION, TRAINING & TRAVEL |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$840.00 | Icma Online - Annual ICMA conference registration for Norm Beagley | 1043230 - EDUCATION, TRAINING & TRAVEL |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$968.00 | Icma Online - ICMA Annual Membership Norm Beagley | 1043230 - EDUCATION, TRAINING & TRAVEL |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$1,408.82 | Skyline Realty Llc - Annual ICMA lodging for Norm Beagley | 1043230 - EDUCATION, TRAINING & TRAVEL |
| ZIONS BANK-SANTAQUIN-CC-ROD HURST | 6/27/2024 | \$36.83 | Amzn Mktp Us - Zebra Pens | 1054240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$89.99 | Amzn Mktp Us - Battery Jump Starter | 1054240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$134.56 | Dawson Precision - Glock Sight | 1054240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$306.90 | Leupold & Stevens Inc - Deltapoint Pro 6 MOA | 1054240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$335.78 | Www.Eotechinc.Com - Holographic weapon sight, replacement for broken | 1054240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$357.60 | Sp *Kuiiu - Costa Uniform Pants | 1054240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$362.88 | Amzn Mktp Us - Streamlights, magpull rails, batteries | 1054240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$975.55 | Sp *kuiiu - PD Uniform Pants | 1054240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC-RYAN LIND | 6/27/2024 | \$35.99 | Quickquack - Car wash membership | 7657252 - EMS - EQUIPMENT MAINTENANCE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$62.00 | Sq *toatacos Llc - Lunch for 4 member on a standby Solider Pass Shooting event | 7657132 - EMPLOYEE RECOGNITIONS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$125.00 | In *magnolia Blooms Llc - Flowers for Jesse Smith Funeral | 7657132 - EMPLOYEE RECOGNITIONS |
| ZIONS BANK-SANTAQUIN-CC-SENIOR CENTER | 6/27/2024 | \$12.80 | Family Dollar - Senior lunch dressing containers | 7540480 - FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$13.49 | Maceys - Father's day treats | 7540310 - EVENTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$22.94 | Maceys - Senior lunch | 7540480 - FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$23.86 | Payson Rec And Pool - Salmon Supper ticket for bus driver. | 7540310 - EVENTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$27.45 | Maceys - Senior lunch | 7540480 - FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$30.39 | Wm Supercenter #5167 - thank you gift basket for Emily Choules. | 7540240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$32.00 | Main Street Pizza - Senior lunch dressing | 7540480 - FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$46.75 | Subway - kitchen staff lunch | 7540240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$60.00 | Rowleys Red Barn - Senior lunch berries | 7540480 - FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$67.13 | Wm Supercenter #5167 - Father's Day gifts | 7540310 - EVENTS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$114.26 | Costco Whse #1118 - Senior lunch | 7540480 - FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$138.11 | Wm Supercenter #5167- Senior lunch | 7540480 - FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$142.92 | Sams Club #6685 - Senior lunch | 7540480 - FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$172.56 | Wal-Mart #5167 - Senior lunch | 7540480 - FOOD |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$381.74 | Payson Rec And Pool - Salmon Supper tickets | 7540310 - EVENTS |
| ZIONS BANK-SANTAQUIN-CC-SHANNON HOFFMAN | 6/27/2024 | -\$81.41 | Credit Voucher Amazon - Returned side table for city hall | 1043240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$10.00 | Purchase Utah Corporations Rene | 1043210 - BOOKS,SUBSCRIPTIONS,MEMBERSHIP |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$25.00 | UGFOA Annual Membership/Shannon Hoffman | 1043210 - BOOKS,SUBSCRIPTIONS,MEMBERSHIP |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$39.99 | Hobby-Lobby #952- Clock for Utility Office | 1043240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$51.74 | Maceys In Santaquin - Refreshments for Open Enrollment | 1043240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$75.00 | Utah Public Treas - Shannon Membership | 1043210 - BOOKS,SUBSCRIPTIONS,MEMBERSHIP |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$87.05 | Amzn Mktp Us - Picture Frames for City Council Pictures | 1041240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$169.99 | Amazon.Com*- furniture for City Hall | 1043240 - SUPPLIES |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$814.50 | Stampli For 5-2024 | 4340118 - STAMPLI - AP OCR SOFTWARE |
| ZIONS BANK-SANTAQUIN-CC-SHAUNA JO EVES | 6/27/2024 | \$8.06 | Dollar Tree - Water Sports camp Flavor aid and beach ball | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$12.78 | Sams Club #6685 - Where the wild things are - supplies - crisco | 6840725 - YOUTH ENRICHMENT |

| | | | | |
|-------------------------|-----------|-----------------------|---|--|
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$16.89 | Maceys In Santaqui - Candy for Camp participants Dance Camps | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$18.80 | Dollar Tree - Summer swim noodles and supplies for Where the wild things are camp. | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$24.30 | Amzn Mktp Us - Little Miss bags | 6240482 - LITTLE MISS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$25.25 | Premier Awa - Crowns for Little miss pagent | 6240482 - LITTLE MISS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$26.15 | Maceys SNTQN- water for youth Camps where the wild things are & summer playground. | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$29.88 | Hobby-Lobby #952 - Summer playground supplies | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$32.35 | Amzn Mktp Us - Princess Dance Camp - Part of this receipt for princess clips | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$34.30 | Usps Po 4978880655 - Pickleball award mailings | 6240251 - COMMUNITY EVENTS EXPENSE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$36.96 | Amzn Mktp Us - Princess dance Camp supplies | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$39.96 | Costco Whse #1118 - additional Muffins for Fitness event | 6740620 - HEALTH & WELLNESS INITIATIVE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$45.03 | Wm Supercenter #5167 - Water sports camp snacks | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$53.84 | Sams Club #6685 Camp Snacks for Summer Playground | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$65.97 | Amzn Mktp Us - paddle board insurance | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$65.97 | Amzn Mktp Us - Paddle board insurance | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$87.33 | Costco Whse #1118 --Summer Smash pickleball tournament snacks | 6240251 - COMMUNITY EVENTS EXPENSE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$110.36 | Jimmy Johns - 1651 - E Sandwiches for the 23 Army band. | 6640720 - RAP TAX EXPENSE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$113.55 | Sp Pageantsupplier - Swag for water sports camp | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$136.76 | Sams Club #6685- Summer Playground Treats | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$147.89 | Costco Whse #1118 - Prizes for Pickleball drawing | 6240251 - COMMUNITY EVENTS EXPENSE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$152.83 | Amzn Mktp Us - Supplies for Botonist camp - ruters, notebooks, magnify glass & so forth | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$155.46 | Costco Whse #1118 - Family fitness items - food and fruit etc. | 6740620 - HEALTH & WELLNESS INITIATIVE |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$195.15 | Sp Rhinestonejewelry - crpwns for little miss pagent | 6240482 - LITTLE MISS |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$221.77 | Amazon Mktp - Water Sports Camp safety supplies for participants | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$569.97 | Amzn Mktp Us - Paddle boards for Water sports camp | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$569.97 | Amzn Mktp Us - Paddle boards for water sports camp | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$609.63 | Vistaprint - Water sports camp swag | 6840725 - YOUTH ENRICHMENT |
| ZIONS BANK-SANTAQUIN-CC | 6/27/2024 | \$625.15 | Symbolarts, Ltc - Medals for Pickleball Tournament and league | 6240251 - COMMUNITY EVENTS EXPENSE |
| | | \$27,911.62 | | |
| TOTAL: | | \$2,322,592.78 | | |

MEMO



To: Mayor Olson and City Council

From: Ryan Harris, Senior Planner

Date: June 28, 2024

Re: **Deferral Agreement for Bello Corner Subdivision**

Race Ostler is seeking approval for the Bello Corner Subdivision located at approximately 215 S Center Street. Santaquin City Code requires all street improvements (i.e., curb, gutter, sidewalk, landscaping, etc.) to be installed. The proposed subdivision is in the core area of town and there are currently no street improvements located in the area.

A deferral agreement may be approved by the City Council, which allows the improvements to be installed by the property owner at a future date when the city has determined how the infrastructure improvements should be completed in the area.

The developer is requesting the deferral agreement. Before the Planning Commission can review the subdivision, direction from the City Council regarding infrastructure improvements is needed.

Staff Recommendation: It is recommended that the City Council approve the deferral agreement for the Bello Corner Subdivision.

Recommended Motion: “Motion to approve Resolution 07-01-2024, a resolution approving an infrastructure deferral agreement with Race Ostler for the Bello Corner Subdivision located at 215 South Center Street.



RESOLUTION 07-01-2024

A RESOLUTION APPROVING AN INFRASTRUCTURE DEFERRAL AGREEMENT WITH RACE OSTLER FOR THE BELLO CORNER SUBDIVISION LOCATED AT 215 SOUTH CENTER STREET

BE IT HEREBY RESOLVED:

SECTION 1: The attached documents represent the Infrastructure Deferral Agreement for the Bello Corner Subdivision located at 215 South Center Street, Santaquin, UT 84655.

SECTION 2: This Resolution shall become effective upon passage.

Approved on this 2nd day of July, 2024.

City of Santaquin,

Daniel M. Olson, Mayor

| | | |
|---------------------------------|-------|-----|
| Councilmember Art Adcock | Voted | ___ |
| Councilmember Brian Del Rosario | Voted | ___ |
| Councilmember Travis Keel | Voted | ___ |
| Councilmember Lynn Mecham | Voted | ___ |
| Councilmember Jeff Siddoway | Voted | ___ |

ATTEST:

Amalie R. Ottley, City Recorder

INFRASTRUCTURE DEFERRAL AGREEMENT

THIS AGREEMENT, is made and entered into, effective as of the ____ day of _____, 20____, by and between the City of Santaquin, Utah, a municipality and political subdivision of the State of Utah, hereinafter “City” and, Race Ostler hereinafter referred to as “Property Owners,” the City and Property Owners may hereinafter be referred to individually as a “Party” or together as “Parties” to this Agreement.

WITNESSETH:

WHEREAS, Santaquin City is a municipality and political subdivision of the State of Utah; and

WHEREAS, the City has adopted certain land use ordinances, which govern the uses of real property and the construction of building and infrastructure improvements on real property within the municipal boundaries; and

WHEREAS, Property Owners own certain real property located in the City, which real property is more particularly described in Exhibit A hereto (the “Property”), and has submitted an application to subdivide the Property into three lots for Single Family Homes on the Property (the “Application”); and

WHEREAS, City land use ordinances require the completion of infrastructure improvements along City streets and connection to City infrastructure in connection with the approval of any subdivision within the City; and

WHEREAS, Property Owners have requested that their obligation to complete certain infrastructure improvements be deferred pursuant to Santaquin City Ordinance No. 09-01-2015, which provides for deferral of the obligation to complete certain infrastructure improvements prior to final inspection or a certificate of occupancy, on lots or parcels meeting the criteria established in said ordinance; and

WHEREAS, the Parties agree that the property proposed for subdivision by Property Owners meets the criteria set forth in Ordinance No. 09-01-2015; and

WHEREAS, the Parties now desire to enter into this Agreement in order to establish the terms and conditions of such Agreement.

NOW, THEREFORE, in consideration of mutual covenants, agreements and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. City shall review the Application in a timely manner and, upon the City’s determination that the Application meets all of the requirements for a subdivision and that all appropriate fees have been paid, shall approve the Application and record the related subdivision plat, which was submitted with the Application, a copy of which is attached hereto as Exhibit B, (the “Plat”), in final form after review and approval.

2. Upon recordation of the Plat, the City shall grant Property Owners’ request for a deferral of the obligation to complete the following infrastructure improvements associated with the Bello Corner Subdivision (215 South Center Street, 229 South Center Street and 30 East 200 South) (the “Deferred Improvements”):

- a. Curb and Gutter along Center Street and 200 South;
- b. Sidewalk along Center Street and 200 South;

- c. ADA Ramp at the corner of Center Street and 200 South;
- d. Extension of road base and asphalt paving between the curb and gutter and the existing paved surface of Center Street and 200 South; and
- e. Landscaping within the public right-of-way along Center Street and 200 South.

3. City shall defer Property Owners' requirement to post an infrastructure performance guarantee bond for the completion of the Deferred Improvements until such time as notice is sent to Property Owners demanding installation and/or completion of any or all improvements; or, to reimburse the City for City's installation and/or completion of the improvements at such time as City, through written notice to Property Owner, demands reimbursement.

4. Within ten years of the recordation of this agreement, the City shall adopt a plan for the construction of infrastructure improvements adjacent to the Property and shall notify Property Owners, in accordance with paragraph 18, to commence construction of the Deferred Improvements as provided in the City's adopted improvement plans.

5. Property Owners agree and commit to the following terms and conditions regarding the construction of the Deferred Improvements:

a. Property Owners shall commence construction of the Deferred Improvements within 30 days of the notice described in paragraph 4 above and shall complete the Deferred Improvements within 90 days of said notice.

b. Deferred Improvements shall be constructed in accordance with the Santaquin City Development Standards in place at the time of construction of the improvements.

c. Property Owners shall assure that all Deferred Improvements are inspected and approved by the City in accordance with the City's requirements.

d. All costs and expenses associated with the Deferred Improvements shall be borne solely by Property Owners.

6. City may require any or all of the improvements to be partially or wholly completed, in any order or pursuant to any timetable deemed appropriate by City.

7. Property Owners shall not be relieved of the obligation to install the improvements until such installation has been performed to the satisfaction of City.

8. Notwithstanding the provisions set forth above, if prior to the deferred time period set out in paragraphs 1 and 4 above, an applicant applies to City for approval to develop the property adjacent to the property described above, City may require the Deferred Improvements to be installed at the same time as the improvements on the adjacent property.

9. If Property Owners sell or lease the Property or any property adjacent thereto and the buyer or lessee applies to City for approval to develop all or any portion of said property, the City may require the Deferred Improvements to be installed at the same time as the improvements on said adjacent properties.

10. Notwithstanding the provisions of this Agreement, the Parties expressly agree that City may at any time, at its option, install and/or complete the Deferred Improvements. Should City exercise such option, Property Owners shall reimburse the City, within 30 days of an invoice from the City, for all costs resulting from said installation and/or completion.

11. Should Property Owners fail to install and complete the improvements as required by City pursuant to the terms of this Agreement or reimburse City as herein agreed, or otherwise fail to perform its obligation pursuant to the terms of this Agreement, Property Owners recognize and agree that City may recover the costs necessary to install the improvements or obtain reimbursement therefore through foreclosure proceedings on the Property described above, and shall not contest the same.

12. If an improvement district is proposed, which district would in whole or in part finance the installation of any or of all the improvements required under this Agreement, Property Owners expressly agree not to oppose the forming of the improvement district or any of the costs thereof. Property Owners expressly acknowledge that their obligation for completion of or reimbursement for any improvements which are the subject of this Agreement, but which are not or will not be installed as part of the improvement district, shall not be affected by the installation of said improvements by the improvement district.

13. Property Owners shall have the right to satisfy their responsibilities under the Agreement for guarantee of the Deferred Improvements by delivering to the City a bond that will assure the completion of and payment for all Deferred Improvements, which bond shall be in an amount equal to no less than 125% of the City Engineer's estimated cost of said Deferred Improvements, and which shall be held and released by the City in accordance with development guarantee ordinances adopted by the City.

14. Property Owners expressly acknowledge that nothing in this Agreement shall be deemed to relieve Property Owners from their obligations to comply with all applicable requirements of the City necessary for any use of the Property including payment of fees, the approval of all building permits and construction permits, and compliance with all applicable ordinances, resolutions, policies and procedures of the City. Furthermore, this Agreement does not imply or guarantee that the City will approve a building permit on or development of the Property, except where provided by law.

15. Any and all of the obligations of Property Owners as outlined in this Agreement shall run with the Property described above and shall constitute an encumbrance thereon. The rights, duties and obligations herein shall inure to the benefit of and be binding upon the heirs, successors- in-interest, assigns, transferees, and any subsequent purchaser of the Property or any portion thereof resulting from a subdivision of the same.

16. This Agreement has been reviewed and revised by legal counsel for Property Owners and the City, and no presumption or rule that ambiguities shall be construed against the drafting Party shall apply to the interpretation or enforcement of this Agreement.

17. Each of the Parties hereto agrees to cooperate in good faith with the other, and to execute and deliver such further documents, and to take all further actions reasonably necessary in order to carry out the intent and purposes of this Agreement and the actions contemplated hereby. All provisions and requirements of this Agreement shall be carried out by each Party as allowed by law.

18. Any notice or communication required hereunder between the Parties must be in writing and may be given either personally or by registered or certified mail, return receipt requested or by facsimile. If given by registered or certified mail, the same shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice is given when delivered to the Party to whom it is addressed. If given by facsimile to the address and number for such party set forth below (provided, however, that the notice is not effective unless a duplicate copy of the facsimile notice is promptly given by one of the other methods permitted under this paragraph), the

notice is deemed to have been given upon receipt by the other Party. Any Party hereto may at any time, by giving ten (10) days written notice to other Parties hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at the addresses set forth below:

If to City to:

Santaquin City
c/o Daniel M. Olson, Mayor
110 South Center Street
Santaquin, UT 84655

Copy to:

Brett B. Rich, Esq.
Nielsen & Senior
1145 South 800 East, Suite 110
Orem, Utah 84097

If to Property Owners to:

Race Ostler
215 South Center Street
Santaquin, UT 84655

If to subsequent owner(s) of the Property or any portion thereof, the City shall provide notice to the owners of record and to the mailing address of record for such owners, which is deemed sufficient by the Parties hereto.

19. This Agreement is executed in two (2) duplicate counterparts, each of which is deemed to be an original. This Agreement consists of Six (6) pages, including notary acknowledgment forms, and an additional two (2) exhibits, which constitute the entire understanding and agreement of the Parties to this Agreement. The following exhibits are attached to this Agreement and incorporated herein for all purposes:

- Exhibit A Legal description of the Property (containing 1 page)
- Exhibit B Subdivision Plat (containing 1 page)

20. This Agreement shall continue in force and effect until all obligations hereunder have been satisfied, or for a period of 12 years from the execution hereof, whichever is later.

21. In the event City commences legal action to enforce or interpret any term of this Agreement, City shall be entitled to recover from the other Party or Parties reasonable attorney's fees, court costs, and any other costs in connection with said action.

22. This Agreement contains the complete Agreement concerning the arrangement between the Parties with respect to the posting of an infrastructure performance guarantee, and shall supersede all other agreements between the Parties, written or oral. This Agreement does not waive other conditions of approval for the subdivision.

23. Any modification of this Agreement or additional obligations assumed by either party in connection with this Agreement shall be binding only if evidenced in writing and signed by each Party.

24. The invalidity of any portion of this Agreement will not and shall not be deemed to affect the validity of any other provision of this Agreement. In the event that any provision of this Agreement is held to be invalid, the parties agree that the remaining provisions shall remain in full force and effect.

25. This Agreement, performance hereunder and enforcement of the terms contained herein shall be construed in accordance with and pursuant to the laws of the State of Utah.

26. The failure of either City or Property Owners to this Agreement to insist upon the performance of any of the terms and conditions contained herein, or the waiver of any breach of any of the terms and conditions contained herein, shall not be construed as thereafter waiving any such terms and conditions, but the same shall continue and remain in full force and effect as if no such forbearance or waiver has occurred.

27. In the event that any person challenges this Agreement or any of the provisions herein, Property Owners agree to indemnify the City for all legal fees, including attorneys' fees, expenses, and/or court costs incurred by the City upon presentation of an itemized list of costs, expenses, and fees.

28. A Notice of Agreement shall be filed in the office of the Utah County Recorder by the City within 10 business days of the execution hereof.

IN WITNESS THEREOF, this Agreement has been executed by a person(s) duly authorized by Property Owners to execute the same and by the duly elected Mayor of the City of Santaquin, with the approval of the Santaquin City Council as of _____.

CITY OF SANTAQUIN

Daniel M. Olson, Mayor

ATTEST:

Amalie Ottley, City Recorder

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On this ____ day of _____, 20____, personally appeared before me, Daniel M. Olson who, after being duly sworn, acknowledged to me that he is authorized to execute this document and who executed the same.

Notary Public

PROPERTY OWNERS

Race Ostler

STATE OF UTAH)
 :ss
COUNTY OF UTAH)

On this ____ day of _____, 20____, personally appeared before me, Race Ostler who, after being duly sworn, acknowledged to me that he is authorized to execute this document and who executed the same.

Notary Public _____

Exhibit A: Property Identifier



The Property is identified by Utah County Recorder Parcel Serial Numbers 09:063:0002 as depicted in the above figure.

Legal Description: COM. AT NW COR BLK 6, PLAT A, SANTAQUIN TOWNSHIP SUR; S 161.75 FT; E 10.68 RDS; N 161.75 FT; W 10.68 RDS TO BEG.

Exhibit B: Subdivision Plat

[Insert copy of DRAFT or FINAL subdivision plat for the Property]

Resolution 07-02-2024

A RESOLUTION APPROVING A TEMPORARY CONSTRUCTION EASEMENT GRANTED BY THE UNITED STATES POSTAL SERVICE FOR CONSTRUCTION OF IMPROVEMENTS ASSOCIATED WITH THE SANTAQUIN MAIN STREET EXPANSION PROJECT

WHEREAS, Santaquin City is undertaking a project required to widen US Highway 6, Santaquin Main Street, which project includes the removal, relocation, and replacement of existing concrete, asphalt, and landscape improvements, along the east and south sides of certain property owned by the United States Postal Service (“USPS”); and

WHEREAS, the City desires to obtain a temporary construction easement from USPS to provide for the construction and maintenance of the desired improvements; and

WHEREAS, USPS, is willing to grant a Temporary Construction Easement under certain terms and conditions agreed to by the parties;

NOW THEREFORE, be it resolved by the Santaquin City Council as follows:

1. The Temporary Construction Easement, a copy of which is attached hereto, is hereby adopted and approved.
2. The Mayor is authorized to execute the aforementioned Temporary Construction Easement and to take all actions necessary to effectuate the terms and conditions set forth therein.
3. This Resolution shall be effective upon approval.

Adopted and approved this 2nd day of July, 2024.

Daniel M. Olson, Mayor

| | | |
|---------------------------------|-------|-----|
| Councilmember Art Adcock | Voted | ___ |
| Councilmember Brian Del Rosario | Voted | ___ |
| Councilmember Travis Keel | Voted | ___ |
| Councilmember Lynn Mecham | Voted | ___ |
| Councilmember Jeff Siddoway | Voted | ___ |

ATTEST:

Amalie R. Ottley, City Recorder

TEMPORARY CONSTRUCTION EASEMENT

This TEMPORARY CONSTRUCTION EASEMENT, (the "TCE") granted this _____ day of _____, 20____, by the United States Postal Service ("USPS"), an independent establishment of the executive branch of the Government of the United States, 475 L'Enfant Plaza, SW, Room 6670, Washington, DC 20260-1862 (the "Grantor"), to Santaquin City Corporation, a political subdivision of the state of Utah, located at 110 South Center Street, Santaquin, Utah 84655, (the "Grantee"). The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

RECITALS

A. Grantor is the owner of a tract of land and improvements in Santaquin City located at 50 West Main Street (the "Grantor's Parcel"), and legally described in Exhibit 1, attached hereto and incorporated herein, at which Grantor operates the Santaquin Branch [Main Office, Processing and Distribution Center, Branch, etc.].

B. Grantee has determined that a temporary construction easement over a portion of Grantor's Parcel, ("TCE Area"), shown and described in Exhibit 2, attached hereto and incorporated herein, is reasonably necessary for the demolition of existing concrete, asphalt, and landscaping located within and adjacent to the existing driveway for the drop box and the Center Street entrance and placement of new asphalt, concrete and landscaping as part of construction activities related to roadway improvements along the frontage of Center Street and Main Street, hereinafter called the "Project", which Project is described in final design and construction plans dated August, 2023 under Santaquin City, Project Santaquin City Main Street Improvements ("Final Plans"), which are on file with Santaquin City, and are incorporated herein by reference.

C. Grantor and Grantee set forth below their respective rights and obligations for the TCE on Grantor's Parcel.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein and the sum of _____, dollars (\$_____), of which said sum \$500.00 represents review fee and \$_____ represents the value of temporarily encumbering the TCE Area, and other good and valuable consideration, received in hand and acknowledged by the Grantor prior to the start of the term of the TCE, the Grantor and Grantee covenant and agree as follows:

AGREEMENTS

1. Grantor hereby grants, declares, establishes and creates for the benefit of Grantee a temporary, non-exclusive easement over, under, along, across, and upon the TCE Area, for the purpose of the demolition of existing concrete, asphalt, and landscaping located

within and adjacent to the existing driveway for the drop box and the Center Street entrance and placement of new asphalt, concrete and landscaping in the TCE Area as part of construction activities related to roadway improvements along the frontage of Center Street and Main Street, as shown in Exhibit 3, attached hereto and incorporated herein.

2. Term. This TCE shall commence on the execution of this agreement provided that it has been fully executed and that Grantee has paid Grantor the consideration referenced above. This TCE shall expire upon the Grantee's completion of the Project or by January 15, 2026 whichever shall first occur. Upon the expiration or termination of the TCE, all of the rights and benefits of Grantee in this TCE shall automatically cease and be of no further force or effect.

3. All work performed by Grantee or its contractors hereunder shall be coordinated with the postmaster or installation head and performed in full compliance with all applicable local, state and federal statutes, rules, regulations, orders, codes, directives, and ordinances, and any binding judicial or administrative interpretations thereof or requirements thereunder. In addition, Grantee shall obtain all necessary local, state and federal permits, licenses and approvals necessary for the performance of such work.

4. Prior to the expiration or termination of this TCE, Grantee shall restore the TCE Area to the same condition or better condition than it was in prior to Grantee's entry, including but not limited to installing new concrete, asphalt, landscaping, curb & gutter, and other surface improvements, as specified in Project plans; replacement of asphalt removed or destroyed for grading purposes; and replacement of fences, or other structures removed or damaged by Grantee in the course of performance of the work.

5. During the term of this TCE, Grantee shall be responsible for maintenance and repair of the TCE Area, which includes but is not limited to landscaping, grading, paving and removal of all trash and debris caused by Grantee's exercise of its rights under this TCE. In addition, Grantee shall be responsible for Grantee's equipment and facilities, and any and all costs related thereto. In the event the Grantee fails in its responsibility to maintain and repair the TCE Area as set forth above, upon reasonable notice and opportunity to cure, Grantor shall have the right to perform such maintenance and/or repair, and shall further have the right to recover its costs from the Grantee.

6. Insurance. Grantee and/or any consultant, contractor or subcontractor entering the TCE Area on its behalf, shall be required to maintain and keep in effect insurance, with USPS named as additionally insured, against claims for personal injury, (including death), and property damage, under a policy of comprehensive general public liability insurance, with such limits, (through basic coverage plus umbrella coverage), as may be reasonably requested by the Grantor from time to time, but not less than \$1,000,000 in coverage for bodily injury, (including death), and property damage, which amounts shall be adjusted upon reasonable request of Grantor from time to time to amounts which are normal and customary for similar operations. Such policies of insurance shall name USPS as an additional insured. The policy shall provide that it shall not be cancelable nor may it expire without at least thirty (30) days' prior written notice to the Grantor.

Prior to the commencement of the construction under the TCE, there shall be delivered to the Grantor a certificate of the insurance carrier certifying that the policy so delivered has been issued and is in effect and the duration thereof. At least thirty (30) days before any policy shall

expire (10 days for non-payment of premium), Grantee shall deliver to the Grantor a replacement certificate, and at least twenty (20) days prior to the date that the premium on any policy shall become due and payable, the Grantor shall be furnished with satisfactory evidence of its payment.

7. Grantee, by acceptance of this TCE, agrees for and on behalf of itself and all persons who may at any time use, occupy, visit or maintain said TCE herein granted to the Grantee, that the Grantor, shall not be responsible for damages, loss to property, injuries or death, which may arise from or be incident to the use or occupation of the TCE Area.

8. The Grantee, by acceptance of this TCE, agrees to indemnify and hold harmless, the Grantor against any and all claims, demands, damages, costs, expenses, and legal fees, including the cost of defense, for any loss, injury, death or damage to persons or property, which, at any time, is suffered or sustained by the Grantor, its employees, the public, or by any person whosoever may be using, occupying, visiting, or maintaining the property that is the subject of this TCE, or may be on or about the property that is the subject of this TCE, when such loss, injury, death or damage is asserted to have been caused by any negligent act or omission, or intentional act or misconduct of the Grantee, its agents, servants, employees, invitees, or contractors, or by the breach of this Easement by the Grantee or its agents, servants, employees, invitees, or contractors. In case of any action or proceeding brought against the Grantor, by reason of such a claim, upon notice from the Grantor, Grantee shall cover the cost to defend such action or proceeding. The Grantor shall not be liable and the Grantee waives and releases the Grantor from all claims for damage to persons or property sustained by the Grantee, or the Grantee's employees, agents, servants, invitees, contractors and customers resulting by reason of occupying or visiting the property that is the subject of this TCE and/or pertaining to any equipment or appurtenances being used. All property belonging to the Grantee and any use of the TCE shall be at the risk of the Grantee, and the Grantor shall not be liable for damages to any such property or for theft or misappropriation thereof.

9. Grantor reserves the right to use the TCE Area for any purpose not inconsistent with the rights herein granted. During the term of the TCE, Grantee agrees to provide the Grantor, its employees, contractors, customers, and the public with continual and uninterrupted access to the _____ Main Office. Further, Grantee agrees that Grantor's operations shall not be unreasonably interrupted, disrupted or otherwise impeded as a result of Grantee's activities. In the event Grantor, its employees, customers, or the public are not provided with continual and uninterrupted access to the _____ Main Office, or in the event Grantor's operations are unreasonably interrupted, disrupted or otherwise impeded, Grantee shall be in breach of this TCE. In the event of such a breach, Grantor shall notify the Grantee in writing of the precise nature of the breach; email notice to the City Manager is specifically allowed. Grantee shall remedy such breach within twenty-four (24) hours of its receipt of Grantor's written notice, or as soon thereafter as is reasonably practicable. In the event the Grantee fails to remedy such breach, the Grantor has the option of terminating this TCE by providing written notice to the Grantee that the TCE is terminated, in which event Grantee shall restore the TCE Area to its previous condition at no cost to the Grantor.

10. Notice: Prior to performing any activity within the TCE Area, Grantee shall provide Grantor with at least 48 hours prior notice by email (USPS to insert email address) before entering the TCE Area. For purposes of notices set forth herein, addresses are:

Grantee:
Attention:
[Address]

USPS: USPS HQ
Attention: Easement and Right of Way
Specialist
475 L'Enfant Plaza, SW, Room 6670
Washington, DC 20260-1862

With a Copy To:
Attention:
[Address]

With a Copy To: Local Postmaster
Attention:
[Address]

11. In the event Grantee fails for any reasonable period of time to exercise the rights and privileges herein granted, or in the event Grantee terminates the TCE, all such rights and privileges shall cease and the TCE herein granted shall revert to Grantor.

12. Any claim, controversy or dispute arising out of this TCE shall be governed by federal law.

13. This TCE is granted subject to any and all restrictions, covenants, other easements, encumbrances, liens of any kind, leases, and interests of others, including rights-of-way for roads, pipelines, railroads, and public utilities, whether or not matters of public record.

14. The Grantor does not warrant that the TCE Area is suitable for the purposes set forth herein and Grantee hereby waives any express or implied warranty on the part of Grantor. Grantor has no knowledge of subsurface conditions and makes no representations as to soil types, existence of underground utilities, or any other latent conditions that may impact Grantee's use and enjoyment of said TCE.

15. Grantee is not permitted to discharge storm water runoff within the TCE Area or Grantor's Parcel generally. Such prohibition shall include, but not be limited to, discharging silt, hazardous materials or other environmental contaminants within the TCE Area or Grantor's Parcel generally. Further, Grantee shall comply with all environmental laws when performing any activity within the TCE Area or Grantor's Parcel generally. In the event that any hazardous materials or other environmental contaminants are discharged by the Grantee, its employees, agents, contractors or invitees, the Grantee, shall be solely responsible for the cost of any remediation or clean up required by applicable law or regulations and shall indemnify and hold the USPS, its successors, and assigns harmless against any and all claims, demands, damages, costs, expenses, and legal fees incurred by USPS in connection with or related to any such discharge, remediation or clean up.

16. Authorized Representative. Each individual signing on behalf of a party to this TCE states that he or she is the duly authorized representative of the signing party and that his or her signature on this TCE has been duly authorized by, and creates the binding and enforceable obligation of, the party on whose behalf the representative is signing.

[SIGNATURES AND NOTARY ACKNOWLEDGEMENTS ON FOLLOWING PAGES.]

EXHIBIT 1 - DEED

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref: _____

**WHEN RECORDED MAIL THIS DEED
AND MAIL TAX STATEMENTS TO:**

Dennis E. Wamsley
Manager-Asset Management
United States Postal Service
475 L'Enfant Plaza, S.W.
Washington, D. C. 20260-6433

ENT 70918 BK 3794 PG 769
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 OCT 12 4:04 PM FEE 19.00 BY MB
RECORDED FOR SECURITY TITLE AND ABSTRACT

Building No.: UT.442 Tax Parcel Number: 09-071-0006 & 09-071-0007
Title Order No.: 34050

WARRANTY DEED

REAL PROPERTIES MLP LIMITED PARTNERSHIP, a Delaware limited partnership,
whose address is c/o RRP Management Corp., 11400 W. Olympic Blvd., Suite 700, Los Angeles,
California 90064-1507, Grantor, hereby CONVEY AND WARRANT to

UNITED STATES POSTAL SERVICE, an independent establishment of the executive branch
of the Government of the United States (39 USC § 201), whose address is 475 L'Enfant Plaza,
S.W., Washington, D.C. 20260-6433, Grantee, for the sum of ONE HUNDRED NINETY-TWO
THOUSAND EIGHT HUNDRED SEVENTY-SEVEN AND NO/100 DOLLARS
(\$192,877.00), the following described tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Subject to easements and other non-monetary encumbrances of record.

WITNESS the hand of said Grantor, this 9th day of October, A. D., 1995.

WITNESS the hand of said Grantor, this 9th day of October, A. D., 1995.

ENT 70918 BK 3794 PG 770

Signed in the Presence of

REAL PROPERTIES MLP LIMITED PARTNERSHIP,
a Delaware limited partnership

Claire Ambrosio

Claire Ambrosio

By: RRP-DGT GP CORP., a Delaware corporation,
its General Partner

Jenny Carmona

Jenny Carmona

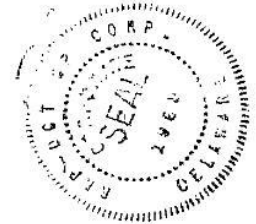
By: Robert E. Fischer

Robert E. Fischer, President

Attest: Lauren Roberson

Lauren Roberson Secretary

(corporate seal)



STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES) SS

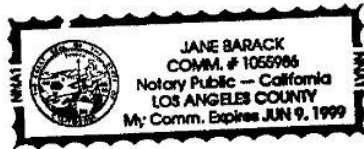
On 10/11, 1995, before me Jane BARACK, a Notary Public in and for the State of California, personally appeared ROBERT E. FISCHER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity and that, by his signature on the instrument, the person or the entity upon behalf of which he acted, executed the instrument.

WITNESS my hand and official seal.

Jane Barack
Notary Public in and for said State

(Notarial Seal)

My commission expires 6/9/99



DECLARATION

The undersigned declares as follows:

ENT 70918 BK 3794 PG 773

1. The UNITED STATES POSTAL SERVICE is an independent establishment of the executive branch of the Government of the United States of America.

2. Accordingly, the conveyance of the property referenced in the attached Deed from Real Properties MLP Limited Partnership to the UNITED STATES POSTAL SERVICE should be exempt from any transfer or recordation taxes.

Under penalty of perjury, the undersigned declares, to the best of its knowledge and belief, the foregoing is true and correct.

EXECUTED this 12th day of October 1995.

UNITED STATES POSTAL OFFICE

By:

Name: Dennis E. Wamsley

Title: Contracting Officer

6081329 01

UTAH
FRIGATE, LTD
BLDG. NO. 442

EXHIBIT "A"

ENT 70918 BK 3794 PG 772

Parcel #1: Commencing at the Southwest corner of Lot 1, Block 14, Plat "A", Santaquin Townsite Survey of Building Lots; thence East 75 feet; thence North 120 feet; thence East 90 feet; thence North 27.5 feet; thence West 165 feet; thence South 147.5 feet to the point of beginning.

Parcel #2: Commencing at a point approximately 75 feet East of the Southwest corner of Lot 1, Block 14, Plat "A", Santaquin Township Survey; thence North 120 feet; thence East 93 feet, more or less, to the East boundary of Lot 1, Block 14, Plat "A", Santaquin Township Survey; thence South along said East boundary line 120 feet; thence West 93 feet, more or less, to the point of beginning.

EXHIBIT 2 – TCE AREA(S)

Resolution 07-03-2024

A RESOLUTION APPROVING A PUBLIC ACCESS (SIDEWALK) EASEMENT GRANTED BY THE UNITED STATES POSTAL SERVICE FOR CONSTRUCTION OF IMPROVEMENTS AND FOR PUBLIC ACCESS ALONG A PORTION OF REAL PROPERTY ADJACENT TO SANTAQUIN MAIN STREET

WHEREAS, Santaquin City is undertaking a project required to widen US Highway 6, Santaquin Main Street, which project includes the removal, relocation, and replacement of existing concrete, asphalt, and landscape improvements, along the east and south sides of certain property owned by the United States Postal Service (“USPS”); and

WHEREAS, the City desires to obtain a perpetual nonexclusive easement from USPS to provide for the construction and maintenance of the desired improvements, and for public use for the described property for ingress and egress; and

WHEREAS, USPS, is willing to grant a Public Access (Sidewalk) Easement under certain terms and conditions agreed to by the parties;

NOW THEREFORE, be it resolved by the Santaquin City Council as follows:

1. The Public Access (Sidewalk) Easement, a copy of which is attached hereto, is hereby adopted and approved.
2. The Mayor is authorized to execute the aforementioned Public Access (Sidewalk) Easement and to take all actions necessary to effectuate the terms and conditions set forth therein.
3. This Resolution shall be effective upon approval.

Adopted and approved this 2nd day of July, 2024.

Daniel M. Olson, Mayor

| | | |
|---------------------------------|-------|-----|
| Councilmember Art Adcock | Voted | ___ |
| Councilmember Brian Del Rosario | Voted | ___ |
| Councilmember Travis Keel | Voted | ___ |
| Councilmember Lynn Mecham | Voted | ___ |
| Councilmember Jeff Siddoway | Voted | ___ |

ATTEST:

Amalie R. Ottley, City Recorder

PUBLIC ACCESS (SIDEWALK) EASEMENT

This PUBLIC ACCESS (SIDEWALK) EASEMENT, (the "Easement"), granted this ____ day of _____, 20____, by the United States Postal Service ("USPS"), an independent establishment of the executive branch of the Government of the United States, 475 L'Enfant Plaza, SW, Room 6670, Washington, DC 20260-1862 (the "Grantor"), to Santaquin City Corporation, a local government agency, located at 110 South Center Street, Santaquin UT 84655, (the "Grantee"). The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

RECITALS

A. Grantor is the owner of a tract of land and improvements in Santaquin City, Utah County, Utah (Utah County Parcel #'s: 09:071:0006 and 09:071:0007) located at 10 West Main Street, Santaquin, UT 84655, (the "Grantor's Parcel"), and legally described in Exhibit 1, attached hereto, and incorporated herein, at which Grantor operates the *[USPS will identify the specific USPS facility, Main Office, Processing and Distribution Center, Branch, etc.]*.

B. Grantee is requesting an easement over a portion of Grantor's Parcel, ("Easement Area"), shown and described in Exhibit 2, attached hereto and incorporated herein, for the purposes of public use, access, ingress and egress, over and across, by the general public and for the installation, construction, reconstruction, maintenance, repair, and replacement of certain improvements along Main Street ("Improvements"), "": Santaquin City is undertaking a project required to widen US highway 6/Santaquin Main Street. Improvements include removal, relocation, and replacement of existing concrete and asphalt along the east and south sides of the USPS property, which Project is described in the design and construction plans dated August, 2023, ("Project Plans"), and are on file with Santaquin City, and are incorporated herein by reference.

C. An easement over a certain portion of USPS's Parcel, ("Easement Area"), described and shown in Exhibit 2, and such boundary of the Easement Area, attached hereto, and incorporated herein, is reasonably necessary for the following purposes, which collectively are designated and referenced herein as "Improvements and Access":

- i. Install, construct, replace, reconstruct, maintain, and repair a sidewalk ADA curb ramp, and other associated improvements for use by the general public;
- ii. Public use, access, ingress and egress over and across, for use by the general public; and,
- iii. Access, ingress, and egress to, and for the installation, construction, reconstruction, maintenance, repair, operation, and replacement of public

utilities, (which "Public Utilities" are defined and referenced herein as electric power, telecommunications, natural gas, and water), and supporting or ancillary structures; and,

D. Grantor and Grantee set forth below their respective rights and obligations for an Easement on Grantor's Parcel.

For and in consideration of the mutual promises set forth herein and the sum of {Include the compensation amount} dollars and zero cents (\$_____), and other good and valuable consideration, received in hand and acknowledged by the Grantor, the Grantor and Grantee covenant and agree as follows:

AGREEMENTS

1. Grantor hereby grants, declares, establishes, and creates for the benefit of Grantee a perpetual non-exclusive easement over, under, along, across, and through the Easement Area, for the purpose of:

- i. Installing, constructing, replacing, reconstructing, maintaining and repairing a sidewalk and other associated improvements for use by the general public;
- ii. Public use, access, ingress and egress over and across, for use by the general public; and,
- iii. Access, ingress, and egress to plant, maintain and remove vegetation, which are related and necessary to the completion of the Project, together with the right and the obligation to maintain such Improvements and Access.

2. All work performed by Grantee and/or its contractors hereunder shall be completed in a good and workmanlike manner. Further, all such work shall be coordinated with the postmaster or installation head and performed in full compliance with all applicable local, state and federal statutes, rules, regulations, orders, codes, directives, and ordinances and any binding judicial and administrative interpretations thereof and requirements thereunder and Grantee shall obtain all necessary local, state and federal permits, licenses and approvals necessary for the conduct of such work. In addition, USPS must approve all cure activities, including, without limitation, the locations of relocated fixtures and the identification of materials used.

3. Grantee shall ensure that Grantee or its contractor, at its sole cost and expense, shall maintain and keep in effect during any and all construction or work activities within the Easement Area insurance against claims for personal injury (including death) or property damage, under a policy of comprehensive general public liability insurance, with such limits (through basic coverage plus umbrella coverage) as may be reasonably requested by USPS from time to time, but not less than \$2,000,000 in respect of bodily injury (including death) and property damage, which amounts shall be adjusted upon reasonable request of USPS from time to time to amounts which are normal and customary for similar operations. Such policies of insurance shall name USPS as an additional insured. The policy shall provide that it shall not be cancelable, nor may it expire without at least thirty (30) days' prior written notice to USPS. Prior to the commencement of the construction under the Easement, there shall be delivered to USPS a certificate of the insurance carrier certifying that the policy so delivered has been issued and is in effect and the

duration thereof. At least thirty (30) days before any policy shall expire (10 days for non-payment of premium), Grantee shall deliver to USPS a replacement certificate, and at least twenty (20) days prior to the date that the premium on any policy shall become due and payable, USPS shall be furnished with satisfactory evidence of its payment.

4. Grantee shall be responsible for the proper maintenance and repair of the Easement Area for the duration of the Easement. Grantee's responsibilities in this regard include, but are not limited to grading and paving. Also, Grantee shall restore all areas outside the Easement Area within Grantor's Parcel which are disturbed or damaged by Grantee or its agents, servants, employees, invitees, or contractors, including, without limitation, restoration of all landscaping, fencing, sidewalks, driveways, drive aisle and drive areas with like kind or better materials and products. In addition, Grantee shall be responsible for the proper maintenance and repair of the Improvements for the duration of the Easement. In the event the Grantee fails in its responsibilities herein, upon reasonable notice and opportunity to cure to Grantee, Grantor shall have the right to perform such maintenance, repair and/or restoration and shall be entitled to recover its costs from the Grantee. In addition, Grantee shall be responsible for Grantee's equipment and facilities, and all costs related thereto.

5. Grantee, by acceptance of this Easement, agrees for and on behalf of itself, its agents, servants, employees, invitees, and contractors who may at any time use, occupy, visit, or maintain said Easement Area that Grantor shall not be responsible for damage or loss to property, injuries, or death, which may arise from or be incident to the use and occupation of the Easement Area as granted herein to Grantee, its agents, servants, employees, invitees, and contractors.

6. Grantee, by acceptance of this Easement, agrees to indemnify and hold the Grantor harmless against any and all claims, demands, damages, costs, expenses, and legal fees for any loss, injury, death, or damage to persons or property which at any time is suffered or sustained by Grantor, its employees, the public, or by any person whosoever may at any time be using, occupying, visiting, or maintaining the property that is the subject of said Easement, or be on or about the property that is the subject of said Easement, when such loss, injury, death, or damage is asserted to have been caused by any negligent act or omission or intentional misconduct of the Grantee or its agents, servants, employees, invitees, or contractors, or by the breach of this Easement by the Grantee or its agents, servants, employees, invitees, or contractors. In case of any action or proceeding brought against the Grantor, by reason of such a claim, upon notice from the Grantor, Grantee shall cover the cost to defend such action or proceeding. The Grantor shall not be liable, and the Grantee waives and releases the Grantor from all claims for damage to persons or property sustained by the Grantee or its employees, agents, servants, invitees, contractors, or customers resulting by reason of the use of the Easement.

7. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights herein granted. During all period(s) of its Construction activities described above, Grantee agrees to provide the Grantor, its employees, customers, and the public with continual and uninterrupted access to the *[Include the specific USPS facility identified by USPS at Recital Section A above]*. Further, Grantee agrees that during any such period(s) of such activities of the Grantee, Grantor's operations shall not be interrupted, disrupted, or otherwise impeded as a result of such activities. In the event Grantor, its employees, customers, or the public are not provided with continual and uninterrupted access to the *[Include the specific USPS facility identified by USPS at Recitals Section A above]*, or in the event Grantor's operations are interrupted, disrupted, or otherwise impeded, Grantee shall be in breach of this Easement. In the event of such a breach, Grantor shall notify the Grantee

in writing of the precise nature of the breach; email notice sent to the City Manager is specifically allowed. Grantee shall respond and proceed to diligently work to remedy such breach within twenty-four (24) hours of its receipt of Grantor’s written notice, or as soon thereafter as is reasonably practicable. In the event the Grantee fails to respond and proceed to diligently work to remedy such breach, the Grantor shall have the right to take all remedial action(s) reasonably required to restore such access and remediate any such interruption, disruption or impediment resulting from such activities. Further, Grantor shall be entitled to recover its costs from the Grantee.

8. Prior to performing any activity within the Easement Area to install, construct, replace, reconstruct, maintain, and repair Improvements, Grantee shall provide Grantor with at least 48 hours prior notice by email (USPS to insert email address) before entering the Easement Area; provided, however, that Grantee is not required to provide such notice in the event of an emergency, which is defined as a serious, unexpected, and critical condition requiring immediate repair or maintenance work, (“Emergency”). In the event of an Emergency, Grantee shall provide notice to the Grantor as early as reasonably practicable. For purposes of notices set forth herein, addresses are:

| | |
|------------|--|
| Grantee: | USPS: USPS Headquarters |
| Attention: | Attn.: Easement & Right of Way Specialist |
| Address | 475 L’Enfant Plaza, SW, Room 6670 Washington, DC 20260-1862 |

| | |
|------------|--|
| Copy To: | Copy To: <i>[USPS Facility identified by</i> |
| Attention: | <i>USPS]</i> |
| Address | Attention: <i>[Address]</i> |

9. In the event Grantee fails to exercise the rights and privileges herein granted for a period of three years following full execution, then Grantor shall have the right to terminate this Easement, in which event all such rights and privileges shall cease, and the Easement herein granted shall revert to Grantor.

10. Any claim, controversy or dispute arising out of this Easement shall be governed by applicable federal law.

11. Grantor does not warrant that the Easement Area is suitable for the purposes set forth herein and Grantee hereby waives any express or implied warranty on the part of Grantor. Grantor has no knowledge of subsurface conditions and makes no representations as to soil types, existence of underground utilities, or any other latent conditions that may impact Grantee’s use and enjoyment of said Easement.

12. This Easement is granted subject to all restrictions, covenants, other easements, encumbrances, liens of any kind, leases, and interests of others, including rights-of-way for roads, pipelines, railroads, and public utilities, whether or not matters of public record.

13. Grantee is not permitted to discharge storm water runoff within the Easement Area or Grantor's Parcel generally. Such prohibition shall include, but not be limited to, discharging silt, hazardous materials or other environmental contaminants within the Easement Area or Grantor's Parcel generally. Further, Grantee shall comply with all environmental laws when performing any activity within the Easement Area or Grantor’s Parcel generally. In the event that any hazardous materials or other environmental contaminates are discharged by the Grantee, its

employees, agents, contractors or invitees, the Grantee shall be solely responsible for the cost of any remediation or clean up required by applicable law or regulations and shall indemnify and hold the USPS harmless against any and all claims, demands, damages, costs, expenses, and legal fees incurred by USPS in connection with or related to any such discharge, remediation or clean up.

IN WITNESS WHEREOF, the parties hereto have executed this Easement of the day and year first above written.

Signature and Notary Pages to Follow

EXHIBIT 1 – DEED

Recorded at Request of _____
at _____ M. Fee Paid \$ _____
by _____ Dep. Book _____ Page _____ Ref.: _____

**WHEN RECORDED MAIL THIS DEED
AND MAIL TAX STATEMENTS TO:**

Dennis E. Wamsley
Manager-Asset Management
United States Postal Service
475 L'Enfant Plaza, S.W.
Washington, D. C. 20260-6433

Building No.: UT.442
Title Order No.: 34050

Tax Parcel Number: 09-071-0006 & 09-071-0007

ENT 70918 BK 3794 PG 769
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
1995 OCT 12 4:04 PM FEE 19.00 BY MB
RECORDED FOR SECURITY TITLE AND ABSTRACT

WARRANTY DEED

REAL PROPERTIES MLP LIMITED PARTNERSHIP, a Delaware limited partnership,
whose address is c/o RRP Management Corp., 11400 W. Olympic Blvd., Suite 700, Los Angeles,
California 90064-1507, Grantor, hereby CONVEY AND WARRANT to

UNITED STATES POSTAL SERVICE, an independent establishment of the executive branch
of the Government of the United States (39 USC § 201), whose address is 475 L'Enfant Plaza,
S.W., Washington, D.C. 20260-6433, Grantee, for the sum of ONE HUNDRED NINETY-TWO
THOUSAND EIGHT HUNDRED SEVENTY-SEVEN AND NO/100 DOLLARS
(\$192,877.00), the following described tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Subject to easements and other non-monetary encumbrances of record.

WITNESS the hand of said Grantor, this 9th day of October, A. D., 1995.

WITNESS the hand of said Grantor, this 9th day of October, A. D., 1995.

ENT 70918 BK 3794 PG 770

Signed in the Presence of

REAL PROPERTIES MLP LIMITED PARTNERSHIP,
a Delaware limited partnership

Claire Ambrosio

Claire Ambrosio

By: RRP-DGT GP CORP., a Delaware corporation,
its General Partner

Jenny Carmone

Jenny Carmone

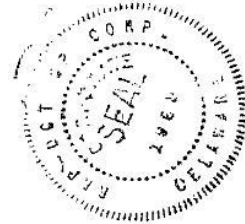
By: Robert E. Fischer

Robert E. Fischer, President

Attest: Lauren Roberson

Lauren Roberson Secretary

(corporate seal)



STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES) SS

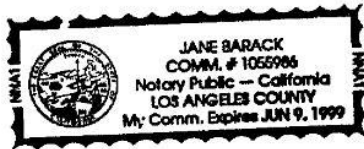
On 10/11, 1995, before me Jane BARACK, a Notary Public in and for the State of California, personally appeared ROBERT E. FISCHER, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity and that, by his signature on the instrument, the person or the entity upon behalf of which he acted, executed the instrument.

WITNESS my hand and official seal.

Jane Barack
Notary Public in and for said State

(Notarial Seal)

My commission expires 6/9/99



UTAH
FRIGATE, LTD
BLDG. NO. 442

EXHIBIT "A"

ENT 70918 BK 3794 PG 772

Parcel #1: Commencing at the Southwest corner of Lot 1, Block 14, Plat "A", Santaquin Townsite Survey of Building Lots; thence East 75 feet; thence North 120 feet; thence East 90 feet; thence North 27.5 feet; thence West 165 feet; thence South 147.5 feet to the point of beginning.

Parcel #2: Commencing at a point approximately 75 feet East of the Southwest corner of Lot 1, Block 14, Plat "A", Santaquin Township Survey; thence North 120 feet; thence East 93 feet, more or less, to the East boundary of Lot 1, Block 14, Plat "A", Santaquin Township Survey; thence South along said East boundary line 120 feet; thence West 93 feet, more or less, to the point of beginning.

DECLARATION

The undersigned declares as follows:

ENT 70918 BK 3794 PG 773

1. The UNITED STATES POSTAL SERVICE is an independent establishment of the executive branch of the Government of the United States of America.

2. Accordingly, the conveyance of the property referenced in the attached Deed from Real Properties MLP Limited Partnership to the UNITED STATES POSTAL SERVICE should be exempt from any transfer or recordation taxes.

Under penalty of perjury, the undersigned declares, to the best of its knowledge and belief, the foregoing is true and correct.

EXECUTED this 12th day of October 1995.

UNITED STATES POSTAL OFFICE

By: 

Name: Dennis E. Wamsley

Title: Contracting Officer

EXHIBIT 2 – EASEMENT AREA



J-U-B ENGINEERS, INC.

J-U-B FAMILY OF COMPANIES

United States Postal Service Property

Main Street Widening Acquisition Description (Utah County Parcel 09:071:0006)

A parcel of land in fee, being part of an entire tract of property, which entire tract is described in that certain Warranty Deed recorded as Entry 70918:1995 at the office of the Utah County Recorder, which parcel is situate in the SW1/4 NW1/4 of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, in Santaquin City, Utah County, Utah, for the construction of improvements incident to the widening of US-6 (Main Street). The boundaries of said parcel of land are described as follows:

Beginning at the Northeast Corner of Lot 1, Block 14, Santaquin Townsite Plat "A", which corner is WEST 44.83 feet and SOUTH 443.23 feet from the street monument at the intersection of Center Street and 100 South Street, which monument is South 36°18'10" West 3,987.11 feet from the North Quarter Corner of said Section 1, which North Quarter Corner is South 89°42'21" West 2,654.63 feet from the Northeast Corner of said Section 1; thence North 89°34'31" West (*WEST by vesting deed*) 7.04 feet along the southerly boundary line of said Lot 1; thence North 00°25'29" East 2.00 feet; thence South 89°43'42" West 2.00 feet to a point of curvature; thence Easterly 5.17 feet along the arc of a 13.00-foot radius curve to the left, through a central angle of 22°47'38" , the chord of which bears North 79°01'40" East 5.14 feet to a point of non-tangency on the easterly boundary line of said Lot 1; thence South 00°16'17" West 12.21 feet along said easterly boundary line to the point of beginning.

The parcel of land described above contains 16 square feet in area, more or less.

Basis of bearings: The line between the North Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian, (UT. CO. G.I.S. Monument No. 5101) and the Northeast Corner of said section (UT. CO. G.I.S. Monument No. 5100) bears North 89°42'21" East (N.A.D. 83).

The description above was prepared by J-U-B Engineers, Inc. under the direction of:

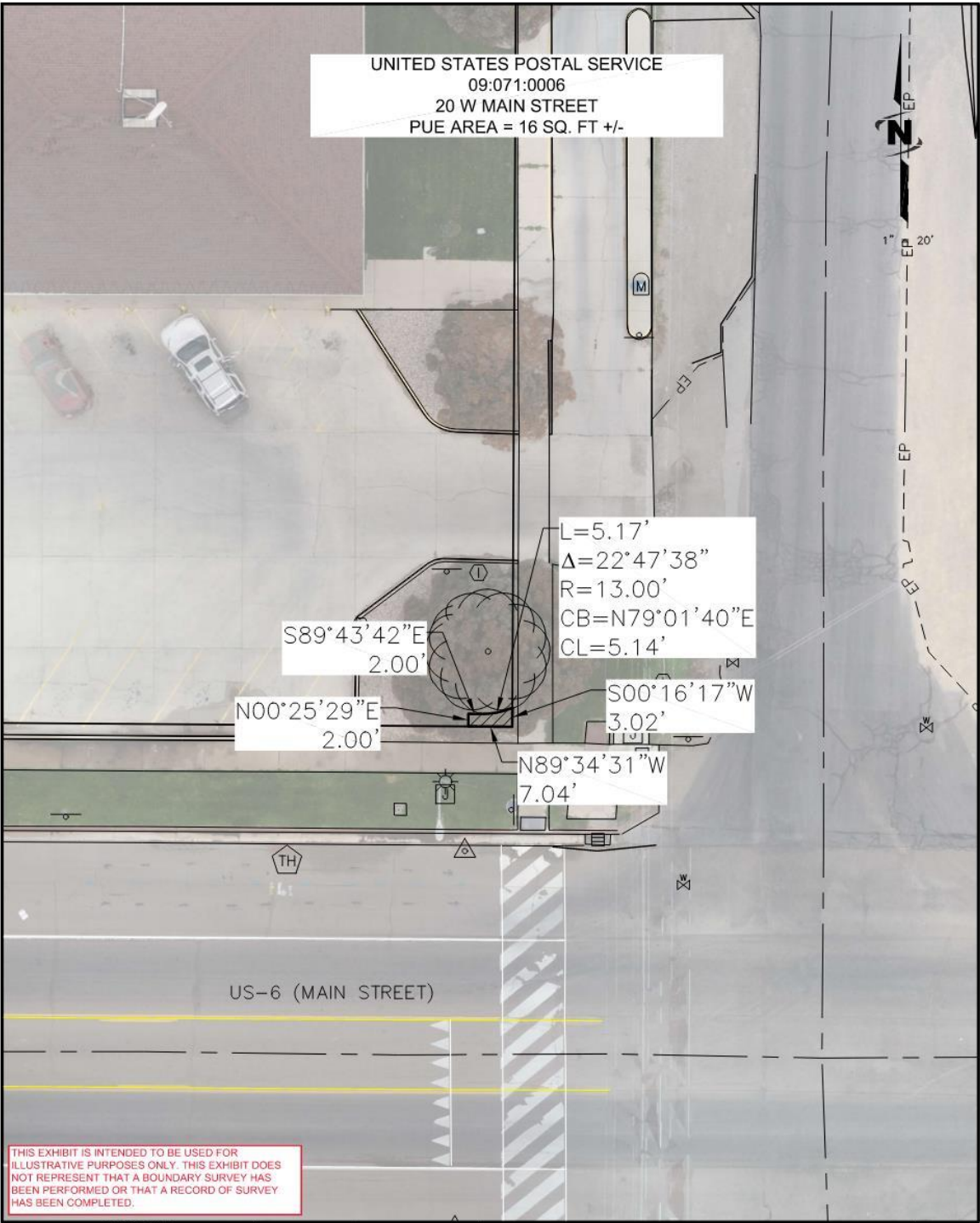
Jason D. Willes, PLS # 376067
240 West Center Street, Suite 200
Orem, Utah 84057
801-226-0393



UNITED STATES POSTAL SERVICE
 09:071:0006
 20 W MAIN STREET
 PUE AREA = 16 SQ. FT +/-



1" = 20'



S89°43'42"E
 2.00'

N00°25'29"E
 2.00'

L=5.17'
 $\Delta=22^{\circ}47'38''$
 R=13.00'
 CB=N79°01'40"E
 CL=5.14'

S00°16'17"W
 3.02'

N89°34'31"W
 7.04'

US-6 (MAIN STREET)

THIS EXHIBIT IS INTENDED TO BE USED FOR ILLUSTRATIVE PURPOSES ONLY. THIS EXHIBIT DOES NOT REPRESENT THAT A BOUNDARY SURVEY HAS BEEN PERFORMED OR THAT A RECORD OF SURVEY HAS BEEN COMPLETED.

| NO. | REVISION DESCRIPTION | BY | DATE |
|-----|----------------------|----|------|
| | | | |

JUB
 J-U-B ENGINEERS, INC.

SANTAQUIN CITY CORPORATION
 MAIN STREET WIDENING 300 EAST TO 600 WEST
 PROPOSED ACQUISITION UPON PARCEL NO. 09-071-0006

| | |
|-------|---|
| SHEET | 1 |
| OF | 1 |

**COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF
SANTAQUIN CITY**

**RESOLUTION 07-01-2024-CDA
APPROVAL OF ADDENDUM #1 TO THE HYVE HOMES, INC.
REAL ESTATE PURCHASE AGREEMENT**

WHEREAS, the Community Development and Renewal Agency of Santaquin City (the "Agency") is a public agency pursuant to Title 17C of the Utah Code; and

WHEREAS, on January 3, 2023, the Agency approved Resolution 01-04-2023-CDA, approving an agreement with Hyve Homes, Inc., for the purchase of certain real property (the "Purchase Agreement"); and

WHEREAS, the Agency and Hyve Homes, Inc., desire now to amend certain provisions of the Purchase Agreement, to extend certain deadlines for performance;

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AS FOLLOWS:

SECTION 1: The attached Addendum #1 (One) to the Real Property Purchase Agreement Between the Community Development and Renewal Agency of Santaquin City and Hyve Homes, Inc, is hereby approved.

SECTION 2: The Agency Board authorizes Chair Daniel M. Olson to execute all documents necessary to approve and effectuate the provisions of the Purchase Agreement.

SECTION 3: This Resolution shall become effective immediately upon passage.

APPROVED AND ADOPTED THIS ____ day of July, 2024.

Daniel M. Olson, Board Chair

Attest:

Amalie R. Ottley, Secretary

| | |
|--------------------------------|-----------|
| Board Member Art Adcock | Voted ___ |
| Board Member Brian Del Rosario | Voted ___ |
| Board Member Travis Keel | Voted ___ |
| Board Member Lynn Mecham | Voted ___ |
| Board Member Jeff Siddoway | Voted ___ |

**ADDENDUM #1 (ONE) TO THE
REAL PROPERTY PURCHASE AGREEMENT BETWEEN THE COMMUNITY
DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY, HYVE HOMES,
INC, AND K&S CAPITAL, LLC**

This **Addendum #1 (ONE)** to the **REAL PROPERTY PURCHASE AGREEMENT** is made and entered into as of July 2, 2024, by the **COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY**, a political subdivision of the state of Utah (“Seller”) and **HYVE HOMES, INC.**, a Utah Corporation of the state of Utah (“Buyer”), and **K&S CAPITAL, LLC**, a Limited Liability Company of the state of Utah (“Assignee”), Seller, Buyer, and Assignee, are herein sometimes referred to individually as a “Party” and collectively as the “Parties.”

WHEREAS, Seller and Buyer entered into that certain Purchase and Sale Agreement dated as of January 3, 2023 (the “**Purchase Agreement**”), a copy of which is attached hereto as Exhibit A, regarding the purchase and sale of approximately up to 6.26 acres of real property additional property located within the City of Santaquin, Utah (the “**Additional Property**”), more particularly described in the Purchase Agreement; and

WHEREAS, Assignee subsequently purchased a portion of the property consisting of approximately 2.16 acres from Buyer; and

WHEREAS, all of the Parties now desire to amend the Purchase Agreement as identified herein.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the Parties hereby agree to and adopt this Addendum #1 (One) to the Purchase Agreement as follows:

1. Section 2; **Buyer’s Property Use and Improvements, Subsection d.** is changed to read as follows:
“All development and use of the Property shall comply with the landscape provisions of the Santaquin City Code. Buyer may provide, install, and maintain landscaping within the CDRA owned area approximately eleven feet wide, between the property line on the north and east sides of the Property and the Santaquin City curb & gutter, as shown on the Site Plan. Said landscaping would be applied to satisfaction of Buyer’s landscaping obligations for development of the Property. Seller shall have no responsibility for the maintenance of said landscaping improvements, which shall be Buyer’s responsibility.”
2. After closing on 2.16 acres of Additional Property, Buyer subsequently sold that same 2.16 acres to Assignee. Therefore, is the Parties acknowledge and agree that Assignee is now a successor/assignee pursuant to section 24 of the Purchase Agreement with the same rights, responsibilities, and duties as Buyer.
3. **EXHIBIT D, BUILDING TYPE AND ARCHITECTURAL STYLE**, the attached building type with architectural styles is added to the Purchase Agreement as Exhibit D as an approved building type and architectural style.

[Signatures on following page.]

IN WITNESS WHEREOF, the Parties have executed this Addendum # 1 (One) to the Agreement for Purchase and Sale on the dates set forth opposite their respective names below.

SELLER:

**COMMUNITY DEVELOPMENT AND RENEWAL
AGENCY OF SANTAQUIN CITY**

DATE: _____, 20__.

DANIEL M. OLSON, Chair

ATTEST:

Amalie R. Ottley, Secretary

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On this ____ day of _____, 20__, personally appeared before me, Daniel M. Olson who, after being duly sworn, acknowledged to me that he is authorized to execute this document and who executed the same.

Notary Public _____

BUYER:

HYVE HOMES, INC, a Utah corporation

By: _____
_____, its _____,
(Title) (Position)

DATE: _____, 20__.

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On this ____ day of _____, 20__, personally appeared before me,
_____ who, after being duly sworn, acknowledged to me that he is authorized to
execute this document and who executed the same.

Notary Public _____

ASSIGNEE:

K&S CAPITAL, LLC, a Utah corporation

By: _____
_____, its _____,
(Title) (Position)

DATE: _____, 20__.

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On this ____ day of _____, 20__, personally appeared before me,
_____ who, after being duly sworn, acknowledged to me that he is authorized to
execute this document and who executed the same.

Notary Public _____

**(ADDITION TO PURCHASE AGREEMENT AS EXHIBIT D)
BUILDING TYPE AND ARCHITECTURAL STYLE**

**EXHIBIT A
(PURCHASE AGREEMENT)**









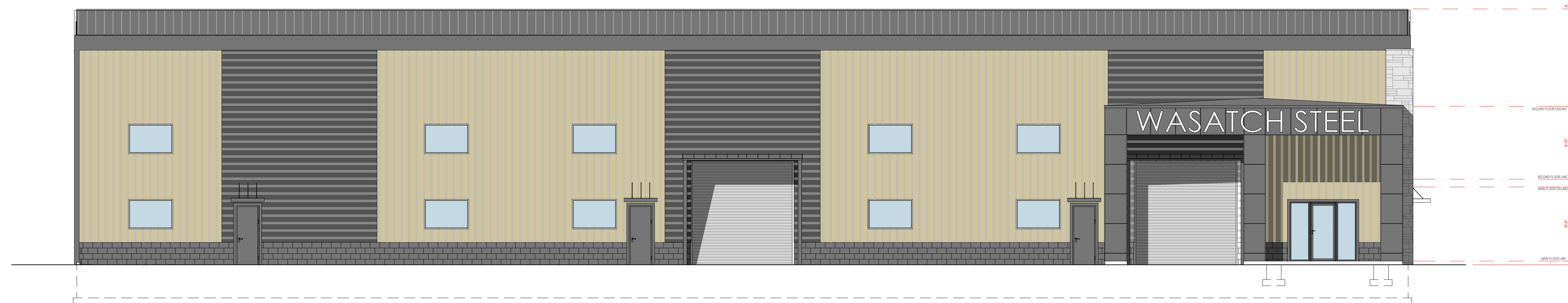


May 01, 2024

PROJECT

XXXXXX
XXXXXXX

XXXXX
XXXXXXXXXX
XXX XXXXX



FRONT ELEVATION



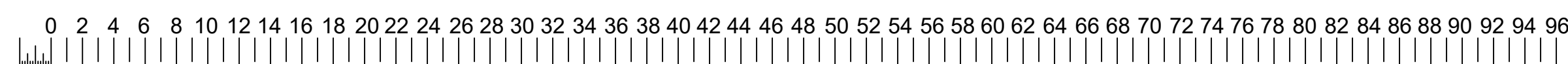
RIGHT ELEVATION

Wasatch Steel

Job Number - xxxxxx

A1

Front & Right Elevations



Scale 1/8" = 1'-0"

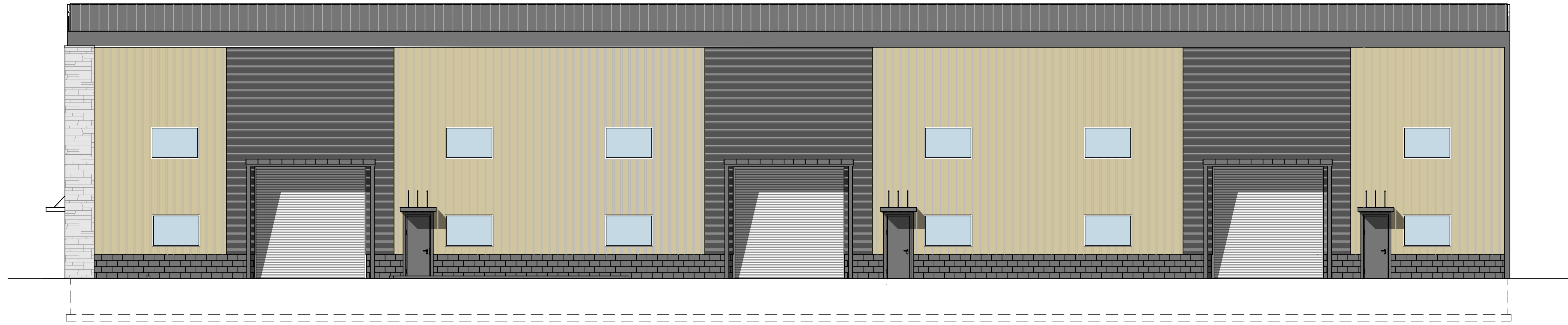


May 01, 2024

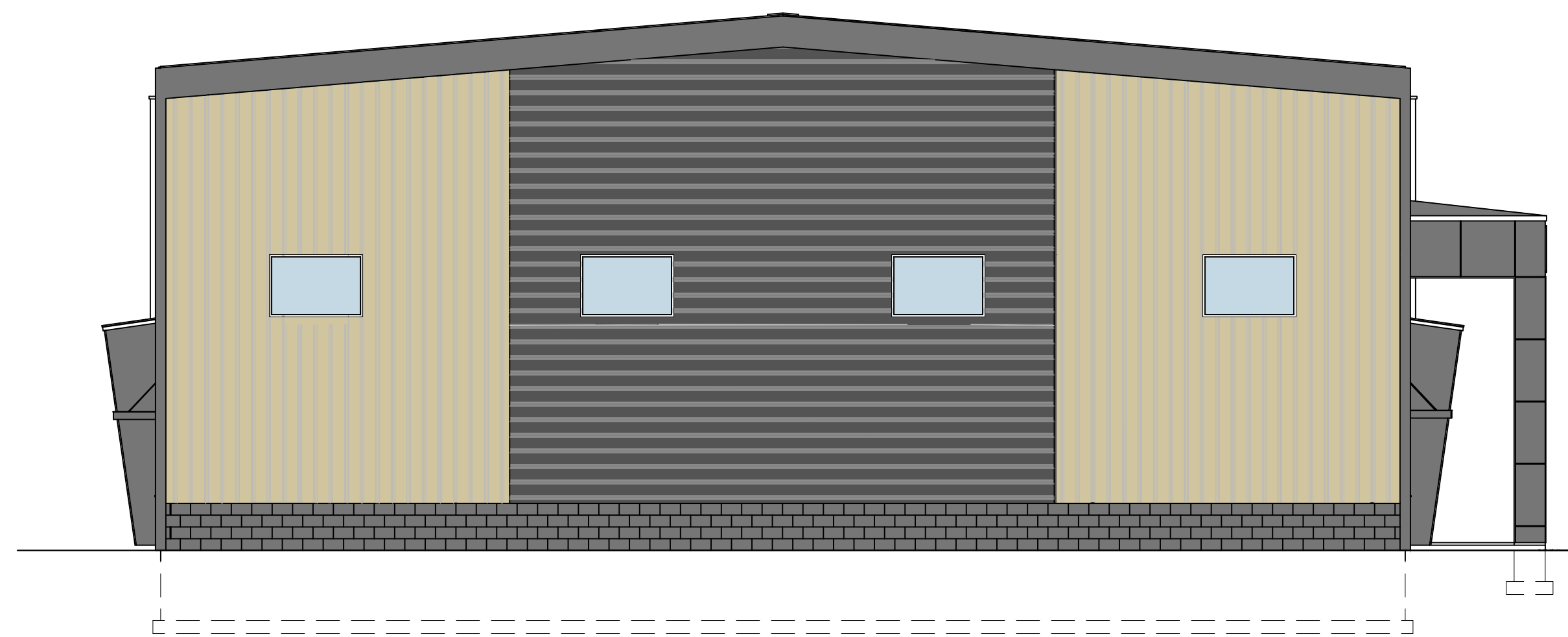
PROJECT

xxxxxx
xxxxxxx

xxxxxx
xxxxxxxxx
xxx xxxxx



REAR ELEVATION



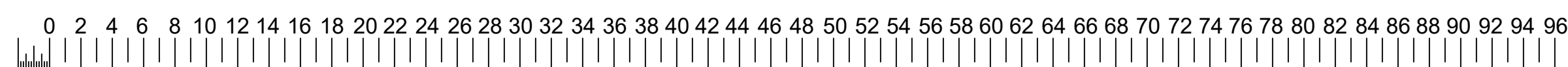
LEFT ELEVATION

Wasatch Steel

Job Number - xxxxxx

A1

Rear & Left Elevations



Scale 1/8" = 1'-0"

**COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF
SANTAQUIN CITY**

**RESOLUTION 01-04-2023-CDA
SALE OF REAL PROPERTY**

WHEREAS, the Community Development and Renewal Agency of Santaquin City (the "Agency") is a public agency pursuant to Title 17C of the Utah Code; and

WHEREAS, the Agency has adopted a Project Area Plan in furtherance of its purposes, which include economic development within the Project Area; and

WHEREAS, the Agency owns certain real property known as Utah County Parcel Numbers 32:009:0098 & 32:009:0097, which are more particularly described in Exhibit A hereto ("the Property"); and

WHEREAS, the Agency has determined that the best interests of the Agency, Santaquin City, and its residents will be served by the sale of the Property as outlined in the Agreement;

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AS FOLLOWS:


SECTION 1: The terms and conditions set forth in the attached Agreement concerning the sale of the Property are in the best interests of the Agency and Santaquin City, Utah.

SECTION 2: The Board of the Community Development and Renewal Agency of Santaquin City accepts the terms and conditions outlined in said Agreement and approves the sale of the Property pursuant to said terms and conditions.

SECTION 3: The Agency Board authorizes Chair Daniel M. Olson to execute all documents necessary to complete the sale of the Property pursuant to said terms and conditions.

SECTION 4: This Resolution shall become effective immediately upon passage.

APPROVED AND ADOPTED THIS 3rd DAY OF January 2023.


Daniel M. Olson, Board Chair

Board Member Art Adcock
Board Member Elizabeth Montoya
Board Member Lynn Mecham
Board Member Jeff Siddoway
Board Member David Hathaway

Voted YES
Voted ABSENT
Voted YES
Voted YES
Voted YES

Attest: _____


Amalie R. Ottley, Secretary

REAL PROPERTY PURCHASE AGREEMENT

THIS REAL PROPERTY PURCHASE AGREEMENT (this "Agreement") is made and entered into by and between the **COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY**, a political subdivision of the state of Utah ("Seller") and **Hyve Homes, Inc.**, a **Limited Liability Company** of the state of **Utah** ("Buyer") as of the date Seller and Buyer execute this Agreement as provided on the signature pages. Seller and Buyer are herein sometimes referred to individually as a "Party" and collectively as the "Parties." The transactions contemplated by this Agreement are herein sometimes collectively referred to as the "Transaction."

RECITALS

WHEREAS, Seller owns certain real property located within the City of Santaquin, Utah, comprising approximately 3.44 acres ("the Property"), which is more particularly described in Exhibit A attached hereto; and

WHEREAS, Buyer intends to construct an industrial/commercial development on the Property and has determined that its acquisition of the Property is important to the success of said commercial development; and

WHEREAS, Buyer desires to have the option to purchase more than the initial property acreage of 3.44 Acres. This Additional Property comprises approximately 6.26 acres ("the Additional Property"), which is more particularly shown in Exhibit C attached hereto; and

WHEREAS, the Property is located within a project area established by Seller for the betterment of the area including the Property and the Parties agree that the proposed development of the Property will benefit Buyer, Seller and the residents of Santaquin City; and

WHEREAS, the Parties desire to enter into an agreement to accomplish Buyer's purchase of the Property, and to provide for certain improvements to the Property, subject to certain terms and conditions.

NOW THEREFORE, the Parties hereto agree as follows:

1. Property Purchase. Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller, subject to the terms and conditions contained herein, the Property, together with all improvements and appurtenances (if any), and all oil, gas and mineral rights owned by Seller (if any) but excluding therefrom any and all water rights. The Purchase Price established in paragraph 4 includes the payment for any money in lieu of water and/or water right dedication requirement for the Property, which requirements are set forth in Section 8.04.100 of the Santaquin City Code, for estimated annual water usage of up to 165,000 gallons per acre.

2. Buyer's Property Use and Improvements. As a Public Agency established pursuant to Title 17C of the Utah Code, Seller has a specific interest in the development of the Property and other surrounding real property for community economic development and renewal purposes and is entering into this agreement based on Buyer's agreement to specific terms and

conditions for the development of the Property. Buyer hereby agrees to develop, improve, and maintain the Property pursuant to the provisions of this paragraph 2 set forth below, and otherwise as required by Santaquin City's land use and development code.

a. The Property shall only be used for "Commercial, Heavy," "Commercial, Industrial Equipment Sales," "Commercial, Retail Sales and Services," "Automotive Service and Repair," "Industry, Light," or "Industry, Medium" purposes as those terms are defined in Section 10.08 of the Santaquin City Code.

b. No portion of the Property shall be developed or used as "Storage Unit Facilities" as defined in Section 10.08 of the Santaquin City Code.

c. Buyer shall either construct and utilize a Utah County Health Department approved "Septic System" per applicable standards until such time as sewer service is available through the Santaquin City Sewer System, or participate with the City monetarily by payment of \$25,000.00 to Seller for the construction of the needed City Sewer System improvements. The Parties shall mutually agree by August 1, 2023 which of the aforementioned options shall be selected. In the event that a Septic System is the option selected, Seller will refund the payment of \$25,000 to Buyer. In the event that Buyer initially installs an approved Septic System, Buyer must connect to the Santaquin City Sewer System and discontinue all use of any Septic System within ninety (90) days of the availability of Santaquin City Sewer Service to the Property, or as soon as reasonably practicable, and shall thereafter be subject to the same terms and conditions for sewer service as other Santaquin City Sewer System customers. Buyer shall pay the applicable sewer impact fees prior to issuance of any building permit.

d. All development and use of the Property shall comply with the landscape provisions of the Santaquin City Code.

e. All development and use of the Property shall comply with the Santaquin City Development Standards and Specifications referenced in Section 9.04.140 of the Santaquin City Code, and with the Industrial Park Architectural Standards, a copy of which is attached hereto as Exhibit B.

f. Buyer shall be solely responsible for the construction and maintenance of roads, accesses, drives, and parking areas on the Property. All roads, accesses, drives, and parking areas on the Property shall be paved, and shall be constructed and maintained pursuant to the applicable Santaquin City parking standards SCC 10.48. Storage areas behind the rear building line must be finished with at least minimum compacted road base.

g. Buyer shall install fencing on the full perimeter of any outside storage areas located within the Property, which fencing shall be constructed of masonry, precast concrete, vinyl-coated chain link with vinyl privacy slats, or a combination thereof, together with a paved portion or mow strip under all fencing.

h. Monument signs, consistent with a Santaquin City theme and as approved by the City may be constructed and maintained on the Property. Stacking on monument signs will

be allowed as permitted by Santaquin City Code 10.44. No pole signs, or other free-standing signs will be allowed anywhere on the Property.

i. Buyer will dedicate to Seller all easements on the Property necessary for the construction, operation, and maintenance of public utilities.

j. Buyer acknowledges and hereby agrees that ingress and egress access to the Property will be restricted to the existing Summit Ridge Parkway access located between the Property and US Highway 6. No access will be allowed on US Highway 6, except as provided by Summit Ridge Parkway. Use of Summit Ridge Parkway south of the Property may be restricted.

k. Buyer acknowledges that no staging, crushing, sorting, processing, or stockpiling of imported gravel, rock, or soil materials (other than staging or stockpiling during the construction period for site improvements) is allowed on the Property.

l. Buyer agrees to provide Santaquin City continued, and uninterrupted access to existing Santaquin City buildings and infrastructure located adjacent to the Property. This access shall be from the access located on Summit Ridge Parkway (or another mutually agreed upon location) to the existing pump house located on the adjacent Santaquin City property.

m. The Parties agree to an option where Buyer may purchase additional property in an approximate amount of up to 6.26 acres within the area shown in Exhibit C attached hereto ("Additional Property"). The option shall run for a period of time beginning on January 4, 2023, and ending on January 4, 2025 (the "Option Period"). Pursuant to this option, Buyer may purchase all or part of the Additional Property in one or more transactions during the Option Period. The price per acre for Additional Property purchased from January 4, 2023, through October 1, 2023, shall be the price per acre set forth in paragraph 4 of this Agreement (the "Base Price") with no additional premium. The price per acre for Additional Property purchased from October 2, 2023 through January 4, 2024, shall be the Base Price plus an additional premium of \$10,000.00 per acre. The price per acre for Additional Property purchased from January 5, 2024 through January 4, 2025, shall be the Base Price plus an additional premium of \$20,000.00 per acre. As consideration for the option, within five (5) days of Closing, Buyer shall pay Seller the sum of \$62,600.00 (the "Premium Deposit"), which amount shall apply to any Premium. Any amount of Premium Deposit that has not been applied to additional premiums on Additional Property at the end of the Option Period shall be divided equally between Buyer and Seller. The Parties agree that all provisions contained in this Subparagraph 2.m. shall apply to any Additional Property purchase as described in Exhibit C. Any Additional Property purchased shall be subject to all Santaquin City ordinances and regulations, including but not limited to impact fees, City Sewer System improvements, and additional water requirements.

3. Seller's Responsibility for Improvements. Seller agrees to provide certain improvements to the Property as set forth below in this paragraph 3.

a. Seller shall construct and install at its sole expense infrastructure necessary to deliver both culinary and secondary water to the Property boundary. Said construction shall be completed within 365 days of Closing.

b. Seller shall construct and install at its sole expense infrastructure necessary for sewer service from the Property boundary to the Santaquin City wastewater treatment system. Until such time as the Santaquin City wastewater system becomes available for use, Buyer agrees to continue to use and maintain the septic system identified in Section 2.C above, if so constructed.

c. Seller shall assist Buyer as necessary for Buyer to complete applications and obtain permits required for electrical, natural gas, and telecommunications services to the Property. All electrical infrastructure shall be installed underground. The City shall be responsible for all costs associated with the construction and installation of infrastructure to provide primary electrical, natural gas, and telecommunication services to the Property.

d. Seller shall provide any and all improvements to the existing paved surface of Summit Ridge Parkway as deemed necessary for the reasonably anticipated use of the roadway from Highway 6 to and across the frontage of the Property. Buyer shall cooperate with Seller in determining what if any improvements will be necessary. Such improvements shall be completed by Seller at its sole expense within 365 days of Closing. This Agreement does not anticipate any expansion of the width of the paved surface or addition of lanes, approaches, turning lanes, etc.

e. Seller shall provide future City streets/roadways per City Standards as necessary for the reasonably anticipated access to the Property and across the frontage of the Property. Buyer shall cooperate with Seller in determining what if any improvements will be necessary. Such improvements shall be completed by Seller at its sole expense within 365 days of Closing.

4. Purchase Price. The Purchase Price for the Property is One Hundred and Seventy-Five Thousand Dollars (\$ 175,000.00) per acre (I.e. \$ 175,000.00 x 3.43 acres = \$ 600,250.00), which amount does not include the optional \$25,000 for Buyer financial participation for City Sewer System improvements as provided in Subparagraph 2.c. above, which amount also does not include the Premium Deposit of \$67,200 set forth in Subparagraph 2.m. above. Within five (5) business days of the date hereof, Buyer shall deliver an earnest money deposit in the amount of \$ 50,000.00 (the "Deposit") to the Closing Agent, which Deposit shall be applied to the purchase price at Closing. The remaining balance of the purchase price shall be paid by Buyer at Closing.

5. Closing. This Transaction shall be closed at the offices of Provo Abstract Company, Inc. ("Closing Agent") at 105 East 300 South, Provo, Utah or at any other place as the Parties may agree, on or before (April 15, 2023). "Closing" shall occur when Seller and Buyer have made all of their respective deliveries described below, to-wit:

a. **Seller's Closing Deliveries.** Seller shall deliver to Buyer (or to the Closing Agent):

(i) a general warranty deed (the "Deed"), fully executed and properly acknowledged by Seller, conveying the Property to Buyer;

(ii) written evidence that all state and local property taxes have been paid in full; and

(iii) a commitment from Closing Agent to issue a standard coverage owner's policy of title insurance in such amount as may reasonably be requested by Buyer (with the premium to be paid by Buyer as provided in subparagraph 6.b. below); and

(iv) any other funds, instruments or documents as may be reasonably requested by Buyer or the Closing Agent or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to Seller's prior approval, which approval shall not be unreasonably withheld, conditioned or delayed).

b. Buyer's Closing Deliveries. Buyer shall deliver to Seller (or to the Closing Agent):

(i) the Purchase Price (payable to Seller); and

(ii) any other funds, instruments or documents as may be reasonably requested by Seller or the Closing Agent, or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to Buyer's prior approval, which approval shall not be unreasonably withheld, conditioned or delayed).

6. Closing Costs and Prorations.

a. All general and special taxes, rollback taxes, if any, and assessments against the Property for all periods prior to the Closing Date shall be paid by Seller at or prior to Closing. The amount of such taxes shall be estimated based on information provided by the Utah County Assessor for the parcel or parcels of which the Property is a part, the "Assessed Parcel." Seller and Buyer shall each pay their own legal expenses in connection with this Transaction.

b. Buyer shall pay the cost of a standard coverage owner's policy of title insurance. Unless otherwise agreed by the parties in writing, Buyer shall pay all other closing costs including, but not limited to charges and fees assessed by Closing Agent.

7. Possession. Unless otherwise agreed in writing by the Parties, Seller shall deliver possession of the Property to Buyer upon Closing.

8. Conveyance and Title Insurance. As required by paragraph 5.a.(i), Seller shall convey to Buyer, by general warranty deed, good and marketable fee simple title to the Property, free and clear of all mortgages, trust deeds, judgments, mechanics' liens, tax liens and warrants and other financial encumbrances. As provided in subparagraph 5.a.(iii) above, Buyer may acquire (and may condition the Closing upon Buyer's ability to obtain) a current standard coverage owner's policy of title insurance. Even though the policy premium will be paid by

or indirectly arising or resulting from Buyer entering upon the Property. Seller agrees to fully cooperate with Buyer, to disclose all information relating to the Property as required by this Agreement, and to execute all applications, authorizations and other documentation, at no cost or risk to Seller, as reasonably requested by Buyer to assist Buyer in obtaining the Approvals. If any of the Approvals have not been obtained or occurred at or prior to Closing, Buyer may either waive the same and proceed to Closing or cancel this Agreement. In the event Buyer elects to cancel the Agreement as provided herein, Closing Agent shall immediately return the Deposit to Buyer and neither party shall have any further obligations hereunder.

11. Seller's Representations, Warranties and Covenants. Seller represents, warrants and covenants to Buyer that:

- a. Seller has full power and authority to enter into this Agreement and complete this Transaction.
- b. Seller has good and marketable fee simple title to the Property. Other than as has been or will be disclosed to Buyer, there are no unrecorded agreements, leases, liens or encumbrances that may affect title to the Property to which Seller is a party or of which Seller has knowledge.
- c. Upon Seller's execution of this Agreement, it will be binding and enforceable against Seller in accordance with its terms, and upon Seller's execution of the additional documents contemplated by this Agreement, they will be binding and enforceable against Seller in accordance with their terms.
- d. Subject to the foregoing, neither the execution and delivery of this Agreement, nor the consummation of this Transaction will constitute a breach under any contract or agreement to which Seller is a party or by which Seller is bound that affects the Property or any part thereof.
- e. Seller has not entered into any agreement or contract with respect to the Property or granted any interest in the Property that is inconsistent with Seller's obligation to convey to Buyer good and marketable fee simple title to Seller's interest in the Property in accordance with the requirements of this Agreement. Except as otherwise provided herein, Seller shall not, prior to any termination of this Agreement and without Buyer's prior written consent, enter into or execute any easement, encumbrance, lease, or other agreement with respect to the Property, or execute, record or consent to any declaration of covenants, conditions and restrictions or other similar document with respect to the Property.
- f. Seller has not received notice of any pending or threatened condemnation action affecting the Property, any moratorium on building on the Property, or any violation with regard to any applicable law, regulation, ordinance, requirement, covenant, condition or restriction relating to the present use, occupancy or condition of the Property from any person, authority or agency having jurisdiction over the Property.

g. Seller has not received notice of any intended public improvements that will result in any condemnation or taking of all or a portion of any part of the Property, or in any special assessments, levies, taxes or other charges being assessed against any part of the Property that will impose a lien upon the Property. Seller has no knowledge of special assessments pending or threatened against or with respect to the Property on account of or in connection with streets, roads or any other public improvements, including, but not limited to, storm and sanitary sewer, water or other utility lines, curbs, gutters, drainage facilities, sidewalks, lighting and the like.

h. There are no suits, claims, proceedings or investigations pending or, to Seller's actual knowledge, threatened with respect to the Property or that will adversely affect Seller's ability to meet its obligations under this Agreement.

i. Seller has not: (i) made a general assignment for the benefit of creditors; (ii) filed any voluntary petition in bankruptcy, or received notice of the filing of any involuntary petition in bankruptcy against the Seller; (iii) received notice of the appointment of a receiver to take possession of all or substantially all of the Seller's assets; (iv) received notice of the attachment or other judicial seizure of all or substantially all the assets of Seller; (v) within twelve (12) months preceding the date of this Agreement, admitted in writing the inability of Seller to pay its debts as they come due; or (vi) made an offer of settlement, extension or composition to the creditors of Seller generally.

j. Seller is not in default under the terms of any written agreement with a third party to which Seller is a party pertaining to the Property, nor has any event occurred that, with notice or passage of time, or both, would constitute a default by Seller under any such agreement, nor has Seller received notice of any default under any agreement or encumbrance to which the Property or any portion thereof is subject.

k. Seller does not have actual knowledge of the existence of any criminal or other investigation concerning Seller or any other person that may result in a forfeiture of all or any portion of the Property.

l. Neither the execution and the delivery of this Agreement nor the consummation of this Transaction is subject to any requirement that Seller obtain any consent, approval or authorization of, or make any declaration or filing with, any governmental authority or third party that has not been obtained or that, in any case or in the aggregate, if not obtained or made would render the execution, delivery or consummation illegal or invalid, or would constitute a default under this Agreement, or result in the creation of any lien, charge or encumbrance upon the Property.

m. Seller does not have actual knowledge of or any reason to suspect the presence or existence of any Hazardous Materials (as defined below) or petroleum underground storage tanks on or near the Property that would necessitate or require remediation, cleanup or any other action in accordance with any Environmental Laws (as defined below). Except as provided above, Seller has no knowledge or reason to suspect that prior to the date of this Agreement the Property has not been used in compliance with applicable Environmental Laws. Seller has not at any time used, stored or kept at the Property any Hazardous Materials, except in

compliance with all Environmental Laws and, other than as disclosed above, Seller has no knowledge or reason to suspect that any Hazardous Materials have been used, stored or kept at the Property except in compliance with applicable Environmental Laws. Seller has no knowledge or reason to suspect that the Property has been designated by any governmental or quasi-governmental authority as an area subject to environmental or other regulation that would materially affect the use of the Property as contemplated by Buyer. As used in this Agreement, the term "Hazardous Materials" is defined to include, without limitation, (i) oil hydrocarbons, petroleum, petroleum products or products containing or derived from petroleum; and (ii) any hazardous or toxic waste, substance, material, chemical, gas or particulate matter, as presently defined by or for purposes of any Environmental Laws. As used in this Agreement, the term "Environmental Laws" is defined to include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C.A. Section 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C.A. Section 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901, et seq.; the Toxic Substances Control Act, 15 U.S.C.A. Section 2601, et seq.; the Federal Water Pollution Control Act, 33 U.S.C.A. Section 1251, et seq.; the Safe Drinking Water Act, 42 U.S.C.A. Section 300f, et seq.; the Clean Air Act, 42 U.S.C.A. Section 7401, et seq.; any successor to those laws (in existence on the date this representation is made or updated); any rules, regulations, ordinances, orders or decrees issued pursuant to those laws; any other federal, state or local environmental, health or safety statute, ordinance, code, rule, regulation, order or decree as may now or at any later time be in effect regulating, relating to or imposing liability or standards concerning or in connection with hazardous or toxic wastes, substances, materials, chemicals, gases or particulate matter or the emission, discharge, dumping or other release of any substance to the environment; and any common law theory based on nuisance or strict liability.

n. Seller shall, immediately upon receiving notice of any actual or threatened claims or proceedings (i) for the condemnation of the Property or any portion thereof, (ii) arising out of injury or damage to or upon the Property or any portion thereof, (iii) arising out of any violation or threatened violation of applicable laws or regulations relating to or affecting the Property, including but not limited to any violation of Environmental Laws, or that may result in the liability of the owner or a successor owner of any interest in the Property, (iv) arising out of the imposition of any special assessment, levy or tax, (v) relating to the potential formation of any taxing authority affecting the Property, (vi) that could affect or cloud title to or ownership of the Property, or (vii) that could result in a moratorium against building on the Property, notify Buyer thereof in writing.

The foregoing representations, warranties and covenants shall be true, correct and accurate on and as of the date of this Agreement and on and as of the date of Closing and shall survive the Closing for a period of twelve (12) months. Prior to Closing, should Seller inform Buyer, or should Buyer become aware of facts or information which differs with any representation or warranty of Seller set forth in this Agreement, Seller's representation or warranty shall be deemed to have been modified accordingly. Should Buyer be aware of contrary facts and circumstances before the Closing, but elect to close, Buyer must be deemed to have waived the same. AT THE CLOSING, BUYER SHALL ACCEPT TITLE TO THE PROPERTY, AND ACCEPT THE PROPERTY, AS IS, WHERE IS, WITH ALL FAULTS EXCLUDING ONLY THOSE WARRANTIES INHERENT WITHIN THE WARRANTY

DEED BY WHICH SELLER WILL CONVEY TITLE TO THE PROPERTY TO BUYER AND REPRESENTATIONS, WARRANTIES AND COVENANTS EXPRESSED IN THIS AGREEMENT, TO THE EXTENT THEY SURVIVE THE CLOSING.

12. Buyer's Representations and Warranties. Buyer represents and warrants to Seller that:

a. Buyer is a validly existing Corporation of the state of Utah, organized and existing pursuant to the provisions of Utah law and has full power and authority to enter into this Agreement and complete this Transaction.

b. This Agreement will be binding and enforceable against Buyer in accordance with its terms, and upon Buyer's execution of the additional documents contemplated by this Agreement, those terms and conditions and additional documents will be binding and enforceable against Buyer in accordance with their terms.

The foregoing representations and warranties shall be true, correct and accurate on and as of the date of this Agreement and on and as of the Closing date. All representations, warranties and covenants by Buyer set forth in this Agreement will survive the consummation of this Agreement, the delivery and recordation of the Deed and the Closing of this Transaction.

13. Broker's Commissions. Seller and Buyer warrant, each to the other, that they have not dealt with any finder, broker or realtor in connection with this Transaction. Each Party shall and does hereby indemnify the other Party against, and agrees to hold such other Party harmless from, any claim, demand or suit for any brokerage commission, finder's fee or similar charge with respect to the execution of this Agreement or this Transaction based on any act by or agreement or contract with the indemnifying Party, and for all losses, obligations, costs, expenses and fees (including attorneys' fees) incurred by the other Party on account of or arising from any such claim, demand or suit.

14. Risk of Loss. The risk of loss will be upon Seller until Closing. Seller shall, at Seller's sole cost, take reasonable steps to protect the Property from damage and deterioration prior to Closing. In the event of any loss or damage to or condemnation of the Property prior to Closing, Buyer may either waive such loss, damage or condemnation and proceed to close this Transaction, or cancel this Agreement. If Buyer waives any loss or damage to or condemnation of the Property and proceeds to close this Transaction, Seller shall, at and as a condition precedent to Closing, pay to Buyer the amount of any insurance or condemnation proceeds attributable to the Property that have been received by the Seller and assign to Buyer as of Closing all rights or claims to proceeds payable thereafter.

15. Default and Remedies.

a. **Seller Default.** If Seller shall have failed to close escrow and sell the Property to Buyer on the terms and provisions contained herein within the time for performance as specified herein or otherwise breaches any Seller obligation under the terms of this Agreement, Buyer's sole remedy shall be to either (but not both) (i) seek specific performance of this Agreement; or (ii) obtain a return of the Deposit, together with the reimbursement by Seller of

Buyer's out of pocket expenses incurred in conducting its due diligence and otherwise performing under this Agreement. Cancellation by Buyer pursuant to paragraph 10 of this Agreement shall not constitute a Seller Default.

b. Buyer Default. If the closing fails to occur as a result of Buyer's default in its obligation to close the purchase of the Property as provided in this Agreement, Seller shall retain the Deposit as full, agreed and liquidated damages, as Seller's sole legal and equitable remedy with respect to such Buyer default. THE PARTIES HERETO EXPRESSLY AGREE AND ACKNOWLEDGE THAT IN THE EVENT OF A DEFAULT BY BUYER IN ITS OBLIGATION TO CLOSE THE PURCHASE OF THE REAL PROPERTY ON THE CLOSING DATE, SELLER'S ACTUAL DAMAGES WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO ASCERTAIN, THAT THE AMOUNT OF THE DEPOSIT REPRESENTS THE PARTIES' REASONABLE ESTIMATE OF SUCH DAMAGES, AND THAT SUCH AMOUNT IS NOT UNREASONABLE UNDER THE CIRCUMSTANCES EXISTING AT THE TIME THIS AGREEMENT WAS MADE.

c. Seller's Option to Repurchase the Property Upon Default. Buyer acknowledges and agrees that as a Public Agency, Seller is charged with promoting the development and use of the property in furtherance of the best interests of Santaquin City and its residents; and that the terms of the development and use of the Property set forth in this Agreement are a critical and essential part of the consideration for this Agreement. THEREFORE, BUYER HEREBY GRANTS TO SELLER, IN THE EVENT OF A MATERIAL DEFAULT IN PROVISIONS OF THIS AGREEMENT PERTAINING TO THE DEVELOPMENT OR USE OF THE PROPERTY THAT IS NOT CURED WITHIN THIRTY (30) DAYS OF SELLER'S WRITTEN NOTICE OF DEFAULT, THE OPTION TO REPURCHASE THE PROPERTY FROM BUYER, OR ANY OF ITS SUCCESSORS OR ASSIGNS, FOR THE AMOUNT OF THE PURCHASE PRICE SET FORTH IN PARAGRAPH 4 OF THIS AGREEMENT.

16. Entire Agreement; Amendments. This Agreement sets forth the entire understanding of the Parties with respect to the subject matter hereof, and all prior negotiations, understandings, representations, inducements and agreements, whether oral or written and whether made by a Party hereto or by anyone acting on behalf of a Party, shall be deemed to be merged in this Agreement and shall be of no further force or effect. No amendment, modification, or change in this Agreement shall be valid or binding unless reduced to writing and signed by the Parties hereto.

17. Expenses of Enforcement. In any proceeding to enforce, interpret, rescind or terminate this Agreement or in pursuing any remedy provided hereunder or by applicable law, the prevailing Party shall be entitled to recover from the other Party all costs and expenses, including reasonable attorneys' fees, whether such proceeding or remedy is pursued by filing suit or otherwise, and regardless of whether such costs, fees and/or expenses are incurred in connection with any bankruptcy proceeding.

18. Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight

courier service, confirmed facsimile, or United States certified or registered mail, return receipt requested, postage prepaid, addressed to Seller or Buyer as follows (or at another address or facsimile number as Seller or Buyer or the person receiving copies may designate in writing):

Seller: Santaquin City
Attention: City Manager
275 West Main Street
Santaquin, Utah 84655

With a copy to: Nielsen & Senior, P.C.
Attention: Brett B. Rich
P.O. Box 970663
Orem, Utah 84097

Buyer: Hyve Homes, Inc.
30 East Deermeadow Circle
Woodland Hills, UT 84653

With a copy to: _____

Notice is deemed to have been given on the date on which notice is delivered, if notice is given by personal delivery, on the date of delivery to the overnight courier service, if that service is used, and on the date of deposit in the mail, if mailed. Notice is deemed to have been received on the date on which the notice is actually received, or delivery is refused.

19. Survival. Except as otherwise provided herein, all of the covenants, agreements, representations and warranties set forth in this Agreement survive the Closing, and do not merge into any deed, assignment or other instrument executed or delivered under this Agreement.

20. Waiver. The failure to enforce at any time any provision of this Agreement or to require the performance of any provision hereof shall not constitute a waiver of any such provision or affect either the validity of this Agreement or any part hereof or the right of either Party hereto to thereafter enforce each and every provision of this Agreement in accordance with the terms of this Agreement.

21. Time of Essence; Dates of Performance. Time is expressly declared to be of the essence of this Agreement. In the event that any date for performance by either Party of any obligation hereunder required to be performed by such Party falls on a Saturday, Sunday or nationally established holiday, the time for performance of such obligation shall be deemed extended until the next business day following such date.

22. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and all such counterparts, when taken together, shall be deemed to constitute one and the same instrument.

23. Electronic Transmission. Electronic transmission of this Agreement, signed by a Party, and retransmission of any signed electronic transmission, shall be the same as delivery of an original hereof.

24. Succession and Assignment. This Agreement shall be binding upon and inure to the benefit of the Parties named herein and their respective successors and assigns. Any third party acquiring an interest in the Property after the Closing shall be a permitted assignee of Buyer and any third party obtaining an interest in the Property prior to Closing shall be a permitted assignee of Seller. Otherwise, neither Party may assign either this Agreement or any of its rights, interests, or obligations hereunder without the prior written approval of the other Party.

25. Further Acts. The Parties hereby agree for themselves, and for their successors and assigns, to execute any instruments and to perform any act which may be necessary or proper to carry out the purposes of this Agreement.

26. Governing Law. This Agreement shall be governed by and construed in accordance with the domestic laws of the State of Utah without giving effect to any choice or conflict of law provision or rule (whether of the State of Utah or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Utah.

27. Submission to Jurisdiction. Each of the Parties submits to the jurisdiction of the Fourth Judicial District Court of the State of Utah in any action or proceeding arising out of or relating to this Agreement and agrees that all claims in respect of the action or proceeding may be heard and determined in any such court. Each of the Parties waives any defense of inconvenient forum to the maintenance of any action or proceeding so brought and waives any bond, surety, or other security that might be required of any other Party with respect thereto. Each Party agrees that a final judgment in any action or proceeding so brought shall be conclusive and may be enforced by suit on the judgment or in any other manner provided by law or at equity.

28. Interpretation. In the event an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring either Party by virtue of the authorship of any of the provisions of this Agreement. This Agreement has been divided into paragraphs and subparagraphs for convenience only and the paragraph headings contained herein are for purposes of reference only, which shall not limit, expand, or otherwise affect the interpretation of any provision hereof. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include the masculine, feminine and neutral gender, and the term "person" shall include any individual, firm, partnership (general or limited), joint venture, corporation, limited liability company, trust, association, or other entity or association or any combination thereof.

29. Authority of Signers. Each person executing this Agreement hereby warrants his or her authority to do so, on behalf of the entity for which he or she signs, and to bind such entity.

30. Recording. A Notice Of Agreement shall be filed in the office of the Utah County Recorder by Seller within 10 business days of the execution hereof.

[Remainder of Page Intentionally Left Blank – Signatures on Following Pages]

IN WITNESS WHEREOF, the Parties have executed this Agreement for Purchase and Sale on the dates set forth opposite their respective names below.

SELLER:

COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY

DATE: January 3, 2023.

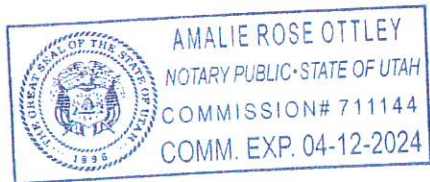

DANIEL M. OLSON, Chair

ATTEST:


Amalie R. Ottley, Secretary

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On this 3 day of January, 2023, personally appeared before me, Daniel M. Olson who, after being duly sworn, acknowledged to me that he is authorized to execute this document and who executed the same.



Notary Public 

BUYER:

Jimmy DeGraffenried



DATE: Jan 11, 2023.

President

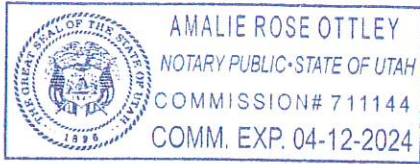
Title

STATE OF UTAH)

:SS

COUNTY OF UTAH)

On this 11th day of January, 2023, personally appeared before me, J. DeGraffenried who, after being duly sworn, acknowledged to me that he/she is authorized to execute this document and who executed the same.



Notary Public


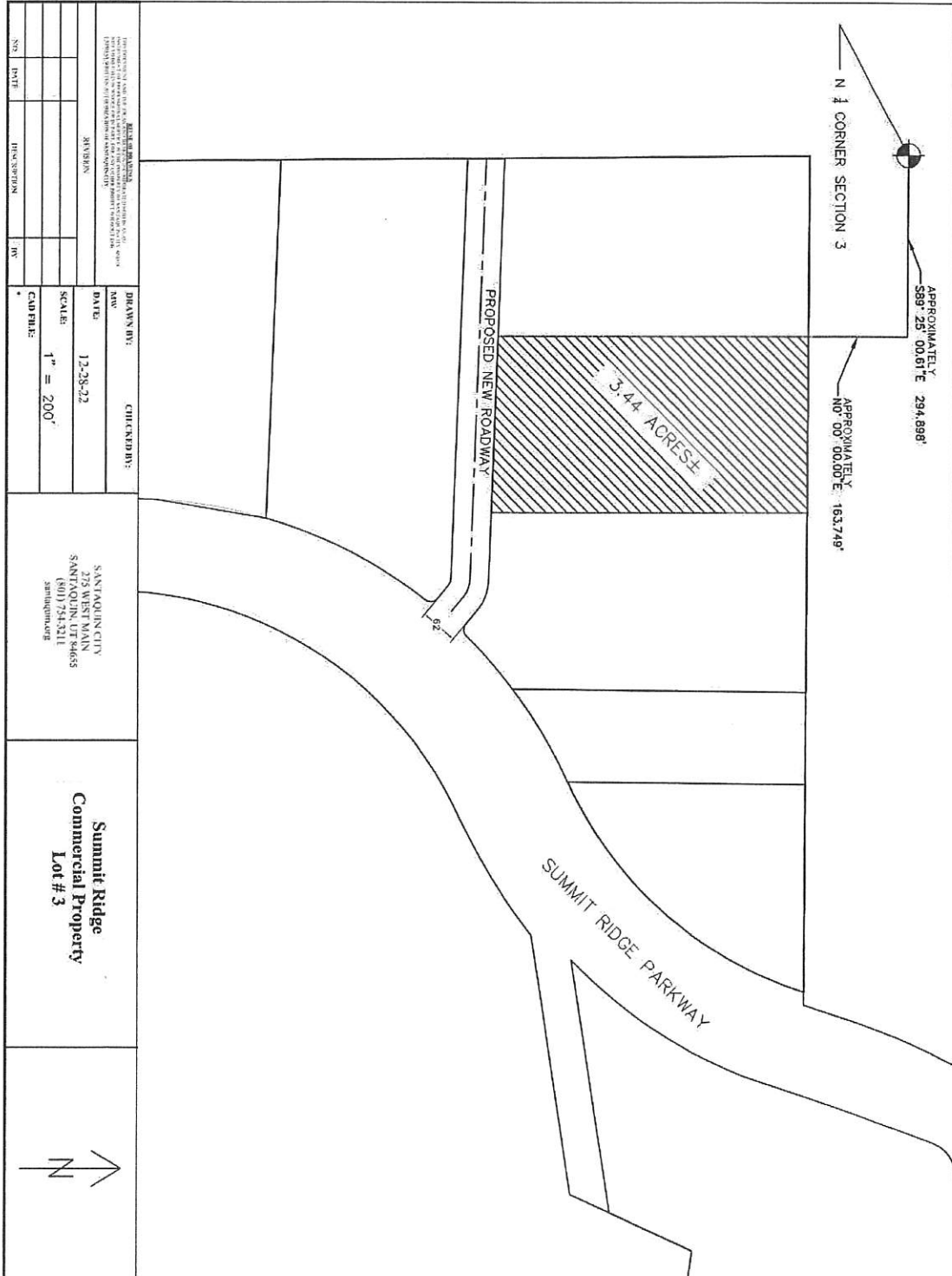


EXHIBIT A
DESCRIPTION OF THE PROPERTY



| | | | |
|--|--|--|--|
| <p>Map Information THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONVEYANCE OF INTERESTS IN REAL ESTATE. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p> | | <p>DATE: 12-28-22 SCALE: 1" = 200' CAD FILE:</p> | |
| <p>Drawn By: CHILCENBYR</p> | | <p>Client: STANTACORIN CITY 223 W. MAIN ST. SALT LAKE CITY, UT 84143 (801) 254-3211 stantacorin@cityofslc.gov</p> | |
| <p>Project: Summit Ridge Commercial Property Lot # 3</p> | | <p>North Arrow</p> | |

EXHIBIT B

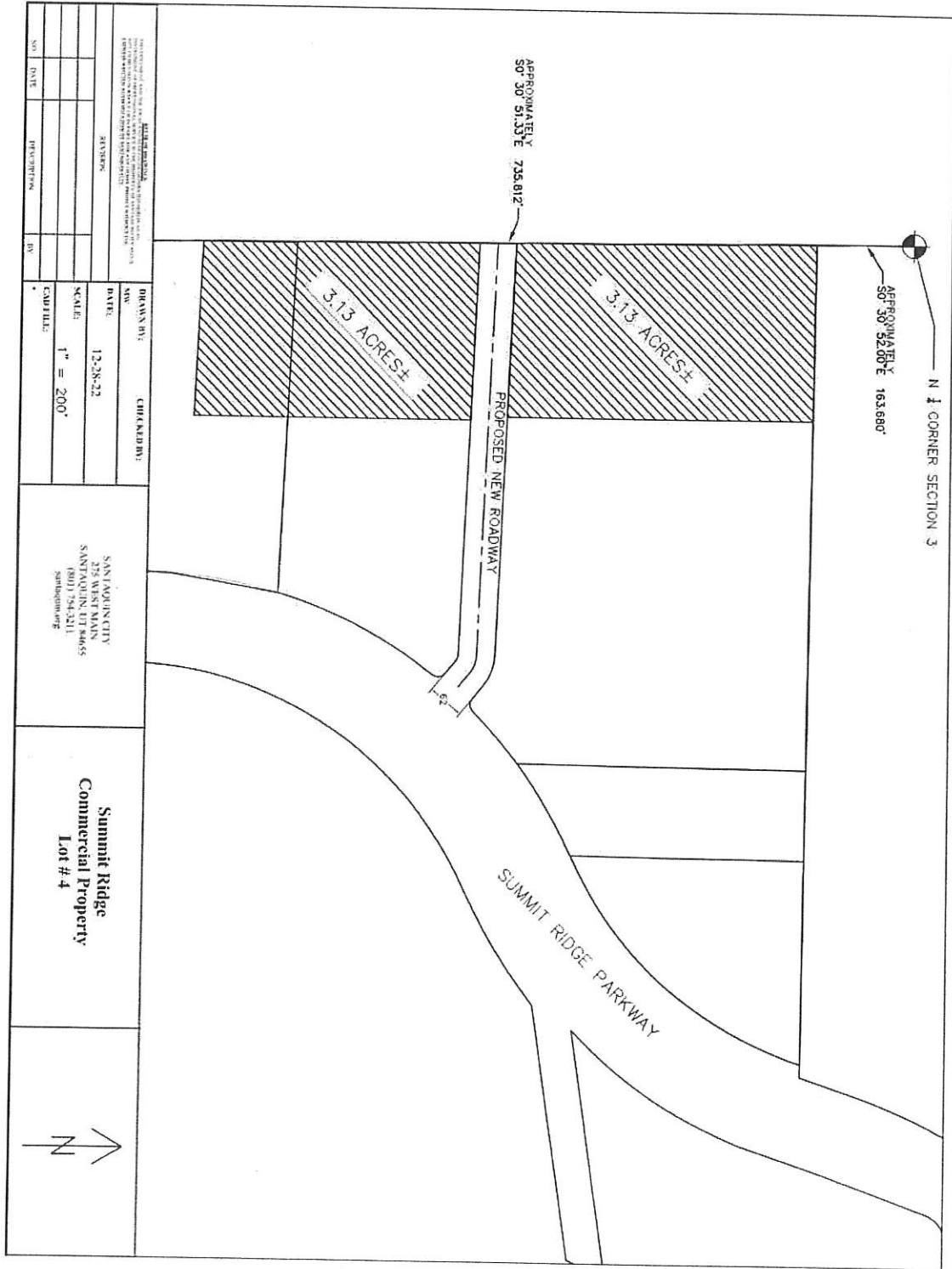
INDUSTRIAL PARK ARCHITECTURAL STANDARDS

Industrial Park Building Architectural Standards:

1. **Development Theme:** The architectural standards for the industrial park property are intended to focus on the rural character and theme of the area. Building designers should consider the natural colors and materials of the surrounding area in concert with agrarian, craftsman, and other similar rural forms when preparing plans for new building construction. The following standards should serve as the minimum to which new developments will adhere to, and designers are encouraged to incorporate other elements which may further the city's desires and intent.
2. **Minimum Building Footprint:** No minimum square foot requirements are specified for the industrial park property.
3. **Maximum Heights:** The maximum height of buildings on the Property shall be forty-eight feet (48'). However, architectural elements (e.g., domes, towers, spires, crosses, cupolas, finials, etc.) may exceed this maximum height limit, when specifically approved through the architectural review process.
4. **Buildings Materials:**
 - a. **Primary Exterior Materials:**
 - i. Primary exterior finish materials shall make up at least forty percent (40%) of the building after the transparent area is deducted. The percentage shall be based on the entire area of the building. Rear and side elevations regularly visible from adjacent public rights of way should have at least twenty percent (20%) primary exterior finish materials. Rear elevation or service area visibility considerations shall take into account planned landscaping, fencing, and topographic viewing limitations.
 - ii. Primary exterior finish materials shall be low reflectance and have natural textures. Examples of permitted primary exterior materials include: stone, brick, split faced block, cut stone and low maintenance wood or masonry siding products. The use of all glass exterior, smooth faced concrete gray block, prefabricated steel panels, EIFS (stucco) shall be prohibited as a primary building material.
 - b. **Secondary Materials and Trim Materials:** Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may be utilized as secondary materials and trim.
 - c. **Accessory Structures:** Accessory structures shall incorporate similar architectural elements or types of primary materials and colors as the associated structure.
 - d. **Material Colors:** Material colors should consist of earth tones, and colors as can be readily or were historically found around the Santaquin area, e.g., natural shades of wood, stone, or brick. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials. Secondary materials and trim materials shall complement the primary material colors.

5. Building Entrances:
 - a. Main Entrances must be well defined from access drives, pedestrian links, public plazas, and major parking areas with one or more of the following:
 - i. Roof elements such as gable ends,
 - ii. Canopy, awnings, overhang, or arch above the entrance (columns and pillars),
 - iii. Recesses or projections in the building facade surrounding the entrance,
 - iv. Display windows surrounding the entrance.
 - b. Public entrances, patios, faux windows or dining areas appropriate to the establishment should be provided on any building side facing a public street. Secondary public/customer entrances on the rear or side of buildings should be given architectural consideration similar to the primary entrances. Service and employee only entrances not visible from a publicly utilized area are excluded from similar consideration requirements.
6. Building Elevations that front a public street:
 - a. Building faces that front a public street must incorporate architectural features or treatments every thirty to forty feet (30' to 40') to diminish building mass. The following techniques should be used to accomplish this requirement; additional techniques proposed by the applicant may be considered by the architectural review committee:
 - i. Variations in facade color, texture, or both.
 - ii. Variations in roof forms and heights of roof elements.
 - iii. Compositions that emphasize floor lines, or otherwise express rhythms and patterns of windows, columns, and other architectural features.
 - iv. Express the position of each floor in the external design. Terracing, articulated structural elements, a change in materials, or the use of belt courses or similar horizontal trim bands of contrasting color and/or materials can be used to define floor lines.
 - v. Use of windows, trellises, wall articulation, arcades, material changes, awnings or other features to avoid blank walls at ground floor levels.
 - vi. Use of materials relatable to human proportions, such as brick, tile, modular stone, stucco, glass and decorative tiles.
 - vii. Columns, pilasters, canopies, porticoes, awnings, brackets, arches or other such architectural features.
 - viii. Additional landscaping elements along building walls.
 - b. Material elements such as primary and secondary building materials, banding, cornice elements, pilasters, pillars, canopies, etc., must be continued around building corners and only terminate at interior wall corners or as part of a logical terminus feature.
7. Windows: The design and amount of window area on a building can minimize the expanse of blank walls. Windows and/or faux glazing materials should be utilized along building fronts. The following standards shall apply:
 - a. All windows should be designed with three-dimensional relief or material highlighting elements which accent the window locations and provide visual breaks to the facade of the building (e.g., dormers, sills, etc.). Where appropriate, varying window designs, such as bay windows, corner windows, circle tops, or windows

EXHIBIT C ADDITIONAL PROPERTY



**COMMUNITY DEVELOPMENT AND RENEWAL
AGENCY OF
SANTAQUIN CITY**

**RESOLUTION 07-02-2024-CDA
SALE OF REAL PROPERTY**

WHEREAS, the Community Development and Renewal Agency of Santaquin City (the “Agency”) is a public agency pursuant to Title 17C of the Utah Code; and

WHEREAS, the Agency has adopted a Project Area Plan in furtherance of its purposes, which include economic development within the Project Area; and

WHEREAS, the Agency owns certain real property known as Utah County Parcel Numbers 66:954:0007 and 66:954:0008 which are more particularly described in Exhibit A hereto (“the Property”); and

WHEREAS, the Agency has determined that the best interests of the Agency, Santaquin City, and its residents will be served by the sale of the Property as outlined in the Agreement;

NOW THEREFORE, BE IT HEREBY RESOLVED BY THE BOARD OF THE COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY AS FOLLOWS:

- SECTION 1:** The terms and conditions set forth in the attached Agreement concerning the sale of the Property are in the best interests of the Agency and Santaquin City, Utah.
- SECTION 2:** The Board of the Community Development and Renewal Agency of Santaquin City accepts the terms and conditions outlined in said Agreement and approves the sale of the Property pursuant to said terms and conditions.
- SECTION 3:** The Agency Board authorizes Chair Daniel M. Olson to execute all documents necessary to complete the sale of the Property pursuant to said terms and conditions.
- SECTION 4:** This Resolution shall become effective on July 2, 2024.

Approved on this 2nd day of July 2024

Daniel M. Olson, Board Chair

| | |
|--------------------------------|-----------|
| Board Member Art Adcock | Voted ___ |
| Board Member Brian Del Rosario | Voted ___ |
| Board Member Travis Keel | Voted ___ |
| Board Member Lynn Mecham | Voted ___ |
| Board Member Jeff Siddoway | Voted ___ |

Attest:

Amalie R. Ottley, Secretary

REAL PROPERTY PURCHASE AGREEMENT

THIS REAL PROPERTY PURCHASE AGREEMENT (this “Agreement”) is made and entered into by and between the **COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY**, a political subdivision of the state of Utah (“Seller”) and (**Mahogany Land Development, LLC.**) a (Limited Liability Company in Utah) of the state of Utah (“Buyer”) as of the date Seller and Buyer execute this Agreement as provided on the signature pages. Seller and Buyer are herein sometimes referred to individually as a “Party” and collectively as the “Parties.” The transactions contemplated by this Agreement are herein sometimes collectively referred to as the “Transaction”.

RECITALS

WHEREAS, Seller owns certain real property located within the City of Santaquin, Utah, comprising approximately 1.99 acres (“the Property”), which is more particularly described in Exhibit A attached hereto; and

WHEREAS, Buyer intends to construct a light industrial/commercial development on the Property and has determined that its acquisition of the Property is important to the success of said commercial development; and

WHEREAS, the Property is located within a project area established by Seller for the betterment of the area including the Property and the Parties agree that the proposed development of the Property will benefit Buyer, Seller and the residents of Santaquin City; and

WHEREAS, the Parties desire to enter into an agreement to accomplish Buyer’s purchase of the Property, and to provide for certain improvements to the Property, subject to certain terms and conditions.

NOW THEREFORE, the Parties hereto agree as follows:

1. Property Purchase. Seller agrees to sell to Buyer and Buyer agrees to purchase from Seller, subject to the terms and conditions contained herein, the Property, together with all improvements and appurtenances (if any), and all oil, gas and mineral rights owned by Seller (if any) but excluding therefrom any and all water rights. The Purchase Price established in paragraph 4 includes the payment for money in lieu of water and/or water right dedication requirement for the Property as set forth in Section 8.04.100 of the Santaquin City Code, for estimated annual water usage of up to 165,000 gallons per acre. Any additional amounts due pursuant to Santaquin City Code Section 8.04.100 based on actual development activity on the Property shall be the sole responsibility of Buyer.

2. Buyer’s Property Use and Improvements. As a Public Agency established pursuant to Title 17C of the Utah Code, Seller has a specific interest in the development of the Property and other surrounding real property for community economic development and renewal purposes and is entering into this agreement based on Buyer’s agreement to specific terms and conditions for the development of the Property. Buyer hereby agrees to develop, improve, and maintain the Property pursuant to the provisions of this

paragraph 2 set forth below, and otherwise as required by Santaquin City’s land use and development code.

a. The Property shall only be used for “Auto, Truck, Recreational Vehicle, and Equipment Sales or Rentals (e.g. power sports and bike sales, parts, and rentals); “Commercial Ancillary”; “Commercial Cosmetology (e.g. beauty school, beauty supplies company); “Commercial, Heavy”; “Cabinet Making/Woodworking”; “Commercial, Industrial Equipment Sales”; “Commercial, Retail Sales and Services”; “Fulfillment Center (e.g. focus on assembly and packaging, not storage); “Industry, Light”; “Industry, Medium”; "Laboratory, Medical"; “Pharmaceutical Manufacturing”; or “Professional Office or Financial Services” purposes as those terms are defined in Section 10.08 of the Santaquin City Code.

b. No portion of the Property shall be developed or used as “Storage Unit Facilities” as defined in Section 10.08 of the Santaquin City Code.

c. No portion of the Property shall be developed or used with shipping and or other types of storage containers for storage or for any form of building construction.

d. Buyer shall either construct and utilize a Utah County Health Department approved “Septic System” per applicable standards until such time as sewer service is available through the Santaquin City Sewer System, or participate with the City monetarily by payment of \$25,000.00 per building/structure to Seller for the construction of the needed City Sewer System improvements for each building/structure built on the Property. The Parties shall mutually agree at the time of Site Plan approval, which of the aforementioned options shall be selected. In the event that a Septic System for each building/structure built on the Property or Additional Property is the option selected, Seller will refund the payment of \$25,000 per building/structure to Buyer. In the event that Buyer initially installs an approved Septic System, Buyer must connect to the Santaquin City Sewer System and discontinue all use of any Septic System within ninety (90) days of the availability of Santaquin City Sewer Service to the Property, or as soon as reasonably practicable, and shall thereafter be subject to the same terms and conditions for sewer service as other Santaquin City Sewer System customers. Buyer shall pay the applicable sewer impact fees prior to issuance of any building permit.

e. All development and use of the Property shall comply with the landscape provisions of the Santaquin City Code. Buyer may provide, install, and maintain landscaping within the CDRA owned area approximately eleven feet wide, between the property line on the (east) side of the Property and the Santaquin City curb & gutter, as shown on the Site Plan. Said landscaping would be applied to satisfaction of Buyer’s landscaping obligations for development of the Property.

f. All development and use of the Property shall comply with the Santaquin City Development Standards and Specifications referenced in Section 9.04.140 of the Santaquin City Code, and with the Industrial Park Architectural Standards, a copy of which is attached hereto as Exhibit B.

g. Buyer shall be solely responsible for the construction and maintenance of roads, accesses, drives, and parking areas on the Property. All roads, accesses, drives, and

parking areas on the Property shall be paved, and shall be constructed and maintained pursuant to the applicable Santaquin City parking standards SCC 10.48. Storage areas behind the rear building line must be finished with at least minimum compacted road base.

h. Buyer shall install fencing on the full perimeter of any outside storage areas located within the Property, which fencing shall be constructed of masonry, precast concrete, vinyl-coated chain link with vinyl privacy slats, or a combination thereof, together with a paved portion or mow strip under all non-masonry fencing.

i. Monument signs, consistent with a Santaquin City theme and as approved by the City may be constructed and maintained on the Property. Stacking on monument signs will be allowed consistent with Santaquin City Code 10.44. No pole signs, or other free-standing signs will be allowed anywhere on the Property.

j. Buyer will dedicate to Seller all easements on the Property necessary for the construction, operation, and maintenance of public utilities.

k. Buyer acknowledges and hereby agrees that ingress and egress access to the Property will be restricted to the existing Summit Ridge Parkway access located between the Property and US Highway 6. No access will be allowed on US Highway 6, except as provided by Summit Ridge Parkway. Use of Summit Ridge Parkway south of the Property may be restricted or eliminated for heavy/delivery truck use or access and is not included for this purpose (heavy/delivery truck use or access), or relied upon by Buyer as consideration for entering into this Agreement.

l. Buyer acknowledges that no staging, crushing, sorting, or processing, or stockpiling of imported gravel, rock, or soil materials (other than staging or stockpiling during the construction period for site improvements) is allowed on the Property.

m. Buyer acknowledges and agrees to construct its proposed building within 18 months of Closing on the property and that the building will be substantially as shown in Exhibit C "Site Plan and Building Type".

n. Buyer shall endeavor to bring businesses that generate sales taxes, provide jobs, and provide desirable services to Santaquin City residents to occupy and conduct their business within the building(s) constructed by Buyer.

3. Seller's Responsibility for Improvements. Seller agrees to provide certain improvements to the Property as set forth below in this paragraph 3.

a. Seller shall construct and install at its sole expense infrastructure necessary to deliver both culinary and secondary water to the Property boundary. Said construction shall be completed within 365 days of Closing.

b. Seller shall construct and install at its sole expense infrastructure necessary for sewer service from the Property boundary to the Santaquin City wastewater treatment system. Until such time as the Santaquin City wastewater system becomes available

for use, Buyer agrees to continue to use and maintain the septic system identified in Section 2.d above, if so constructed.

c. Seller shall assist Buyer as necessary for Buyer to complete applications and obtain permits required for electrical, natural gas, and telecommunications services to the Property. All electrical infrastructure shall be installed underground. The City shall be responsible for all costs associated with the construction and installation of infrastructure to provide primary electrical, natural gas, and telecommunication services to the Property. Seller shall not be responsible for any costs associated with any construction, operation, or maintenance of electrical, natural gas, or telecommunication infrastructure within the Property.

d. Seller has applied an asphalt overlay to the existing paved surface of Summit Ridge Parkway as deemed necessary for the reasonably anticipated use of the roadway from Highway 6 to and across the frontage of the Property. Such improvements have been completed by Seller. This Agreement does not include or address any future expansion of the width of the paved surface of Summit Ridge Parkway, or addition of lanes, approaches, turning lanes, etc.

e. Seller shall provide future City streets/roadways per City Standards as necessary for the reasonably anticipated access to the Property and across the frontage of the Property as determined by Seller in its sole discretion. Buyer shall cooperate with Seller in determining what if any improvements will be necessary. Such improvements shall be completed by Seller at its sole expense within 365 days of Closing.

4. Purchase Price. The Purchase Price for the Property is (Six Hundred and Twenty-Six Thousand, Eight-Hundred and Fifty dollars) (\$626,850.00) which amount does not include the optional \$25,000 per building/structure for Buyer financial participation for City Sewer System improvements as provided in Subparagraph 2.d.

a. Earnest Money Deposit. Within five (5) business days of the date hereof, Buyer shall deliver an earnest money deposit in the amount of \$ 50,000.00 (the "Deposit") to the Closing Agent.

b. Delivery of Deposit. Unless, pursuant to paragraph 10, Buyer exercises its right to cancel this Agreement on or before 60 days from the execution date, the Deposit shall become non-refundable and shall be delivered to Seller. All portions of the Deposit delivered to Seller pursuant to the provisions of this paragraph 4.b. shall be applied to the purchase price at Closing.

c. Balance Paid at Closing. The remaining balance of the purchase price shall be paid by Buyer at Closing.

5. Closing. This Transaction shall be closed at the offices of Provo Abstract Company, Inc. ("Closing Agent") at 105 East 300 South, Provo, Utah or at any other place as the Parties may agree, on or before 60 days from execution date. "Closing" shall occur when Seller and Buyer have made all of their respective deliveries described below, to-wit:

- a. Seller's Closing Deliveries.** Seller shall deliver to Buyer (or to the Closing Agent):
- (i) a general warranty deed (the "Deed"), fully executed and properly acknowledged by Seller, conveying the Property to Buyer;
 - (ii) written evidence that all state and local property taxes have been paid in full;
 - (iii) a commitment from Closing Agent to issue a standard coverage owner's policy of title insurance in such amount as may reasonably be requested by Buyer (with the premium to be paid by Buyer as provided in subparagraph 6.b. below); and
 - (iv) any other funds, instruments or documents as may be reasonably requested by Buyer or the Closing Agent or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to Seller's prior approval, which approval shall not be unreasonably withheld, conditioned, or delayed).

b. Buyer's Closing Deliveries. Buyer shall deliver to Seller (or to the Closing Agent):

- (i) the Purchase Price (payable to Seller);
- (ii) any other funds, instruments or documents as may be reasonably requested by Seller or the Closing Agent, or reasonably necessary to effect or carry out the purposes of this Agreement (which funds, instruments or documents are subject to Buyer's prior approval, which approval shall not be unreasonably withheld, conditioned, or delayed).

6. Closing Costs and Prorations.

a. All general and special taxes, rollback taxes, if any, and assessments against the Property for all periods prior to the Closing Date shall be paid by Seller at or prior to Closing. The amount of such taxes shall be estimated based on information provided by the Utah County Assessor for the parcel or parcels of which the Property is a part, the "Assessed Parcel." Seller and Buyer shall each pay their own legal expenses in connection with this Transaction.

b. Buyer shall pay the cost of a standard coverage owner's policy of title insurance. Unless otherwise agreed by the parties in writing, Buyer shall pay all other closing costs including, but not limited to charges and fees assessed by Closing Agent.

7. Possession. Unless otherwise agreed in writing by the Parties, Seller shall deliver possession of the Property to Buyer upon Closing.

8. Conveyance and Title Insurance. As required by paragraph 5.a.(i), Seller shall convey to Buyer, by general warranty deed, good and marketable fee simple title to the Property, free and clear of all mortgages, trust deeds, judgments, mechanics' liens, tax liens and warrants and other financial encumbrances. As provided in subparagraph 5.a.(iii) above, Buyer may acquire (and may condition the Closing upon Buyer's ability to obtain) a current standard coverage owner's policy of title insurance. Even though the policy premium will be paid by Buyer, Seller agrees to order a title insurance commitment on the Property as provided in paragraph 9.b. below.

9. Seller's Disclosures.

a. Seller hereby discloses and represents to Buyer that Seller has no knowledge of any hazardous materials or substance being stored or present upon the Property and that Seller has no knowledge relating to any environmental problems or any building or zoning code violations affecting the Property;

b. Within fifteen (15) days from the date Seller executes and delivers this Agreement to Buyer, Seller shall deliver to Buyer a commitment for the policy of title insurance required by paragraph 5 above, together with all documents identified as exceptions to coverage in such title commitment; and

c. No later than (August 2), 2024, Seller shall make available to Buyer, at Buyer's request and at Seller's offices in the Santaquin City Administration Building, all of the following (collectively, the "Seller's Disclosures") that are in the actual possession or control or reasonably accessible to Seller:

(i) survey, topographic or other maps and all other material documents presently existing concerning the Property (if Seller does not deliver a survey of the Property as provided herein, Buyer may, at its own expense, obtain a survey of the Property and Buyer's obligation to purchase the Property under this Agreement is conditioned upon Buyer's receipt and approval of such survey);

(ii) any and all leases or other contracts or agreements affecting the Property;

(iii) copies of all permits, licenses and approvals (if any) from all federal, state and local governmental authorities relating to the Property; and

(iv) all such other documentation and information relating to the Property in possession of Seller which is specifically identified and requested by Buyer in writing which is reasonably required by Buyer in order to perform its due diligence.

10. Buyers Right to Cancel. Buyer's obligation to purchase under this Agreement is conditioned upon Buyer's approval of the content of all of the Seller's Disclosures

referred to in paragraph 9 above, and Buyer's satisfactory completion of such evaluations and inspections as Buyer may deem reasonably necessary in its sole and absolute discretion ("the Approvals"). The Approvals shall be sought and conducted by persons selected by Buyer, and Buyer shall pay all costs in connection with the Approvals. At any time prior to Closing, Buyer and/or its designees shall have the right to enter upon the Property to make such evaluations and inspections as Buyer may deem reasonably necessary. Buyer agrees to employ reasonable care in entering onto the Property so as to cause minimum disturbance to the Property and to defend, indemnify and hold Seller free and harmless from and against any loss, cost, claim, damage and/or liability directly or indirectly arising or resulting from Buyer entering upon the Property. Seller agrees to fully cooperate with Buyer, to disclose all information relating to the Property as required by this Agreement, and to execute all applications, authorizations and other documentation, at no cost or risk to Seller, as reasonably requested by Buyer to assist Buyer in obtaining the Approvals. If any of the Approvals have not been obtained or occurred at or prior to Closing, Buyer may either waive the same and proceed to Closing or cancel this Agreement. In the event Buyer elects to cancel the Agreement as provided herein, except as provided in paragraph 4.b. above, Closing Agent shall immediately return the Deposit to Buyer and neither party shall have any further obligations hereunder.

11. Seller's Representations, Warranties and Covenants. Seller represents, warrants and covenants to Buyer that:

a. Seller has full power and authority to enter into this Agreement and complete this Transaction.

b. Seller has good and marketable fee simple title to the Property. Other than as has been or will be disclosed to Buyer, there are no unrecorded agreements, leases, liens or encumbrances that may affect title to the Property to which Seller is a party or of which Seller has knowledge.

c. Upon Seller's execution of this Agreement, it will be binding and enforceable against Seller in accordance with its terms, and upon Seller's execution of the additional documents contemplated by this Agreement, they will be binding and enforceable against Seller in accordance with their terms.

d. Subject to the foregoing, neither the execution and delivery of this Agreement, nor the consummation of this Transaction will constitute a breach under any contract or agreement to which Seller is a party or by which Seller is bound that affects the Property or any part thereof.

e. Seller has not entered into any agreement or contract with respect to the Property or granted any interest in the Property that is inconsistent with Seller's obligation to convey to Buyer good and marketable fee simple title to Seller's interest in the Property in accordance with the requirements of this Agreement. Except as otherwise provided herein, Seller shall not, prior to any termination of this Agreement and without Buyer's prior written consent, enter into or execute any easement, encumbrance, lease, or other agreement with respect

to the Property, or execute, record or consent to any declaration of covenants, conditions and restrictions or other similar document with respect to the Property.

f. Seller has not received notice of any pending or threatened condemnation action affecting the Property, any moratorium on building on the Property, or any violation with regard to any applicable law, regulation, ordinance, requirement, covenant, condition or restriction relating to the present use, occupancy or condition of the Property from any person, authority or agency having jurisdiction over the Property.

g. Seller has not received notice of any intended public improvements that will result in any condemnation or taking of all or a portion of any part of the Property, or in any special assessments, levies, taxes or other charges being assessed against any part of the Property that will impose a lien upon the Property. Seller has no knowledge of special assessments pending or threatened against or with respect to the Property on account of or in connection with streets, roads or any other public improvements, including, but not limited to, storm and sanitary sewer, water or other utility lines, curbs, gutters, drainage facilities, sidewalks, lighting and the like.

h. There are no suits, claims, proceedings or investigations pending or, to Seller's actual knowledge, threatened with respect to the Property or that will adversely affect Seller's ability to meet its obligations under this Agreement.

i. Seller has not: (i) made a general assignment for the benefit of creditors; (ii) filed any voluntary petition in bankruptcy, or received notice of the filing of any involuntary petition in bankruptcy against the Seller; (iii) received notice of the appointment of a receiver to take possession of all or substantially all of the Seller's assets; (iv) received notice of the attachment or other judicial seizure of all or substantially all the assets of Seller; (v) within twelve (12) months preceding the date of this Agreement, admitted in writing the inability of Seller to pay its debts as they come due; or (vi) made an offer of settlement, extension or composition to the creditors of Seller generally.

j. Seller is not in default under the terms of any written agreement with a third party to which Seller is a party pertaining to the Property, nor has any event occurred that, with notice or passage of time, or both, would constitute a default by Seller under any such agreement, nor has Seller received notice of any default under any agreement or encumbrance to which the Property or any portion thereof is subject.

k. Seller does not have actual knowledge of the existence of any criminal or other investigation concerning Seller or any other person that may result in a forfeiture of all or any portion of the Property.

l. Neither the execution and the delivery of this Agreement nor the consummation of this Transaction is subject to any requirement that Seller obtain any consent, approval or authorization of, or make any declaration or filing with, any governmental authority or third party that has not been obtained or that, in any case or in the aggregate, if not obtained or made would render the execution, delivery or consummation illegal or invalid, or would

constitute a default under this Agreement, or result in the creation of any lien, charge or encumbrance upon the Property.

m. Seller does not have actual knowledge of or any reason to suspect the presence or existence of any Hazardous Materials (as defined below) or petroleum underground storage tanks on or near the Property that would necessitate or require remediation, cleanup or any other action in accordance with any Environmental Laws (as defined below). Except as provided above, Seller has no knowledge or reason to suspect that prior to the date of this Agreement the Property has not been used in compliance with applicable Environmental Laws. Seller has not at any time used, stored or kept at the Property any Hazardous Materials, except in compliance with all Environmental Laws and, other than as disclosed above, Seller has no knowledge or reason to suspect that any Hazardous Materials have been used, stored or kept at the Property except in compliance with applicable Environmental Laws. Seller has no knowledge or reason to suspect that the Property has been designated by any governmental or quasi-governmental authority as an area subject to environmental or other regulation that would materially affect the use of the Property as contemplated by Buyer. As used in this Agreement, the term “Hazardous Materials” is defined to include, without limitation, (i) oil hydrocarbons, petroleum, petroleum products or products containing or derived from petroleum; and (ii) any hazardous or toxic waste, substance, material, chemical, gas or particulate matter, as presently defined by or for purposes of any Environmental Laws. As used in this Agreement, the term “Environmental Laws” is defined to include, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C.A. Section 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C.A. Section 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C.A. Section 6901, et seq.; the Toxic Substances Control Act, 15 U.S.C.A. Section 2601, et seq.; the Federal Water Pollution Control Act, 33 U.S.C.A. Section 1251, et seq.; the Safe Drinking Water Act, 42 U.S.C.A. Section 300f, et seq.; the Clean Air Act, 42 U.S.C.A. Section 7401, et seq.; any successor to those laws (in existence on the date this representation is made or updated); any rules, regulations, ordinances, orders or decrees issued pursuant to those laws; any other federal, state or local environmental, health or safety statute, ordinance, code, rule, regulation, order or decree as may now or at any later time be in effect regulating, relating to or imposing liability or standards concerning or in connection with hazardous or toxic wastes, substances, materials, chemicals, gases or particulate matter or the emission, discharge, dumping or other release of any substance to the environment; and any common law theory based on nuisance or strict liability.

n. Seller shall, immediately upon receiving notice of any actual or threatened claims or proceedings (i) for the condemnation of the Property or any portion thereof, (ii) arising out of injury or damage to or upon the Property or any portion thereof, (iii) arising out of any violation or threatened violation of applicable laws or regulations relating to or affecting the Property, including but not limited to any violation of Environmental Laws, or that may result in the liability of the owner or a successor owner of any interest in the Property, (iv) arising out of the imposition of any special assessment, levy or tax, (v) relating to the potential formation of any taxing authority affecting the Property, (vi) that could affect or cloud title to or ownership of the Property, or (vii) that could result in a moratorium against building on the Property, notify Buyer thereof in writing.

The foregoing representations, warranties and covenants shall be true, correct and accurate on and as of the date of this Agreement and on and as of the date of Closing and shall survive the Closing for a period of twelve (12) months. Prior to Closing, should Seller inform Buyer, or should Buyer become aware of facts or information which differs with any representation or warranty of Seller set forth in this Agreement, Seller's representation or warranty shall be deemed to have been modified accordingly. Should Buyer be aware of contrary facts and circumstances before the Closing, but elect to close, Buyer must be deemed to have waived the same. AT THE CLOSING, BUYER SHALL ACCEPT TITLE TO THE PROPERTY, AND ACCEPT THE PROPERTY, AS IS, WHERE IS, WITH ALL FAULTS EXCLUDING ONLY THOSE WARRANTIES INHERENT WITHIN THE WARRANTY DEED BY WHICH SELLER WILL CONVEY TITLE TO THE PROPERTY TO BUYER AND REPRESENTATIONS, WARRANTIES AND COVENANTS EXPRESSED IN THIS AGREEMENT, TO THE EXTENT THEY SURVIVE THE CLOSING.

12. Buyer's Representations and Warranties. Buyer represents and warrants to Seller that:

a. Buyer is a validly existing (Mohagany Land Development, LLC) a Limited Liability Company of the state of Utah organized and existing pursuant to the provisions of Utah law and has full power and authority to enter into this Agreement and complete this Transaction.

b. This Agreement will be binding and enforceable against Buyer in accordance with its terms, and upon Buyer's execution of the additional documents contemplated by this Agreement, those terms and conditions and additional documents will be binding and enforceable against Buyer in accordance with their terms.

The foregoing representations and warranties shall be true, correct and accurate on and as of the date of this Agreement and on and as of the Closing date. All representations, warranties and covenants by Buyer set forth in this Agreement will survive the consummation of this Agreement, the delivery and recordation of the Deed and the Closing of this Transaction.

13. Broker's Commissions. Seller warrants that it has not contracted with any finder, broker or realtor in connection with this Transaction. Buyer may retain the services of a realtor in connection with Buyer's purchase of the Property and related matters and warrants to Seller that all costs and fees associated with any such service shall be the sole responsibility of Buyer. Each Party shall and does hereby indemnify the other Party against, and agrees to hold such other Party harmless from, any claim, demand or suit for any brokerage commission, finder's fee or similar charge with respect to the execution of this Agreement or this Transaction based on any act by or agreement or contract with the indemnifying Party, and for all losses, obligations, costs, expenses and fees (including attorneys' fees) incurred by the other Party on account of or arising from any such claim, demand or suit.

14. Risk of Loss. The risk of loss will be upon Seller until Closing. Seller shall, at Seller's sole cost, take reasonable steps to protect the Property from damage and deterioration prior to Closing. In the event of any loss or damage to or condemnation of the

Property prior to Closing, Buyer may either waive such loss, damage or condemnation and proceed to close this Transaction, or cancel this Agreement. If Buyer waives any loss or damage to or condemnation of the Property and proceeds to close this Transaction, Seller shall, at and as a condition precedent to Closing, pay to Buyer the amount of any insurance or condemnation proceeds attributable to the Property that have been received by the Seller and assign to Buyer as of Closing all rights or claims to proceeds payable thereafter.

15. Default and Remedies.

a. Seller Default. If Seller shall have failed to close escrow and sell the Property to Buyer on the terms and provisions contained herein within the time for performance as specified herein or otherwise breaches any Seller obligation under the terms of this Agreement, Buyer's sole remedy shall be to either (but not both) (i) seek specific performance of this Agreement; or (ii) obtain a return of the Deposit, together with the reimbursement by Seller of Buyer's out of pocket expenses incurred in conducting its due diligence and otherwise performing under this Agreement. Cancellation by Buyer pursuant to paragraph 10 of this Agreement shall not constitute a Seller Default.

b. Buyer Default. If the closing fails to occur as a result of Buyer's default in its obligation to close the purchase of the Property as provided in this Agreement, Seller shall retain the Deposit as full, agreed and liquidated damages, as Seller's sole legal and equitable remedy with respect to such Buyer default. **THE PARTIES HERETO EXPRESSLY AGREE AND ACKNOWLEDGE THAT IN THE EVENT OF A DEFAULT BY BUYER IN ITS OBLIGATION TO CLOSE THE PURCHASE OF THE REAL PROPERTY ON THE CLOSING DATE, SELLER'S ACTUAL DAMAGES WOULD BE EXTREMELY DIFFICULT OR IMPRACTICABLE TO ASCERTAIN, THAT THE AMOUNT OF THE DEPOSIT REPRESENTS THE PARTIES' REASONABLE ESTIMATE OF SUCH DAMAGES, AND THAT SUCH AMOUNT IS NOT UNREASONABLE UNDER THE CIRCUMSTANCES EXISTING AT THE TIME THIS AGREEMENT WAS MADE.**

c. Seller's Option to Repurchase the Property Upon Default. Buyer acknowledges and agrees that as a Public Agency, Seller is charged with promoting the development and use of the property in furtherance of the best interests of Santaquin City and its residents; and that the terms of the development and use of the Property set forth in this Agreement are a critical and essential part of the consideration for this Agreement. **THEREFORE, BUYER HEREBY GRANTS TO SELLER, IN THE EVENT OF A MATERIAL DEFAULT IN PROVISIONS OF THIS AGREEMENT PERTAINING TO THE DEVELOPMENT OR USE OF THE PROPERTY THAT IS NOT CURED WITHIN THIRTY (30) DAYS OF SELLER'S WRITTEN NOTICE OF DEFAULT, THE OPTION TO REPURCHASE THE PROPERTY FROM BUYER, OR ANY OF ITS SUCCESSORS OR ASSIGNS, FOR THE AMOUNT OF THE PURCHASE PRICE SET FORTH IN PARAGRAPH 4 OF THIS AGREEMENT.**

16. Entire Agreement; Amendments. This Agreement sets forth the entire understanding of the Parties with respect to the subject matter hereof, and all prior negotiations, understandings, representations, inducements and agreements, whether oral or written and

whether made by a Party hereto or by anyone acting on behalf of a Party, shall be deemed to be merged in this Agreement and shall be of no further force or effect. No amendment, modification, or change in this Agreement shall be valid or binding unless reduced to writing and signed by the Parties hereto.

17. Expenses of Enforcement. In any proceeding to enforce, interpret, rescind or terminate this Agreement or in pursuing any remedy provided hereunder or by applicable law, the prevailing Party shall be entitled to recover from the other Party all costs and expenses, including reasonable attorneys' fees, whether such proceeding or remedy is pursued by filing suit or otherwise, and regardless of whether such costs, fees and/or expenses are incurred in connection with any bankruptcy proceeding.

18. Notices. Except as otherwise required by law, any notice given in connection with this Agreement must be in writing and must be given by personal delivery, overnight courier service, confirmed facsimile, or United States certified or registered mail, return receipt requested, postage prepaid, addressed to Seller or Buyer as follows (or at another address or facsimile number as Seller or Buyer or the person receiving copies may designate in writing):

Seller: Community Development and Renewal
Agency of Santaquin City
c/o Norm Beagley
110 South Center Street
Santaquin, Utah 84655

With a copy to: Nielsen & Senior, P.C.
Attention: Brett B. Rich
P.O. Box 970663
Orem, Utah 84097

Buyer: Mohogany Land Development, LLC
P.O. Box 665
Salem, UT 84653

With a Copy to: Jens P Nielson
Wasatch Land & Title Insurance
946 North 200 East
Spanish Fork, UT 84660

Notice is deemed to have been given on the date on which notice is delivered, if notice is given by personal delivery, on the date of delivery to the overnight courier service, if that service is used, and on the date of deposit in the mail, if mailed. Notice is deemed to have been received on the date on which the notice is actually received, or delivery is refused.

19. Survival. Except as otherwise provided herein, all of the covenants, agreements, representations and warranties set forth in this Agreement survive the Closing, and

do not merge into any deed, assignment or other instrument executed or delivered under this Agreement.

20. Waiver. The failure to enforce at any time any provision of this Agreement or to require the performance of any provision hereof shall not constitute a waiver of any such provision or affect either the validity of this Agreement or any part hereof or the right of either Party hereto to thereafter enforce each and every provision of this Agreement in accordance with the terms of this Agreement.

21. Time of Essence and Dates of Performance. Time is expressly declared to be of the essence of this Agreement. In the event that any date for performance by either Party of any obligation hereunder required to be performed by such Party falls on a Saturday, Sunday or nationally established holiday, the time for performance of such obligation shall be deemed extended until the next business day following such date.

22. Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and all such counterparts, when taken together, shall be deemed to constitute one and the same instrument.

23. Electronic Transmission. Electronic transmission of this Agreement, signed by a Party, and retransmission of any signed electronic transmission, shall be the same as delivery of an original hereof.

24. Succession and Assignment. This Agreement shall be binding upon and inure to the benefit of the Parties named herein and their respective successors and assigns. Any third party acquiring an interest in the Property after the Closing shall be a permitted assignee of Buyer and any third party obtaining an interest in the Property prior to Closing shall be a permitted assignee of Seller. Otherwise, neither Party may assign either this Agreement or any of its rights, interests, or obligations hereunder without the prior written approval of the other Party.

25. Further Acts. The Parties hereby agree for themselves, and for their successors and assigns, to execute any instruments and to perform any acts which may be necessary or proper to carry out the purposes of this Agreement.

26. Governing Law. This Agreement shall be governed by and construed in accordance with the domestic laws of the State of Utah without giving effect to any choice or conflict of law provision or rule (whether of the State of Utah or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than the State of Utah.

27. Submission to Jurisdiction. Each of the Parties submits to the jurisdiction of the Fourth Judicial District Court of the State of Utah in any action or proceeding arising out of or relating to this Agreement and agrees that all claims in respect of the action or proceeding may be heard and determined in any such court. Each of the Parties waives any defense of inconvenient forum to the maintenance of any action or proceeding so brought and

waives any bond, surety, or other security that might be required of any other Party with respect thereto. Each Party agrees that a final judgment in any action or proceeding so brought shall be conclusive and may be enforced by suit on the judgment or in any other manner provided by law or at equity.

27. Interpretation. In the event an ambiguity or question of intent or interpretation arises, no presumption or burden of proof shall arise favoring or disfavoring either Party by virtue of the authorship of any of the provisions of this Agreement. This Agreement has been divided into paragraphs and subparagraphs for convenience only and the paragraph headings contained herein are for purposes of reference only, which shall not limit, expand, or otherwise affect the interpretation of any provision hereof. Whenever the context requires, the singular shall include the plural, the plural shall include the singular, the whole shall include any part thereof, any gender shall include the masculine, feminine and neutral gender, and the term "person" shall include any individual, firm, partnership (general or limited), joint venture, corporation, limited liability company, trust, association, or other entity or association or any combination thereof.

29. Authority of Signers. Each person executing this Agreement hereby warrants his or her authority to do so, on behalf of the entity for which he or she signs, and to bind such entity.

30. Recording. A Notice Of Agreement shall be filed in the office of the Utah County Recorder by Seller within ten (10) business days of the execution hereof.

[Remainder of Page Intentionally Left Blank – Signatures on Following Pages]

IN WITNESS WHEREOF, the Parties have executed this Agreement for Purchase and Sale on the dates set forth opposite their respective names below.

SELLER:

**COMMUNITY DEVELOPMENT AND
RENEWAL AGENCY OF SANTAQUIN CITY**

DATE: _____, 20__.

DANIEL M. OLSON, Chair

ATTEST:

Amalie R. Ottley, Secretary

STATE OF UTAH)
 :SS
COUNTY OF UTAH)

On this ____ day of _____, 20__, personally appeared before me, Daniel M. Olson who, after being duly sworn, acknowledged to me that he is authorized to execute this document and who executed the same.

Notary Public _____

EXHIBIT A DESCRIPTION OF THE PROPERTY

18792

GENERAL NOTES

- ALL LOTS VERTICAL AND HORIZONTAL CURVES, SLOPES, AND DISTANCES ARE SHOWN TO THE CENTERLINE OF THE ROAD. THE CENTERLINE OF THE ROAD IS SHOWN BY A DASHED LINE.
- ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY A DEED.
- ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY A DEED.
- ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY A DEED.
- ALL LOTS ARE TO BE CONVEYED TO THE BUYER BY A DEED.

COMPARISON TABLE

| Lot # | Acres | Area (sq. ft.) | Area (sq. ft.) |
|-------|-------|----------------|----------------|
| 1 | 1.00 | 136,000 | 136,000 |
| 2 | 1.00 | 136,000 | 136,000 |
| 3 | 1.00 | 136,000 | 136,000 |
| 4 | 1.00 | 136,000 | 136,000 |
| 5 | 1.00 | 136,000 | 136,000 |
| 6 | 1.00 | 136,000 | 136,000 |
| 7 | 1.00 | 136,000 | 136,000 |
| 8 | 1.00 | 136,000 | 136,000 |
| 9 | 1.00 | 136,000 | 136,000 |
| 10 | 1.00 | 136,000 | 136,000 |
| 11 | 1.00 | 136,000 | 136,000 |
| 12 | 1.00 | 136,000 | 136,000 |
| 13 | 1.00 | 136,000 | 136,000 |
| 14 | 1.00 | 136,000 | 136,000 |
| 15 | 1.00 | 136,000 | 136,000 |
| 16 | 1.00 | 136,000 | 136,000 |
| 17 | 1.00 | 136,000 | 136,000 |
| 18 | 1.00 | 136,000 | 136,000 |
| 19 | 1.00 | 136,000 | 136,000 |
| 20 | 1.00 | 136,000 | 136,000 |
| 21 | 1.00 | 136,000 | 136,000 |
| 22 | 1.00 | 136,000 | 136,000 |
| 23 | 1.00 | 136,000 | 136,000 |
| 24 | 1.00 | 136,000 | 136,000 |
| 25 | 1.00 | 136,000 | 136,000 |
| 26 | 1.00 | 136,000 | 136,000 |
| 27 | 1.00 | 136,000 | 136,000 |
| 28 | 1.00 | 136,000 | 136,000 |
| 29 | 1.00 | 136,000 | 136,000 |
| 30 | 1.00 | 136,000 | 136,000 |
| 31 | 1.00 | 136,000 | 136,000 |
| 32 | 1.00 | 136,000 | 136,000 |
| 33 | 1.00 | 136,000 | 136,000 |
| 34 | 1.00 | 136,000 | 136,000 |
| 35 | 1.00 | 136,000 | 136,000 |
| 36 | 1.00 | 136,000 | 136,000 |

OWNER'S DECLARATION AND CONSENT TO RECORD

I, the undersigned, being the owner of the above described property, do hereby certify that the information herein is true and correct to the best of my knowledge and belief, and that I have no knowledge of any other persons who have an interest in the above described property.

OWNER: *[Signature]*
DATE: May 31, 2023

NOTARIAL CERTIFICATE

I, the undersigned, a Notary Public in and for the State of Utah, do hereby certify that the above described person is the owner of the above described property, and that the information herein is true and correct to the best of my knowledge and belief.

NOTARY: *[Signature]*
DATE: May 31, 2023

LEGEND

SECTION CORNER AND POINTS
 BOUNDARY LINE
 PROPERTY LINE
 EASEMENT

SANTAQUIN PEAKS INDUSTRIAL PARK

PROJECT NAME: SANTAQUIN PEAKS INDUSTRIAL PARK
OWNER: RINICK DEVELOPMENT, LLC
DATE: 05/31/2023

EXHIBIT B

INDUSTRIAL PARK ARCHITECTURAL STANDARDS

Industrial Park Building Architectural Standards:

1. **Development Theme:** The architectural standards for the industrial park property are intended to focus on the rural character and theme of the area. Building designers should consider the natural colors and materials of the surrounding area in concert with agrarian, craftsman, and other similar rural forms when preparing plans for new building construction. The following standards should serve as the minimum to which new developments will adhere to, and designers are encouraged to incorporate other elements which may further the city's desires and intent.
2. **Minimum Building Footprint:** No minimum square foot requirements are specified for the industrial park property.
3. **Maximum Heights:** The maximum height of buildings on the Property shall be forty-eight feet (48'). However, architectural elements (e.g., domes, towers, spires, crosses, cupolas, finials, etc.) may exceed this maximum height limit, when specifically approved through the architectural review process.
4. **Buildings Materials:**
 - a. **Primary Exterior Materials:**
 - i. Primary exterior finish materials shall make up at least forty percent (40%) of the building after the transparent area is deducted. The percentage shall be based on the entire area of the building. Rear and side elevations regularly visible from adjacent public rights of way should have at least twenty percent (20%) primary exterior finish materials. Rear elevation or service area visibility considerations shall take into account planned landscaping, fencing, and topographic viewing limitations. EIFS (Stucco) may be used as a primary building material on the rear of the building only.
 - ii. Primary exterior finish materials shall be low reflectance and have natural textures. Examples of permitted primary exterior materials include: stone, brick, split faced block, cut stone and low maintenance wood or masonry siding products. The use of all glass exterior, smooth faced concrete gray block, prefabricated steel panels, EIFS (stucco) shall be prohibited as a primary building material.
 - b. **Secondary Materials and Trim Materials:** Secondary materials and trim materials shall complement the primary materials in texture and scale and provide enough contrast to be visible. EIFS materials may be utilized as secondary materials and trim.
 - c. **Accessory Structures:** Accessory structures shall incorporate similar architectural elements or types of primary materials and colors as the associated structure.
 - d. **Material Colors:** Material colors should consist of earth tones, and colors as can be readily or were historically found around the Santaquin area, e.g., natural shades of wood, stone, or brick. The use of high intensity colors, primary colors, metallic colors, black or fluorescent colors is not permitted for primary exterior materials.

Secondary materials and trim materials shall complement the primary material colors.

5. Building Entrances:

- a. Main Entrances must be well defined from access drives, pedestrian links, public plazas, and major parking areas with one or more of the following:
 - i. Roof elements such as gable ends,
 - ii. Canopy, awnings, overhang, or arch above the entrance (columns and pillars),
 - iii. Recesses or projections in the building facade surrounding the entrance,
 - iv. Display windows surrounding the entrance.
- b. Public entrances, patios, faux windows or dining areas appropriate to the establishment should be provided on any building side facing a public street. Secondary public/customer entrances on the rear or side of buildings should be given architectural consideration similar to the primary entrances. Service and employee only entrances not visible from a publicly utilized area are excluded from similar consideration requirements.

6. Building Elevations that front a public street:

- a. Building faces that front a public street must incorporate architectural features or treatments every thirty to forty feet (30' to 40') to diminish building mass. The following techniques should be used to accomplish this requirement; additional techniques proposed by the applicant may be considered by the architectural review committee:
 - i. Variations in facade color, texture, or both.
 - ii. Variations in roof forms and heights of roof elements.
 - iii. Compositions that emphasize floor lines, or otherwise express rhythms and patterns of windows, columns, and other architectural features.
 - iv. Express the position of each floor in the external design. Terracing, articulated structural elements, a change in materials, or the use of belt courses or similar horizontal trim bands of contrasting color and/or materials can be used to define floor lines.
 - v. Use of windows, trellises, wall articulation, arcades, material changes, awnings or other features to avoid blank walls at ground floor levels.
 - vi. Use of materials relatable to human proportions, such as brick, tile, modular stone, stucco, glass and decorative tiles.
 - vii. Columns, pilasters, canopies, porticoes, awnings, brackets, arches or other such architectural features.
 - viii. Additional landscaping elements along building walls.
- b. Material elements such as primary and secondary building materials, banding, cornice elements, pilasters, pillars, canopies, etc., must be continued around building corners and only terminate at interior wall corners or as part of a logical terminus feature.

7. Windows: The design and amount of window area on a building can minimize the expanse of blank walls. Windows and/or faux glazing materials should be utilized along building fronts. The following standards shall apply:

- a. All windows should be designed with three-dimensional relief or material highlighting elements which accent the window locations and provide visual breaks

to the facade of the building (e.g., dormers, sills, etc.). Where appropriate, varying window designs, such as bay windows, corner windows, circle tops, or windows having grille patterns, shutters, etc., should be considered to add visual interest and character to buildings.

- b.** Use of clearstory or faux windows should be considered where facades exceed twenty-five feet (25') in height. Functionality and architectural integrity should be maintained in addition to addressing the articulation of upper-level facades.
- 8. Use Of Awnings, Canopies, And Arbors: Awnings, canopies and arbors shall be designed to fit within the architecture of the buildings to which they are attached or located adjacent to and serve to enhance the exterior of the building as an articulation and aesthetic element.
 - a.** Awnings or canopies shall project at least 3.0 feet from the building when located over a pedestrian traffic area and no less than two feet (2') otherwise.
 - b.** A minimum clearance above sidewalk grade or building entrances of eight feet (8') to the bottom of the framework shall be maintained when located over a pedestrian traffic or entrance area.
 - c.** The top of the framework may not extend above a vertical wall terminus nor cover any architectural elements.
- 9. Roof Designs And Parapets:
 - a.** Where roof mounted equipment is present:
 - i. Screening such as parapets, architecturally designed enclosures, etc., shall be provided to reasonably screen all roof equipment from being visible three hundred feet (300') away from the building. Special consideration should be given to the varied topographic conditions around Santaquin when designing such screening.
 - ii. Where approved screening of roof equipment is provided and the potential exists for roof equipment to still be visible from neighboring major transportation corridors, the equipment should be clustered and painted the same color as the adjacent building/roof colors so as to minimize the visibility of the equipment. Additional screening at site boundaries may also be an appropriate mitigation measure in this instance.
 - b.** Sloped roofs or forms should have a minimum one to twelve (1:12) pitch.

EXHIBIT C
SITE PLAN AND BUILDING TYPES



SILVER CREEK DESIGN SHOP
initial city approval proposal

HYPERION ARCHITECTS
ARCHITECTURE & DESIGN

Clayton England
Licensed Architect
c. 801.231.0725
e. clayton@hyperionarchitects.com

About us

OUR COMMERCIAL EXPERTISE

Through our team members, we have various projects as showcases of our commercial experience. Collectively we have worked on typologies such as, higher education, offices, religious buildings, spas and wellness centers, among various others. These provided critical understanding of what a successful project requires. The efforts for these projects range from the actual design and documentation of the building to coordination with engineers and interior designers to working with city officials to obtain a building permit.

No project is without its challenges, but thanks to our experiences, you are in good hands as we pursue the design and construction of your space.

Sincerely,

Brian Hebdon, AIA
Owner/Architect
Hyperion Architects
Architect License #9259036-0301 Architect License #13346362-0301

Clayton England, AIA
Owner/Architect
Hyperion Architects
Architect License #13346362-0301



SILVERCREEK DESIGN SHOP

Initial city approval | 2024.06.27 | p. 2



About Silver Creek Design

MILLWORK EXPERTS

Silver Creek Design, LLC was established in 2017 by brothers Sid and Russell Jorgensen, who have both thrived in the industry for over 30 years. They bring with them a wealth of knowledge, experience and hands-on expertise. Both have owned and operated successful cabinetry businesses before deciding to join forces to create this exciting opportunity. Silver Creek Design is at the forefront of custom cabinetry, using skilled craftsman, innovation and efficiency to create beautiful quality products that exceed customer expectations. We are proud of the work we do here at Silver Creek, and those we have a privilege to work alongside. It is the talent, skill, and hard work of every member of our team that makes this company what it is. After growing responsibly, they feel the need for a larger space. They are excited about Santaquin's dedication to responsible growth and hope to be valuable teammates in the future of the community of this new development. Sincerely,

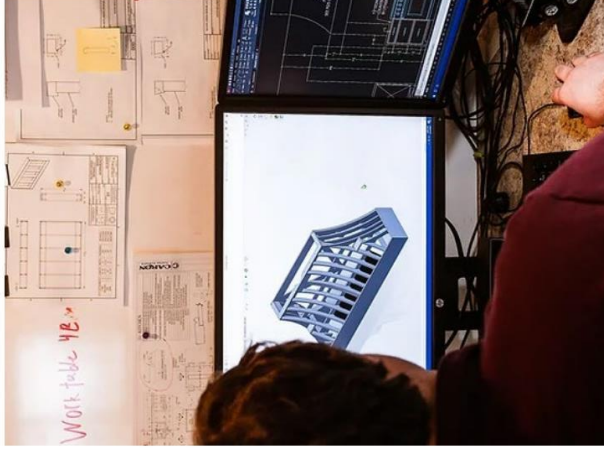
Sid and Russell Jorgensen
Owners
Silver Creek Design



 **SILVERCREEK DESIGN SHOP**
initial city approval | 2024.06.27 | p. 3

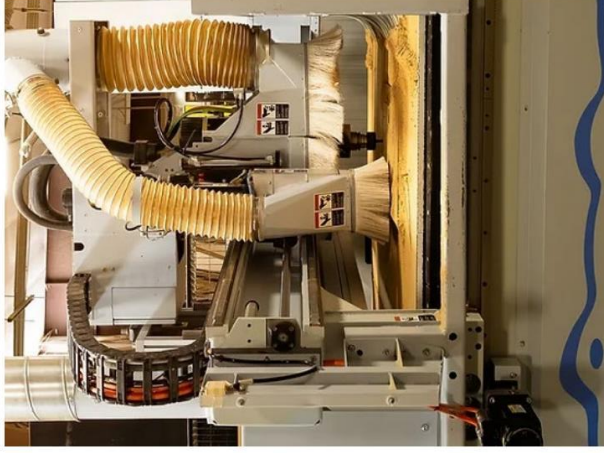
Mission

To produce quality, custom craftsmanship through continued ingenuity and innovation with the purpose of providing exceptional products to our customers.



Vision

To always seek after new and innovative ways to better serve our customers.



Project Information

Approx. 38,000 total sf

OFFICES (~8,000 sf)

- Private offices
- Common area break out spaces
- Private bathroom for management offices
- Small breakroom with visibility
- Employee locker area
- Employee bathrooms (multi-stall - office and shop separate)
- Storage and office supplies

SHOP (~30,000 sf)

- Interior box truck loading dock
- 5,000 sf paint room with independent hvac
- Equipment specific design coordination
- Air compressor room with independent hvac

Additional Features: Employee Visibility, Scalability, Emphasis on flow and circulation, Parapet-hidden mechanical equipment, sufficient electrical capacity (2,000 Amp, 480 volt),



Architectural Guidelines



THEME AND MATERIALS

- Rural character as influence of colors, forms and materials
- Primary materials to be 40% of building (20% rear and side)
- Primary materials allowed: stone, brick, split faced block, cut stone, low maint. wood
- Prohibited primary materials: all glass, smooth faced cmu, steel panels, EIFS



SECONDARY MATERIALS

- May be EIFS
- Complement primary materials in texture and scale, and have enough contrast to be visible



BUILDING ENTRANCES

- Well defined and easily ascertainable
- Gable ends
- Recesses or projections in the building facade
- Display windows
- All public entrances to be given special consideration



WINDOWS

- RThree Dimensional relief or material highlighting to accent window locations
- Used as breaks in the facade
- Variation as appropriate
- Clerestory or faux windows to be considered on facades over 25'



HEIGHT AND SCALE

- Max. height of 48' - with exceptions of approved architectural materials
- No minimum building footprint



ELEVATIONS

- Max Architectural features or treatments every 30' - 40' to diminish building mass
- Variation in facade color, texture or both
- Compositions that express rhythms and patters or other architectural features
- Avoidance of blank walls
- Human proportion with materials



AWNINGS AND CANOPIES

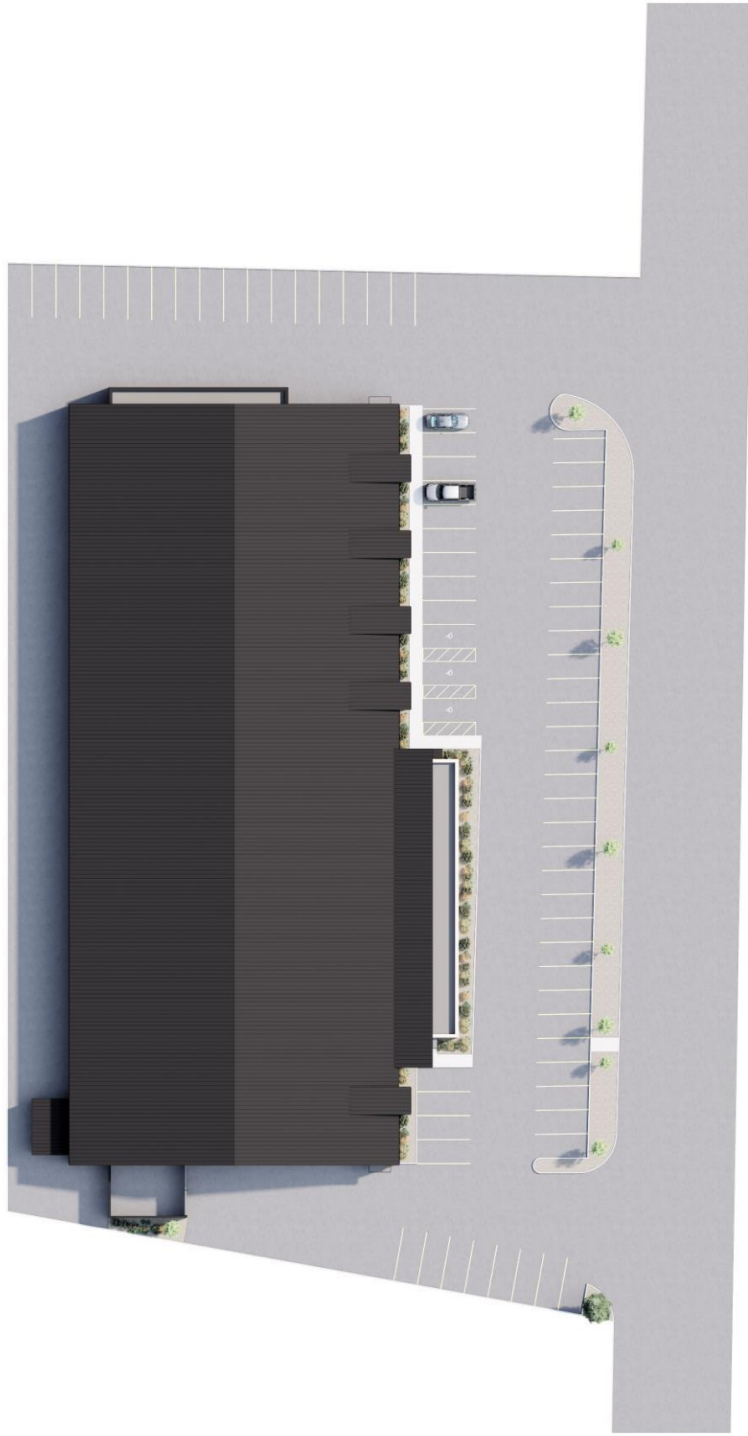
- Designed to fit with the architecture
- Enhance the exterior of the building
- Project at least 3' from building over pedestrian areas, and 2' otherwise
- 8' minimum clearance



ROOFS AND PARAPETS

- Architectural screens of equipment to provide screening from visibility 300' away from building
- Roof equipment to be clustered and painted to match roof material
- Sloped roofs to have a minimum 1:12 pitch

Site Rendering



 SILVERCREEK DESIGN SHOP
initial city approval | 2024.06.27 | p. 6



 HYPERION ARCHITECTS



HYPERION ARCHITECTS

Details

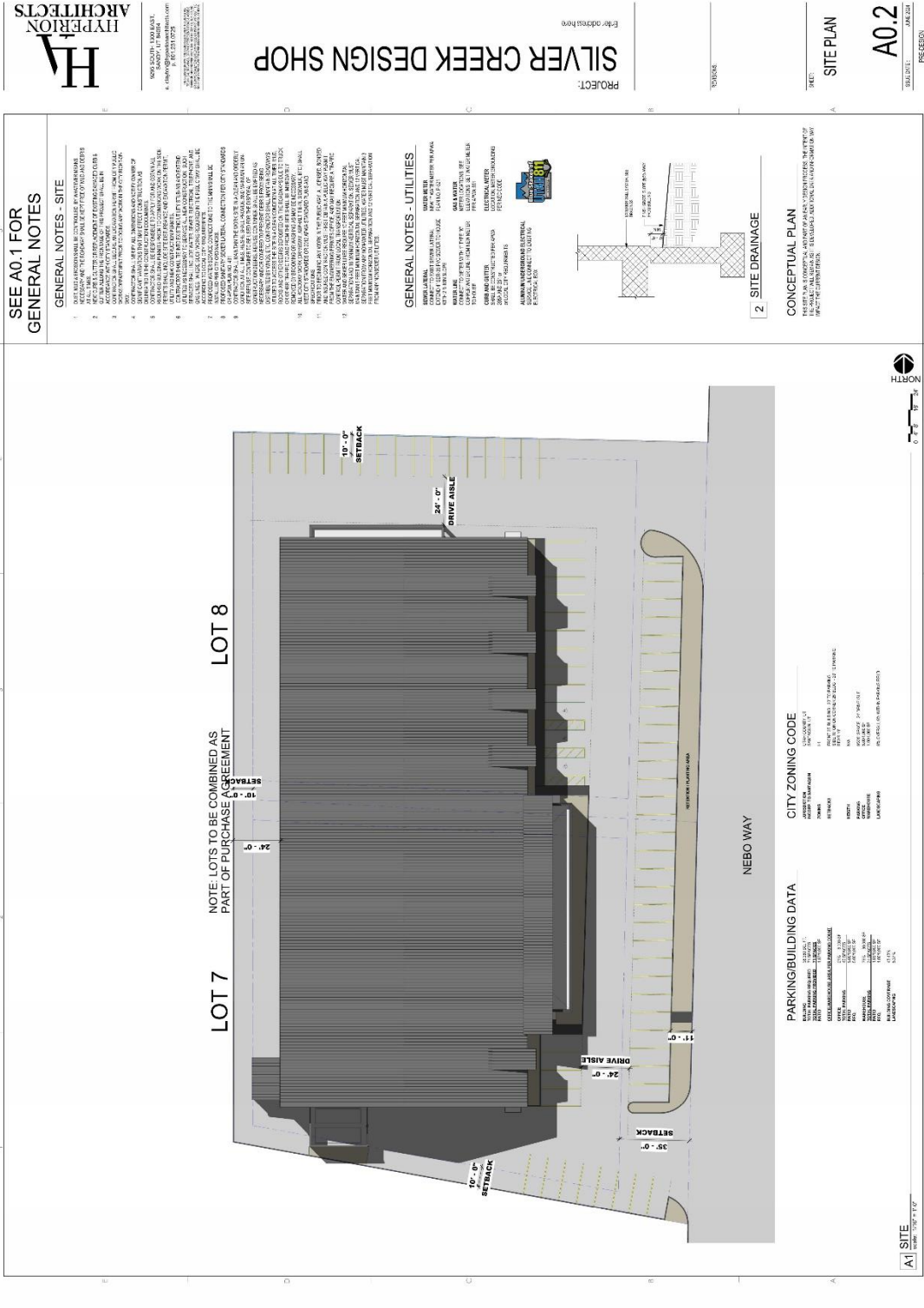


 SILVERCREEK DESIGN SHOP
initial city approval | 2024.06.27 | p. 9

Details



 SILVERCREEK DESIGN SHOP
initial city approval | 2024.06.27 | p. 10



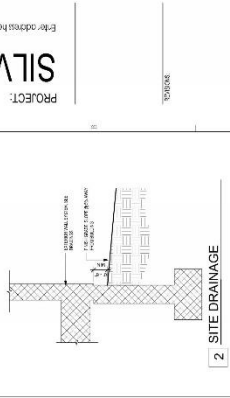
SEE A0.1 FOR GENERAL NOTES

GENERAL NOTES - SITE

1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
3. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
4. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
5. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
6. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
7. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
8. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
9. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
10. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
11. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
12. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
13. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
14. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
15. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.

GENERAL NOTES - UTILITIES

1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
3. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
4. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
5. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
6. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
7. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
8. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
9. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
10. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
11. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
12. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
13. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
14. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.
15. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF DENVER AND THE STATE OF COLORADO.



CONCEPTUAL PLAN

THESE PLANS SHOW THE GENERAL LAYOUT OF THE PROPOSED DEVELOPMENT. THE EXACT LAYOUT AND DIMENSIONS SHALL BE DETERMINED BY THE CITY OF DENVER AND THE STATE OF COLORADO.



HYPERION ARCHITECTS
1000 SOUTH 1000 WEST
DENVER, CO 80202
303.733.1111
www.hyperionarchitects.com

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

PROJECT: SILVER CREEK DESIGN SHOP
ADDRESS: 1000 SOUTH 1000 WEST
DENVER, CO 80202

DATE: 10/15/2024
SCALE: AS SHOWN

5075 SOUTH 1300 WEST
A. HYPERION@GMAIL.COM
3131 SOUTH 1300 WEST, SUITE 100
MURKIN, UT 84053

PROJECT: SILVER CREEK DESIGN SHOP

DATE: 01/20/2016

SCALE: 1/8" = 1'-0"

SHEET: ELEVATIONS

A2.1

PRELIMINARY

FRONT ELEVATION AREAS

TOTAL GLAZED AREA: 4,158 SQ. FT.
 TOTAL SOLID AREA: 5,152 SQ. FT.
 TOTAL AREA: 9,310 SQ. FT.
 TOTAL WINDOW PERCENTAGE: 44.56%
 TOTAL WINDOW PERCENTAGE: 44.56%
 TOTAL WINDOW PERCENTAGE: 44.56%

D1 FRONT (EAST)
SCALE: 1/8" = 1'-0"

TOTAL BUILDING MATERIALS

TOTAL WINDOW AREA: 4,158 SQ. FT.
 TOTAL SOLID AREA: 5,152 SQ. FT.
 TOTAL AREA: 9,310 SQ. FT.
 TOTAL WINDOW PERCENTAGE: 44.56%
 TOTAL WINDOW PERCENTAGE: 44.56%
 TOTAL WINDOW PERCENTAGE: 44.56%

LEFT ELEVATION AREAS

TOTAL GLAZED AREA: 3,112 SQ. FT.
 TOTAL SOLID AREA: 4,812 SQ. FT.
 TOTAL AREA: 7,924 SQ. FT.
 TOTAL WINDOW PERCENTAGE: 39.27%
 TOTAL WINDOW PERCENTAGE: 39.27%
 TOTAL WINDOW PERCENTAGE: 39.27%

C1 LEFT (SOUTH)
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION AREAS

TOTAL GLAZED AREA: 3,112 SQ. FT.
 TOTAL SOLID AREA: 4,812 SQ. FT.
 TOTAL AREA: 7,924 SQ. FT.
 TOTAL WINDOW PERCENTAGE: 39.27%
 TOTAL WINDOW PERCENTAGE: 39.27%
 TOTAL WINDOW PERCENTAGE: 39.27%

REAR ELEVATION AREAS

TOTAL GLAZED AREA: 3,112 SQ. FT.
 TOTAL SOLID AREA: 4,812 SQ. FT.
 TOTAL AREA: 7,924 SQ. FT.
 TOTAL WINDOW PERCENTAGE: 39.27%
 TOTAL WINDOW PERCENTAGE: 39.27%
 TOTAL WINDOW PERCENTAGE: 39.27%

C3 RIGHT (NORTH)
SCALE: 1/8" = 1'-0"

REAR ELEVATION AREAS

TOTAL GLAZED AREA: 3,112 SQ. FT.
 TOTAL SOLID AREA: 4,812 SQ. FT.
 TOTAL AREA: 7,924 SQ. FT.
 TOTAL WINDOW PERCENTAGE: 39.27%
 TOTAL WINDOW PERCENTAGE: 39.27%
 TOTAL WINDOW PERCENTAGE: 39.27%

FRONT ELEVATION AREAS

TOTAL GLAZED AREA: 4,158 SQ. FT.
 TOTAL SOLID AREA: 5,152 SQ. FT.
 TOTAL AREA: 9,310 SQ. FT.
 TOTAL WINDOW PERCENTAGE: 44.56%
 TOTAL WINDOW PERCENTAGE: 44.56%
 TOTAL WINDOW PERCENTAGE: 44.56%

A1 REAR (WEST)
SCALE: 1/8" = 1'-0"

REAR ELEVATION AREAS

TOTAL GLAZED AREA: 3,112 SQ. FT.
 TOTAL SOLID AREA: 4,812 SQ. FT.
 TOTAL AREA: 7,924 SQ. FT.
 TOTAL WINDOW PERCENTAGE: 39.27%
 TOTAL WINDOW PERCENTAGE: 39.27%
 TOTAL WINDOW PERCENTAGE: 39.27%

ELEVATIONS LEGEND

WOOD SHAKES
 METAL PANELS
 VINYL SIDING
 BRICK
 STUCCO
 CONCRETE
 GLAZED AREA
 SOLID AREA

NOTE: WINDOW PERCENTAGE IS BASED ON TOTAL WINDOW AREA DIVIDED BY TOTAL BUILDING AREA.

SCALE: 1/8" = 1'-0"