



## CITY COUNCIL REGULAR MEETING

Tuesday, March 04, 2025, at 7:00 PM  
Council Chambers at City Hall Building and Online  
110 S. Center Street, Santaquin, UT 84655

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### 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://www.youtube.com/@santaquincity> or by searching for Santaquin City Channel on YouTube.

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### 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.](#) 02-07-2025 Budget Planning Meeting (Amended)
- [2.](#) 02-08-2025 Budget Planning Meeting (Amended)
- [3.](#) 02-18-2025 City Council Work Session Minutes
- [4.](#) 02-18-2025 City Council Regular Meeting Minutes

#### Bills

- [5.](#) City Expenditures from 2-15-2025 to 2-28-2025 in the amount of \$648,179.91

#### Items

- [6.](#) Out of State Training Request - Fire Department

### RECOGNITIONS, APPOINTMENTS, & PUBLIC FORUM

#### Recognitions

7. Business Spotlight - Murdock Ford

#### Appointments

8. Community Service Board - Ramesus Stewart Johnson

**Public Forum**

**FORMAL PUBLIC HEARING**

9. FY 2024-2025 Budget Amendment #4

**BUILDING PERMIT & BUSINESS LICENSE REPORT**

**NEW BUSINESS**

**Resolutions**

[10.](#) Resolution 03-01-2025 - Approval of FY 2024-2025 Budget Amendment #4

[11.](#) Resolution 03-02-2025 - Professional Services Agreement with Hansen, Allen, & Luce

[12.](#) Resolution 03-03-2025 - Memorandum of Understanding with Comcast of Wasatch, Inc

**Ordinances**

[13.](#) Ordinance 03-01-2025 - Commercial Gym Parking Requirements Code Amendment

[14.](#) Ordinance 03-02-2025 - Allowing Detached Accessory Dwelling Units in the Residential R-15 Zone

**CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY**

[15.](#) Resolution 03-01-2025 CDA - Property Purchase Agreement

**REPORTS OF OFFICERS, STAFF, BOARDS, AND COMMITTEES**

**REPORTS BY MAYOR AND COUNCIL MEMBERS**

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


**CLOSED SESSION** (May be called to discuss pending or reasonably imminent litigation; collective bargaining; and/or the purchase, exchange, or lease of real property, a proposed development agreement, a project proposal, or a financing proposal related to the development of land owned by the State)

**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.gov](http://www.santaquin.gov), 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 BUDGET PLANNING MEETING**

Friday, February 7<sup>th</sup>, 2025 at 5:00 p.m.

Santaquin City Hall, 110 S. Center Street

**MINUTES**

Mayor Olson called the meeting to order at 5:00 p.m.

**ROLL CALL**

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

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Finance Director Shannon Hoffman, Police Chief Rod Hurst, Fire Chief Ryan Lind, City Engineer Jon Lundell, Community Services Director John Bradley, and Public Works Director Jason Callaway. One member of the public attended this meeting.

**DISCUSSION ITEMS**

Mayor Olson welcomed all who attended the FY 2025-2026 Budget Planning Meeting. City Finance Director Hoffman addressed housekeeping items and discussed the purpose of the Annual Budget Planning Meeting. Each department representative presented a “Departmental Review” at which time current structure, needs, projects, and initiatives were all addressed.

**ADJOURNMENT**

At the conclusion of the Departmental Reviews, and after questions were answered, Mayor Olson adjourned the meeting.

ATTEST:

\_\_\_\_\_  
**Daniel M. Olson, Mayor**

\_\_\_\_\_  
**Amalie R. Ottley, City Recorder**



# SANTAQUIN CITY ANNUAL BUDGET MEETING FY 2025-2026

FRIDAY, FEBRUARY 7, 2024





# WELCOME & INTRODUCTION



The mission of Santaquin City is to provide for a high quality of life for people who live and work in Santaquin City; by providing guidelines and standards that endure the orderly and balanced distribution of growth, sound fiscal and economic investment and preservation of the open and rural environment in a clean and attractive physical setting.



# BUDGET MEETING AGENDA

- Purpose of Budget Planning Meeting
- Departments & Structure
- Review of Budget Timeline
- Activity
- Director Presentations (Part 1)
- Break
- Director Presentations (Part 2)
- What's Next - Preview for Saturday Meeting
- Closing



# PURPOSE OF A BUDGET PLANNING MEETING



## Departmental Requests

Directors present operational requests such as additional personnel, program enhancements or expanded levels of service that will effect operational budgets in their prospective departments.



## Capital Requests

Directors present proposed Capital Projects (both impact fee eligible and non-impact fee eligible) and Capital Vehicles & Equipment requests to be considered in the upcoming FY 25-26 budget.



## Discuss Funding/Sources

Staff will discuss available/different funding source for department requests, capital projects, capital equipment & vehicles.



## Prioritize Requests/Projects

Directors and Governing Body will rate and rank department requests for personnel, vehicles,, equipment, and projects.



## Develop Unity of Purpose

Governing Body, along with Directors, work together to determine and prioritize the requests that will provide quality services to the Citizens of Santaquin in the new FY and into the future.



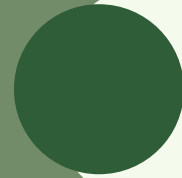
# FUNCTIONAL AREAS DEPARTMENTS AND CITY STRUCTURE

**WHAT'S THE DIFFERENCE?**



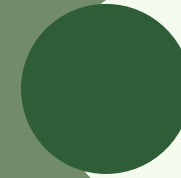


# FUNCTIONAL AREAS



## ADMINISTRATIVE SERVICES

Finance, Human Resources, Risk Management



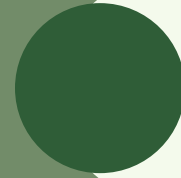
## PUBLIC SAFETY

Police & Fire



## COMMUNITY DEVELOPMENT

Engineering, Planning & Building



## PUBLIC WORKS

Water, Sewer, PI, Storm Water, Parks, Cem, Streets, Gov Bldgs

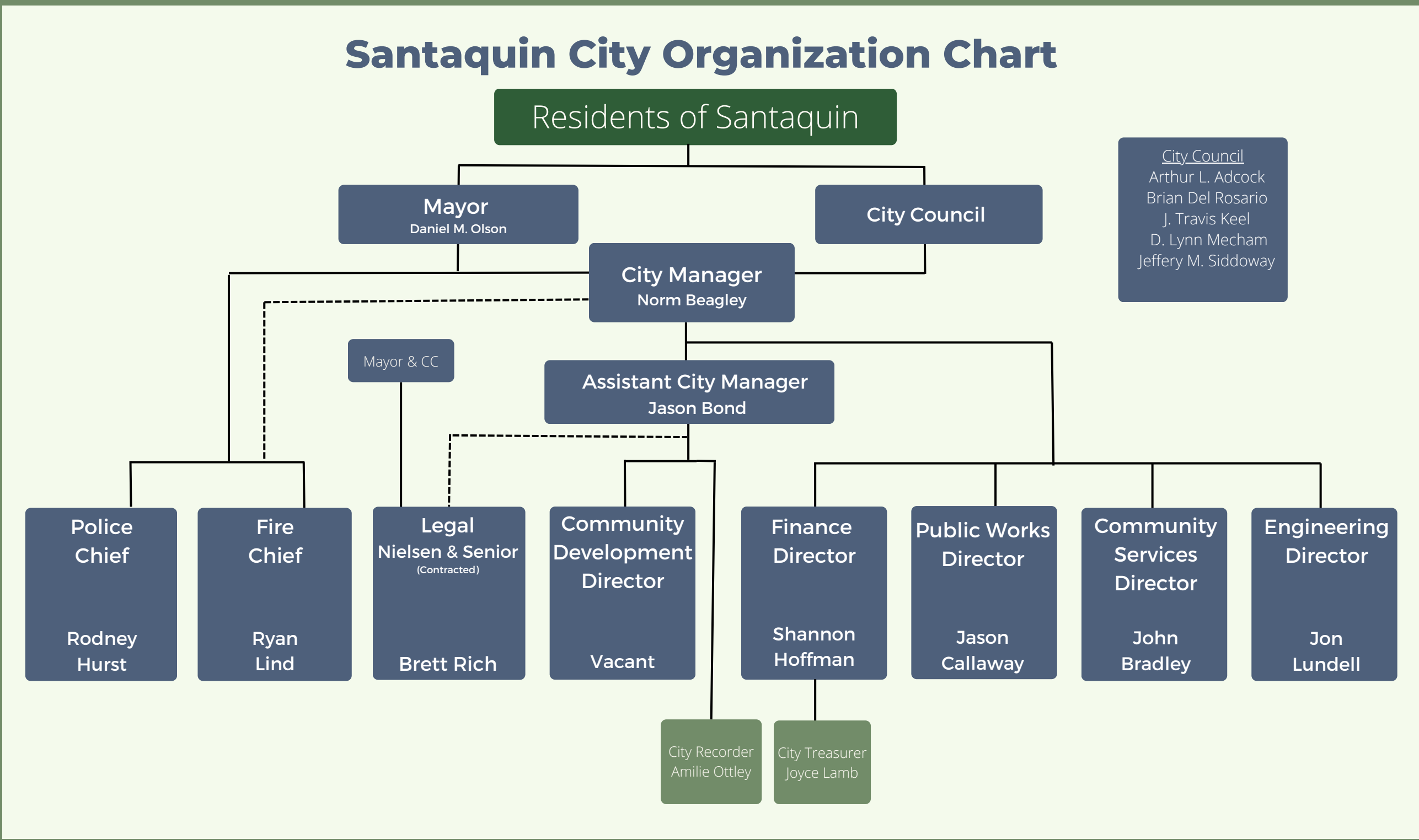


## COMMUNITY SERVICES

Sports, Classes, Events, Library, Seniors, Museum



# ORGANIZATIONAL CHART





# MANAGEMENT TEAM



**JASON BOND**

Assistant City Manager/Acting  
Community Development Director



**JOHN BRADLEY**

Community Service Director



**RODNEY HURST**

Police Chief



**RYAN LIND**

Fire Chief



**JON LUNDELL**

Engineering Director



**JASON CALLAWAY**

Public Works Director



**NORM BEAGLEY**

City Manager



**SHANNON  
HOFFMAN**

Finance Director



# BUDGET TIMELINE

**DATES TO REMEMBER?**



# BUDGET TIMELINE

## NOTEABLE DATES FOR GOVERNING BODY

**FEBRUARY 28, 2025** - IF TAX INCREASE IS CONSIDERED BY GOVERNING BODY - NOTIFICATION OF INCREASE MUST BE SUBMITTED TO UTAH COUNTY, BY FEBRUARY 28, 2025.

**MAY 6, 2025** - GOVERNING BODY PASSES FY25-26 TENTATIVE BUDGET & TRANSFERS.

**MAY 20, 2025** - PUBLIC HEARING ON CITY COUNCIL AGENDA FOR FY25-26 TENTATIVE BUDGET & TRANSFERS.

**MAY 21, 2025 - JUNE 13, 2025** - GOVERNING BODY & STAFF REVIEW FY25-26 TENTATIVE BUDGET & MAKE REVISIONS FOR FY25-26 FINAL BUDGET.

**\*JUNE 17, 2025** - GOVERNING BODY ADOPTS FY24-25 FINAL BUDGET.

• **NOTE - IF PROPERTY TAX INCREASE - DATE DETERMINED IN COORDINATION W/UT COUNTY**

**JUNE 30, 2025** - PUBLIC HEARING & FINAL BUDGET AMENDMENT FOR FY24-25

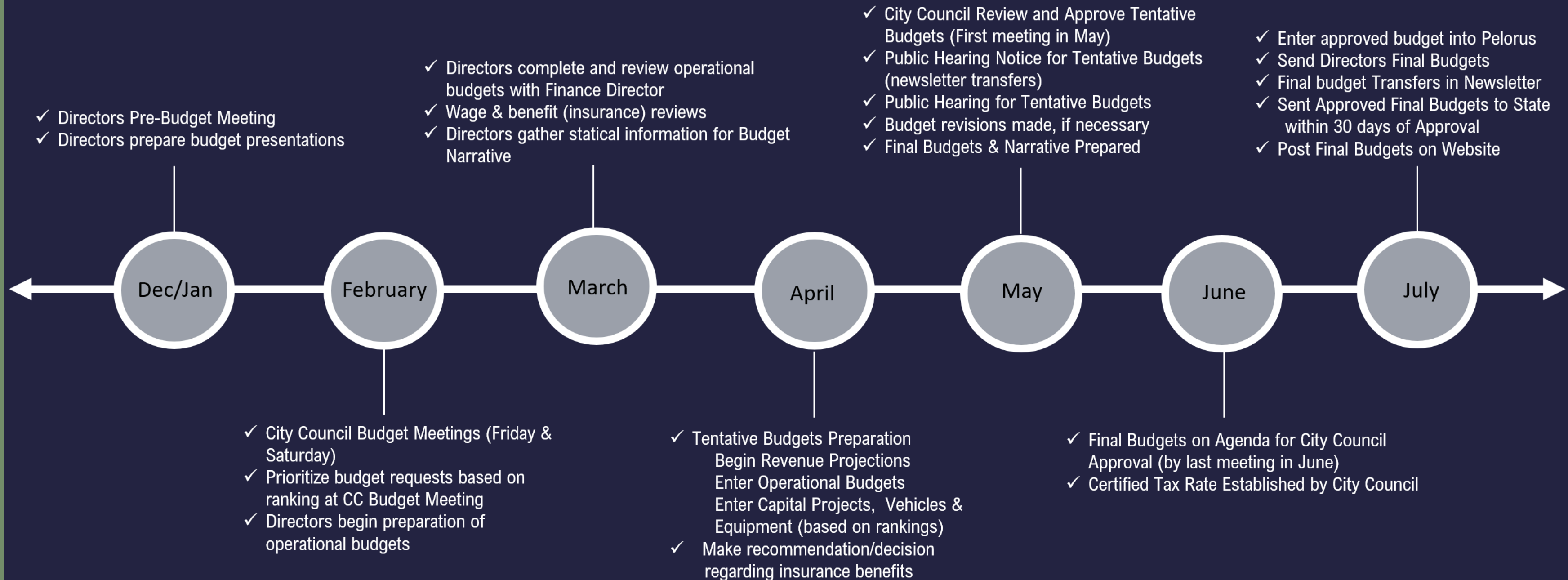


## FY 2025-2026 BUDGET TIMELINE

Jan 10	Pre-Budget Meeting for Directors
Jan 13 - Jan 28	Directors - Prepare presentations for CC Budget Planning Meeting <b>(Budget requests due to Shannon Tuesday, Jan 28, 2025)</b>
Jan 29 - Feb 5	Shannon & Norm Prepare presentations for CC Budget Planning Meeting
<b>Feb 7 - Feb 8</b>	<b>Budget Planning Meetings with City Council</b>
Feb 10 - Feb 14	Prioritize requests based on ranking in Budget Planning Meeting
<b>Feb 10 - Mar 7</b>	<b>Director's work on FY25-26 Operational Budget Worksheets</b>
Feb 28	<b><i>IF</i></b> tax increase is considered by CC – Notice to Utah County
March 1 - Apr 12	Budget updates to wages and benefits (Survey is applicable)  Prepare FY25-26 Tentative Budget  Project revenues  Enter operational budgets from worksheets & meetings with Directors  Work on Budget Narrative – Get requests to Directors for updated info
<b>March 10 – 14</b>	<b>Directors meet with Shannon to review FY25-26 Operational Budgets</b>
April 20	Prepare newsletter with FY25-26 Transfers & Notice Public Hearing Date (May 20)
May 6	Governing Body passes FY25-26 Tentative Budget (first meeting in May)
May 12	Notice of Public Hearing for FY25-26 Tentative Budget & Transfers
May 20	Public Hearing for FY25-26 Tentative Budget & Transfers  (Public comment/cc recommendations for Final Budget)
May 21 - June 13	Governing Body & Staff review FY25-26 Tentative Budget & make revisions for Final Budget
June 17	Governing Body Adopts FY 24-25 Final Budget & Certified Tax Rate  Unless adopting a tax rate greater than the certified tax rate, then before September 1 <sup>st</sup>  Governing Body certifies rate to the county auditor by June 23.
June 23	Public Notice for Amendment to the FY24-25 Budget
June 30	Final Budget Amendment for FY24-25  Adopted budget to the Office of the State Auditor 30 days within of adoption



# BUDGET PROCESS TIMELINE FY 2025-2026



\* Budget Process Timeline is adjusted for TNT



**TIME FOR AN .....**

# ACTIVITY



# FY 25-26 BUDGET REQUESTS

**DIRECTOR PRESENTATIONS**



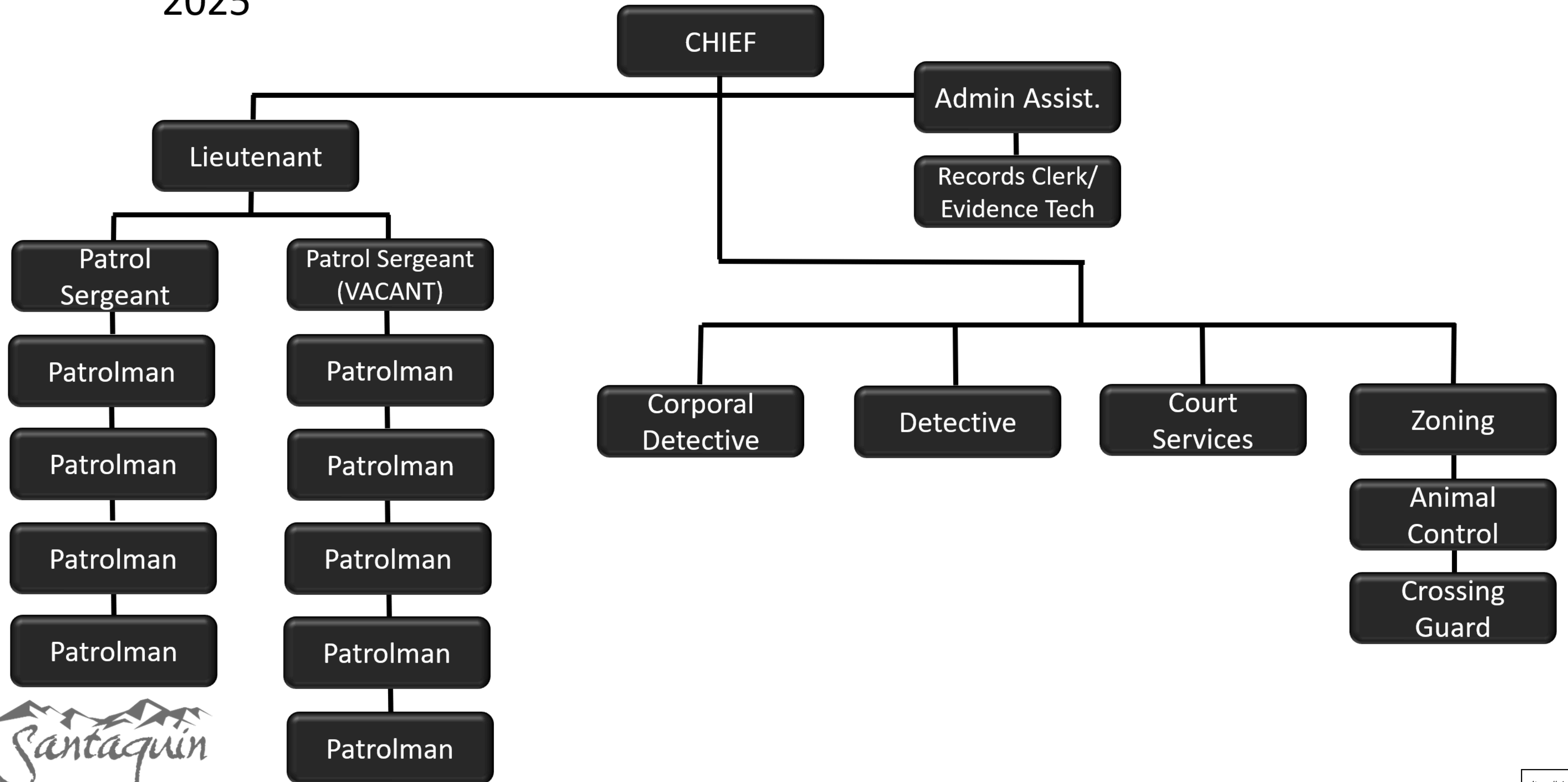


# POLICE DEPARTMENT

## FY 2025-2026 Budget Requests

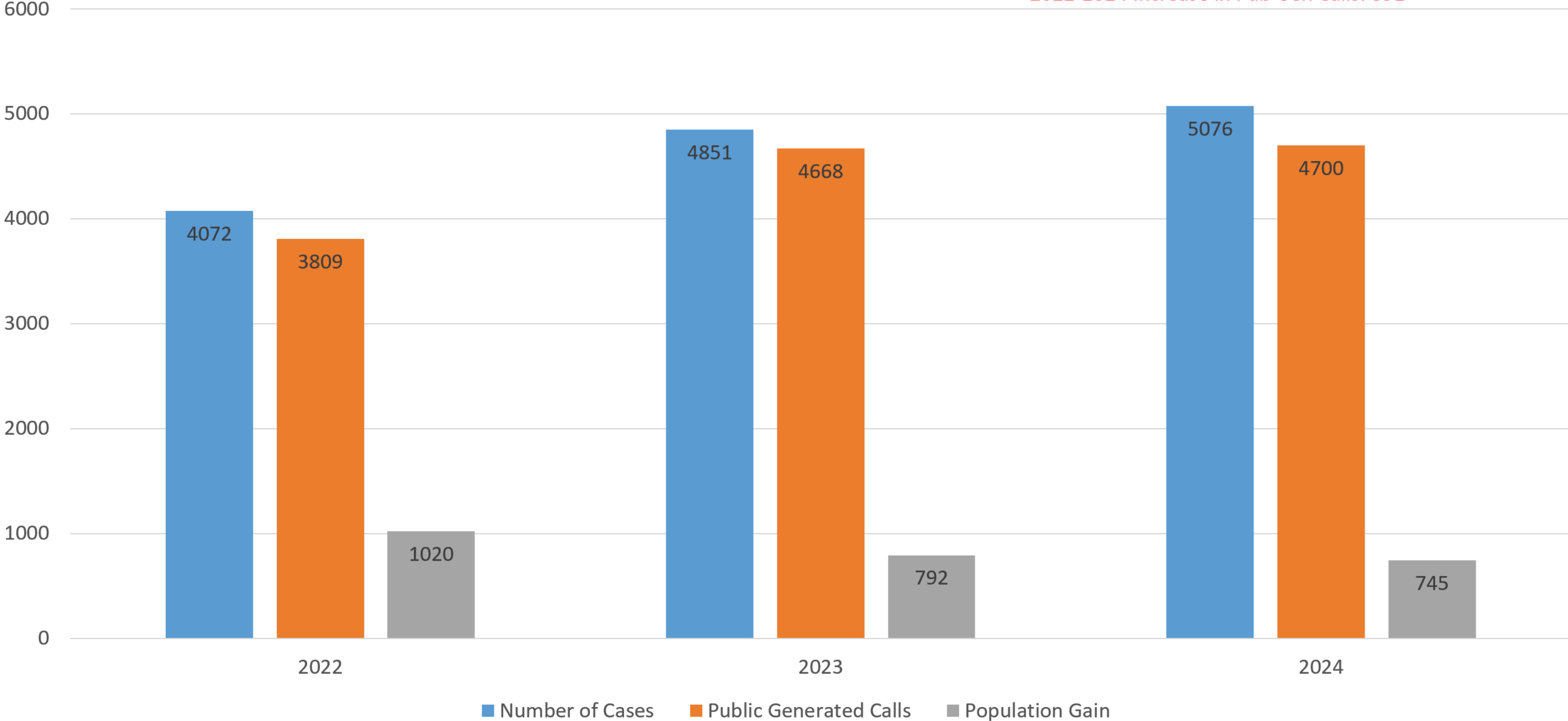


# Department Structure 2025

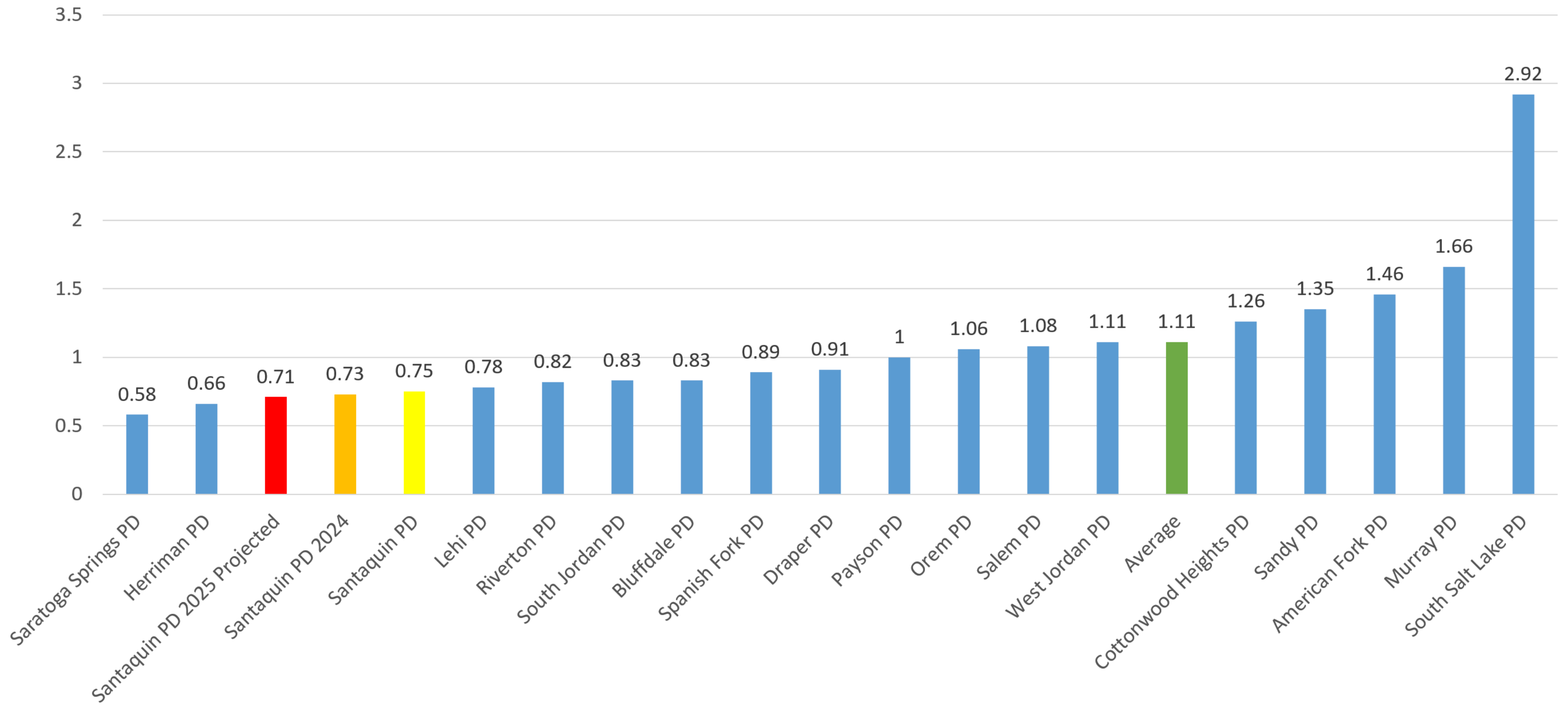


# 2022-2024 Growth

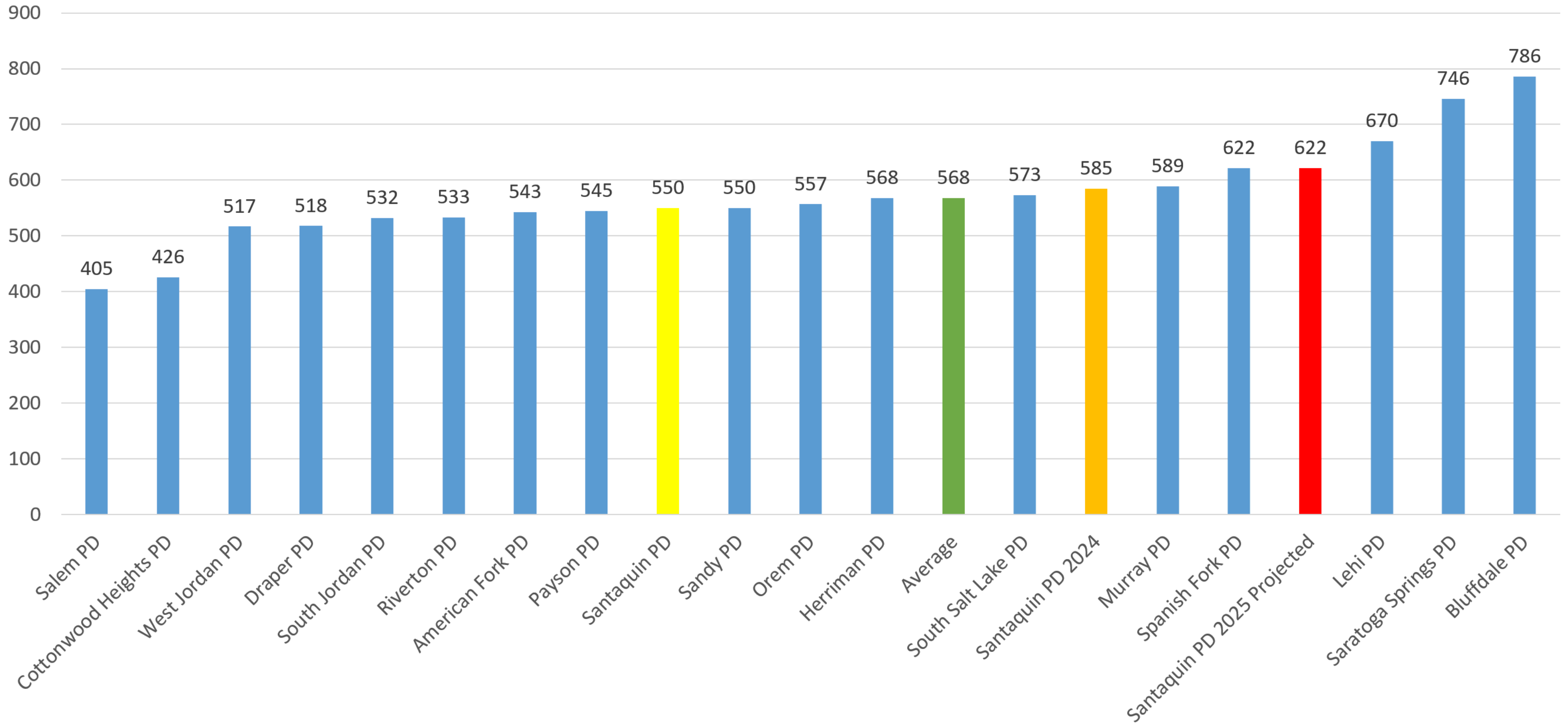
Total Population Gain: 2,557  
2022-2024 Increase in Cases: 1,004  
2022-2024 Increase in Pub Gen Calls: 891



# Number of Officers per 1,000 Population (2023)



# # Calls Per Officer (2023)



POLICE DEPARTMENT

# PERSONNEL



(2) FT Police Officers (NEW)  
(\$107,000 EACH INCLUDES BENEFITS)

FUNDING SOURCE - General Fund

**\$214K**

POLICE DEPARTMENT

# EQUIPMENT



None - No new equipment

FUNDING SOURCE - None

\$0

POLICE DEPARTMENT

# VEHICLES



(4) Police Responders F-150's  
(\$71,000 EACH - INCLUDES EQUIPMENT & RADIOS)

FUNDING SOURCE - General Fund

**\$284K**



POLICE DEPARTMENT

# PROJECTS/INITIATIVES



None - No New Projects/Initiatives

\$0

FUNDING SOURCE - None



# POLICE DEPARTMENT

COMMENTS  
OR  
QUESTIONS





# COMMUNITY SERVICES

(SPORTS, CLASSES, EVENTS, MUSEUM, LIBRARY, SENIORS)

# FY 2025-2026 Budget Requests



# PERSONNEL



(1) FT Children's Librarian <sup>(NEW)</sup>  
(\$35,500 + \$35,500 BENEFITS - MEET ASSOC REQUIREMENTS)

FUNDING SOURCE - General Fund

\$71K

(1) PT Library Clerk <sup>(4 ADDITIONAL HOURS)</sup>  
(\$3,500 + \$500 BENEFITS - MEET ASSOC REQUIREMENTS)

FUNDING SOURCE - General Fund

\$4K

(1) PT Museum Director <sup>(NEW)</sup>  
(CS-MUSEUM 25 HRS/WK - \$25,000 + \$2,500 BENEFITS)

FUNDING SOURCE - General Fund

\$27.5K

(1) PT Museum Intern <sup>(NEW)</sup>  
(CS-MUSEUM -\$4,500 + \$500 BENEFITS)

FUNDING SOURCE - General Fund

\$5K

# PERSONNEL CONTINUED.....



(1) PT Sports Program Asst <sup>(NEW)</sup>  
(CS-SPORTS 25 HRS/WK - \$22,000 + 2,000 BENEFITS)

FUNDING SOURCE - General Fund

\$24K

(1) PT Recreation Aide <sup>(8 ADDITIONAL HOURS)</sup>  
(CS-ADMIN 8 HRS/WK - \$5,200 + \$500 BENEFITS)

FUNDING SOURCE - General Fund

\$5,700

(1) PT Seniors Staff <sup>(8 ADDITIONAL HOURS)</sup>  
(CS-SENIORS 8 HRS/WK - \$5,200 + \$500 BENEFITS)

FUNDING SOURCE - General Fund

\$5,700

# EQUIPMENT



## Recreation Activity Building (PHASE II - PART B - FITNESS & WEIGHT EQUIPMENT)

FUNDING SOURCE - General Fund/Not funded by IF Or Rap Tax)

\$91K

## Mini Excavator & Trailer

(SPLIT PARKS/ TRAILS/PW MAINTENANCE - \$85,000 TOTAL)

FUNDING SOURCE - General Fund/Enterprise Funds

\$42.5K

# VEHICLES



**(1) Used 12 Person Van**  
(CS - ADMIN - USED FOR SENIORS & YOUTH FIELD TRIPS)

**FUNDING SOURCE - General Fund**

**\$35K**

# PROJECTS/INITIATIVES



**Santaquin Dowdle Puzzle**  
(REVENUE TO OFFSET COSTS - POSSIBLE REV GENERATION)

FUNDING SOURCE - General Fund

**\$69K**

**Library Construction**  
(CONSTRUCTION OF LIBRARY ONLY - NO FFE)

FUNDING SOURCE - General Fund

**\$2.1M**



# PROJECTS (IMPACT FEE ELIGIBLE)



**Recreation Activity Building**  
(PHASE II - PART A - HVAC, ELECTRICAL, PLUMBING, ETC)

FUNDING SOURCE - Park Impact Fee

**\$750K**

**City Center Park**  
(DESIGN WORK FOR WATER FEATURE)

FUNDING SOURCE - Park Impact Fee/Possible 50% Matching Grant

**\$145K**

**Skate Park**  
(SELECT LOCATION & CONSTRUCTION)

FUNDING SOURCE - Park Impact Fees/Possible 50% Matching Grant

**\$450K**

**Centennial Park-Playground Equip**  
(REPLACE EQUIP - COST DEPENDS ON AMENITIES SELECTED)

FUNDING SOURCE - General Fund/Possible Park Impact Fees

**\$150K-\$350K**

# PROJECTS (IMPACT FEE ELIGIBLE) CONTINUED.....



**Harvest View Park**  
(FUTURE PHASE - ADDITIONAL SOCCER FIELD/1 BASEBALL FIELD)

FUNDING SOURCE - Park Impact Fee

**\$1M**

**Trail: Center St to Canyon Rd**  
(LONG TERM OPTION WITH MAG OR UDOT)

FUNDING SOURCE - Park Impact Fee/Possible Matching Grant

**\$1M**

**Trail: Summit Ridge to Highland Dr**  
(LONG TERM OPTION WITH MAG OR UDOT)

FUNDING SOURCE - Park Impact Fees/Possible Matching Grant

**\$1M**



# COMMUNITY SERVICES

COMMENTS  
OR  
QUESTIONS





# ENGINEERING

# FY 2025-2026 Budget Requests



ENGINEERING

# PERSONNEL



(1) FT Engineer/Project Manager  
(CURRENTLY IN BUDGET - CARRY OVER INTO FY25-26)

FUNDING SOURCE - General Fund /Ent Funds

**\$150K**

ENGINEERING

# EQUIPMENT & VEHICLES



None - No new equipment/vehicles

\$0

FUNDING SOURCE - None

**ENGINEERING**

# PROJECTS/INITIATIVES



**GIS Data bases & mapping**  
(STREET SIGNS & STREETLIGHTS)

**FUNDING SOURCE - General Fund**

**Staff Time**

**West Side Center St Trail**  
(ROYAL LAND DRIVE TO 770 N - CITIZEN REQUEST)

**FUNDING SOURCE - General Funds**

**\$210K-\$245K**

**ENGINEERING**

# CAPITAL FACILITY PROJECTS



**Main Street Widening**  
(CARRY OVER PROJECT - FUNDED)

**\$2.75M**

**FUNDING SOURCE - TIP Funding/Grant**

**WRF Improvements - Construction**  
(90% DESIGNED - CMGC TO COMPLETE & CONSTRUCT)

**\$8M**

**FUNDING SOURCE - Sewer Impact Fees**

**ULS 5 Ft Pipeline**  
(NO CITY FUNDS REQUIRED)

**Staff Time**

**FUNDING SOURCE - None**

**Santaquin Peaks Improvements**  
(PHASE III - CARRY OVER PROJECT)

**\$500K-\$750K**

**FUNDING SOURCE - CDRA**



**ENGINEERING**

# CAPITAL FACILITY PROJECTS CONTINUED.....



**Culinary Water Well**  
(STUDY & DESIGN - CARRY OVER PROJECT)

**FUNDING SOURCE - Water Impact Fees**

**\$240K**

**PRV Connection to ULS Pipeline**  
(ENGINEERING \$35,000 & CONSTRUCTION \$375,000)

**FUNDING SOURCE - PI Impact Fees**

**\$410K**



# ENGINEERING

# COMMENTS OR QUESTIONS

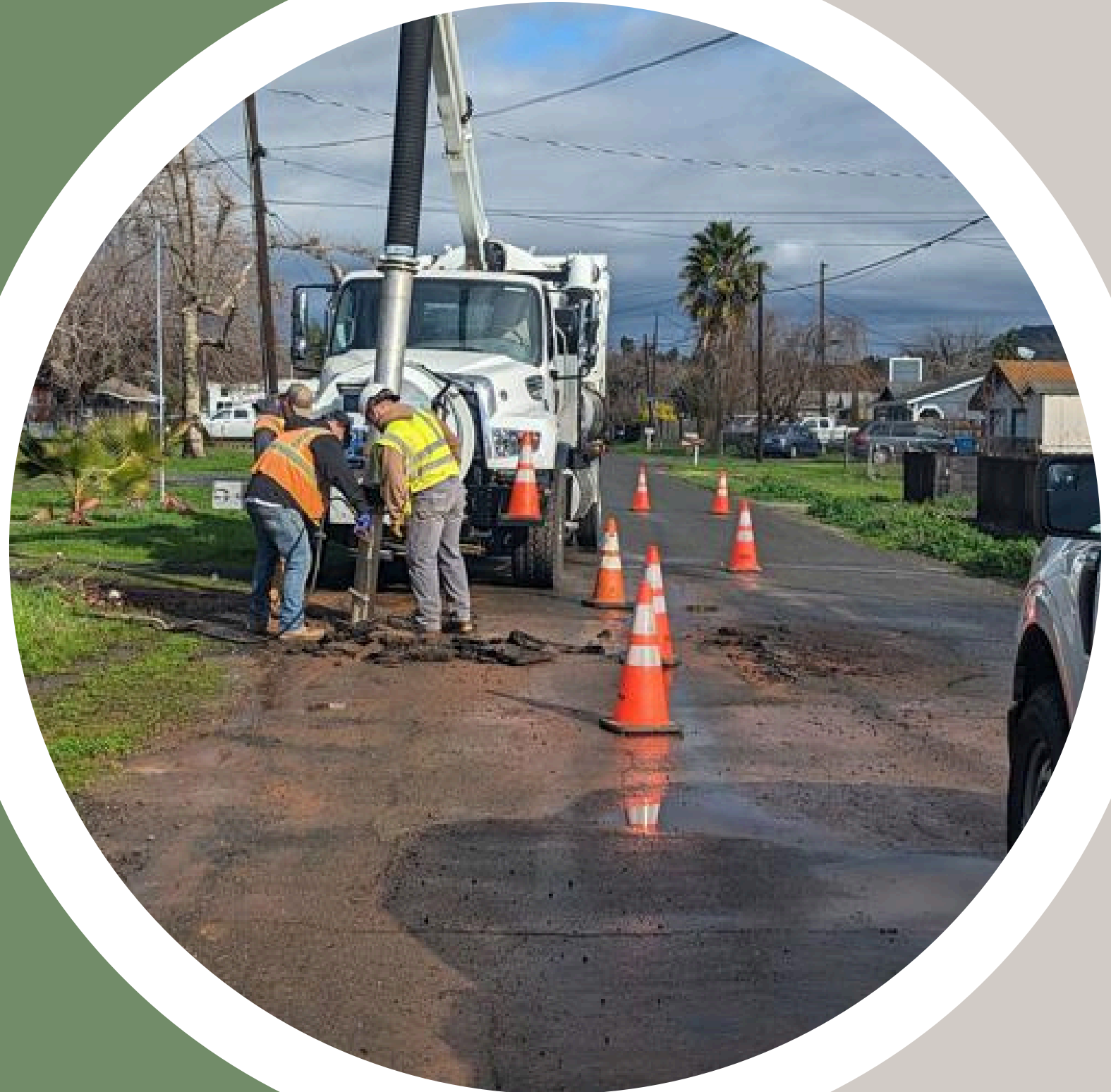




# PUBLIC WORKS

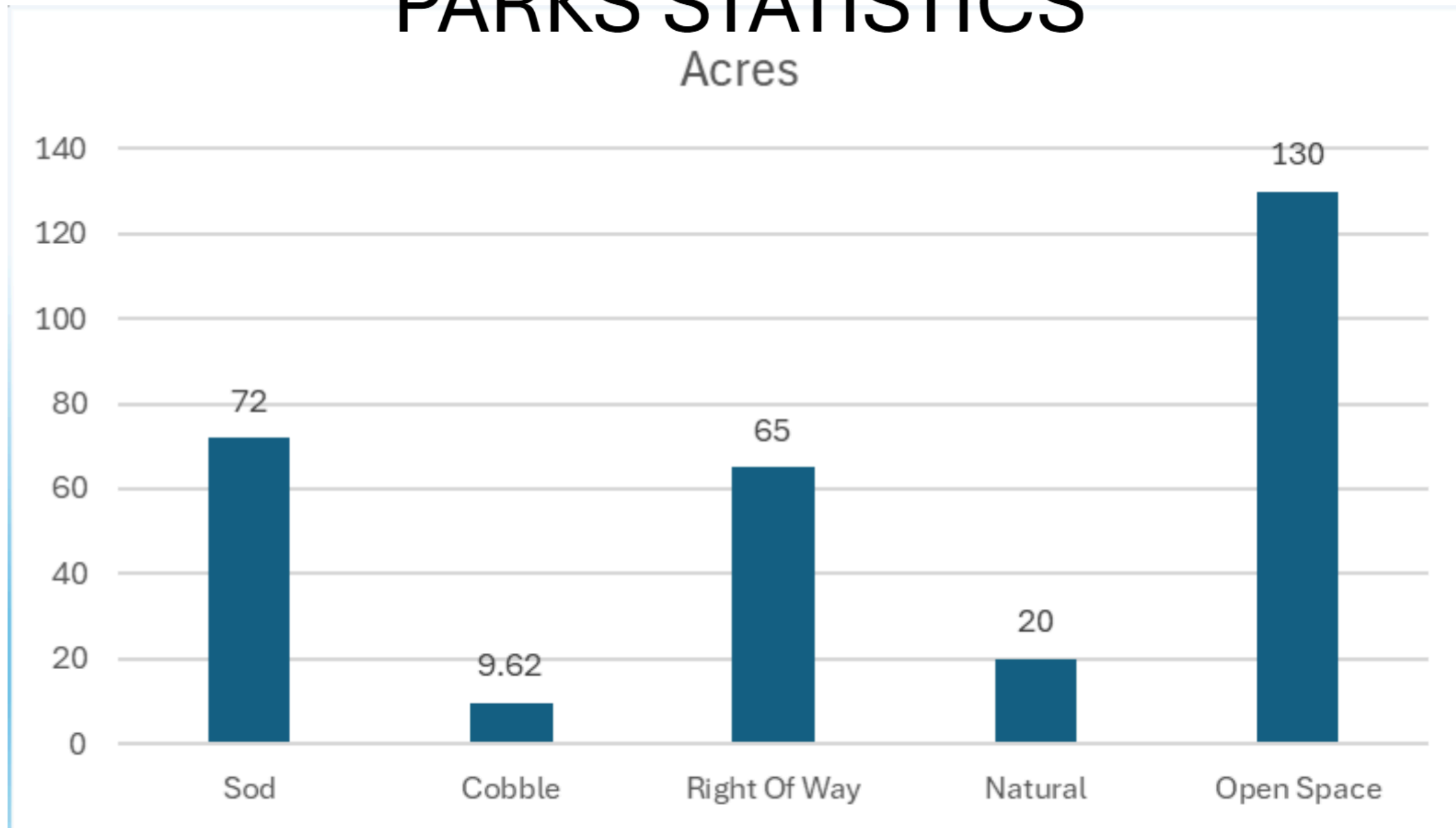
(WATER, SEWER, PI, STREETS, PARKS, CEMETERY, BUILDINGS & GROUNDS)

# FY 2025-2026 Budget Requests



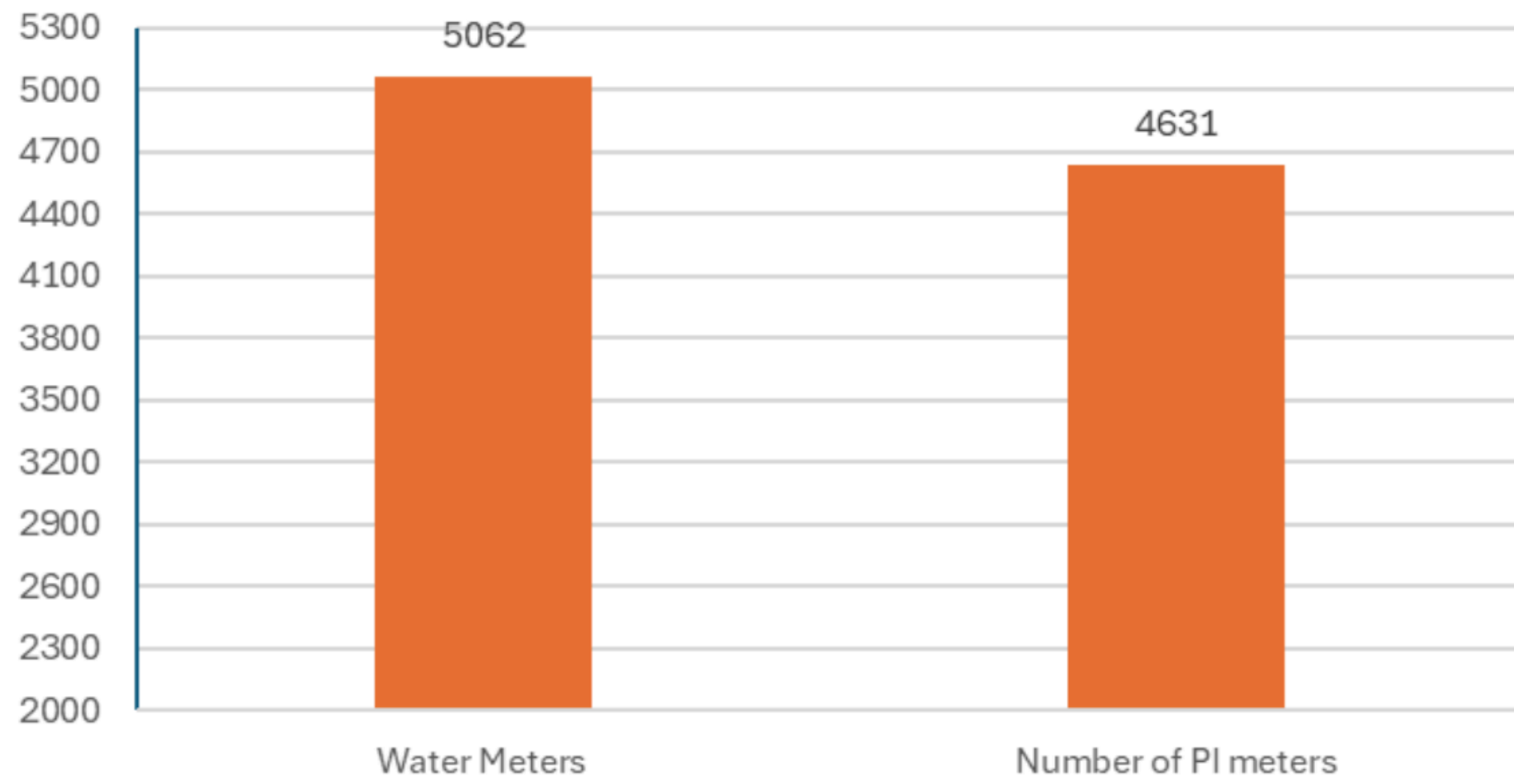
# PARKS STATISTICS

Acres

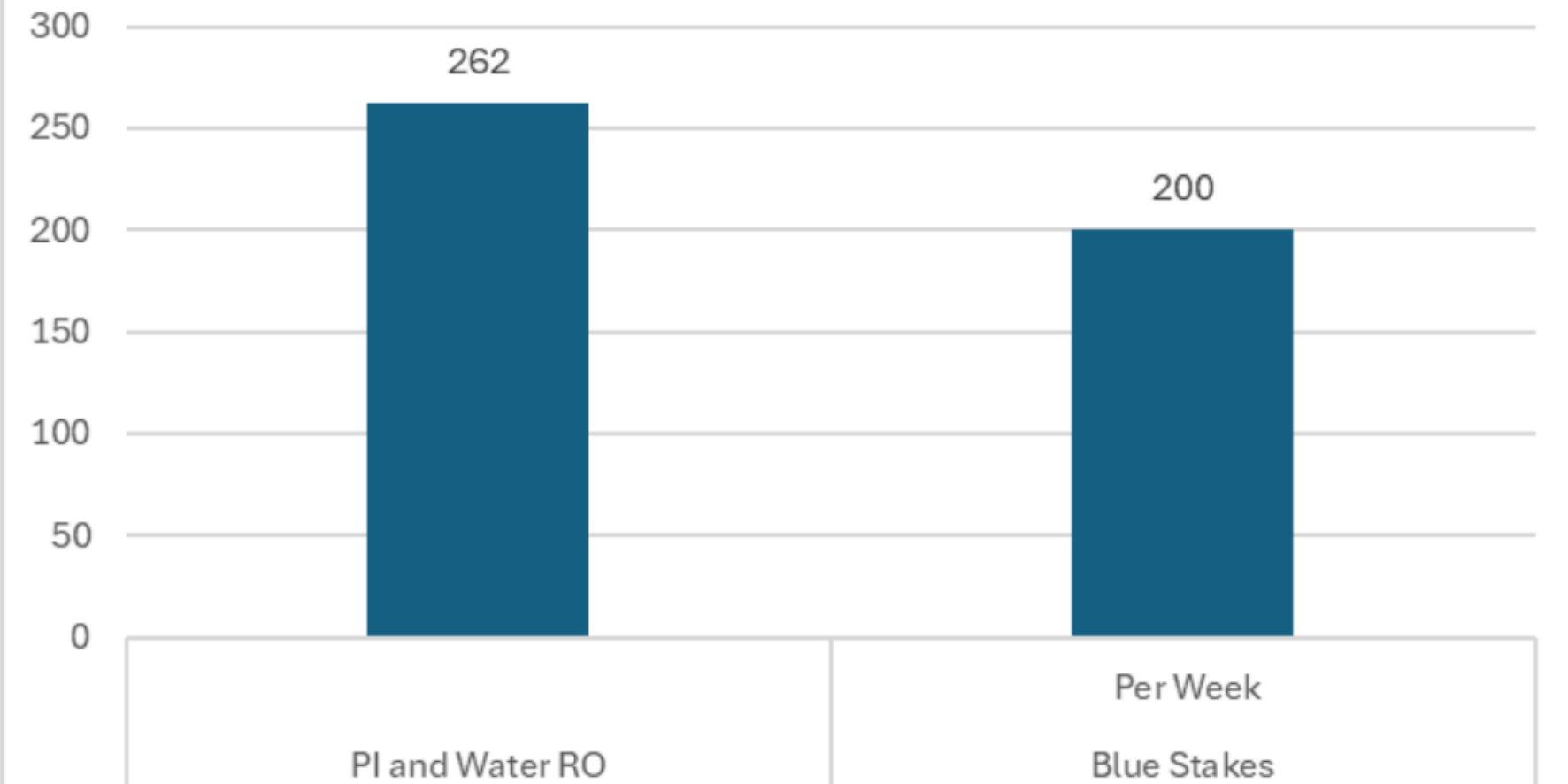


# Water And PI Statistics

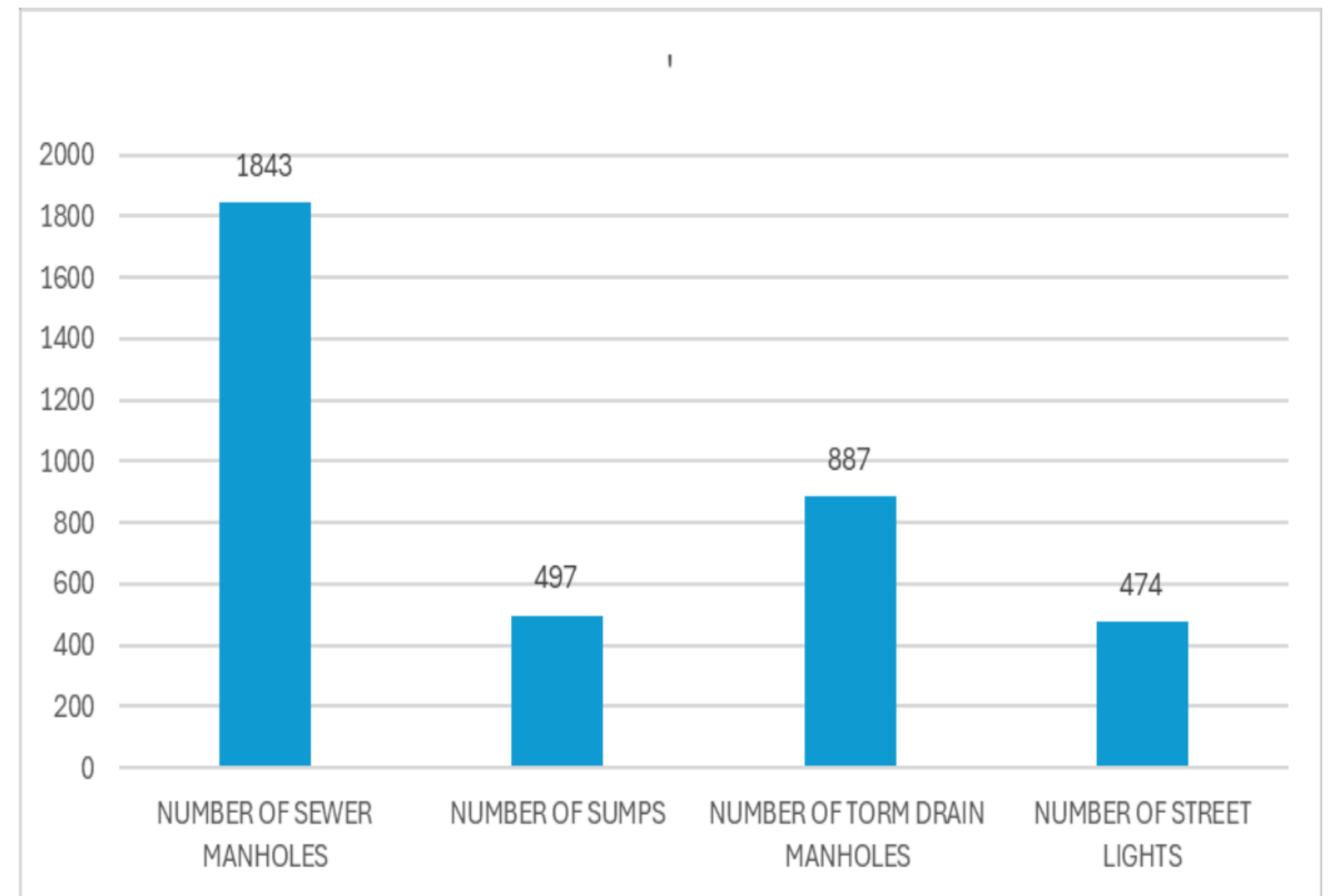
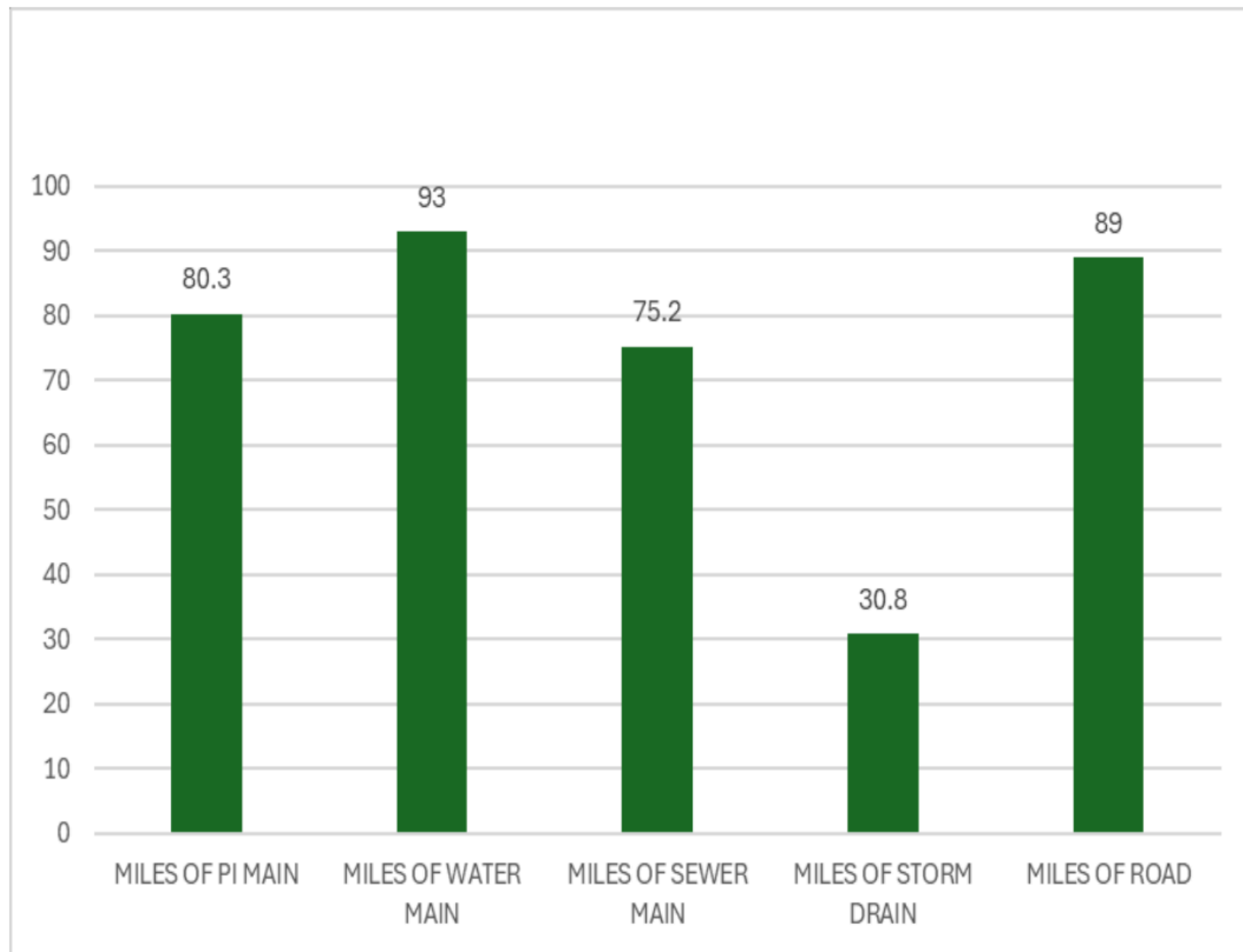
Meters



Work Orders



# Infrastructure



**PUBLIC WORKS**

# PERSONNEL



(1) FT Public Works Operator (MOVE PT TO FT)  
(\$44,000 + \$22,000 BENEFITS - \$50,000 CURRENT)

**FUNDING SOURCE - Combined Wtr/Sewer/PI Enterprise/GF**

**\$16K**

(1) FT Public Works Operator (NEW)  
(\$44,000 + \$22,000 BENEFITS)

**FUNDING SOURCE - Combined Wtr/Sewer/PI Enterprise/GF**

**\$66K**

(1) FT Parks & Grounds Mnt (MOVE PT TO FT)  
(\$40,000 + \$20,000 BENEFITS - \$17,000 CURRENT)

**FUNDING SOURCE - General Fund**

**\$43K**

(1) FT Parks & Gounds Mnt (NEW)  
(\$40,000 + \$20,000 BENEFITS)

**FUNDING SOURCE - General Fund**

**\$60K**

**PUBLIC WORKS**

**PERSONNEL CONTINUED.....**



**(4) Seasonal Parks & Grounds Mnt** (NEW)  
**(4 ADDITIONAL - \$24,000 + \$3,000 BENEFITS)**

**FUNDING SOURCE - General Fund**

**\$27K**

**(1) FT PW Admin Asst** (MOVE PT TO FT)  
**(\$48,000 + \$24,000 BENEFITS -\$37,000 CURRENT)**

**FUNDING SOURCE - Water/Sewer/PI Enterprise Fund**

**\$35K**

**(1) Seasonal Water Mnt** (NEW)  
**(\$13,000 + \$2,000 BENEFITS)**

**FUNDING SOURCE - Water/PI Enterprise Funds**

**\$15K**

**(1) Seasonal Streets Mnt** (NEW)  
**(\$13,000 + \$2,000 BENEFITS)**

**FUNDING SOURCE - General Fund**

**\$15K**



# EQUIPMENT



(1) Dump Trailer  
(PARKS - TRANSPORTING MATERIALS)  
FUNDING SOURCE - General Fund

\$12K

(1) Trencher Attachment  
(PARKS - SPRINKLER LINE TRENCHING)  
FUNDING SOURCE - General Fund

\$8K

(4) Auto Flushing Filters  
(PI - ADD FILTERS TO 4 PARKS - \$5K EACH)  
FUNDING SOURCE - Enterprise Fund/PI

\$20K

(1) Top Dresser  
(PARKS - MAINTENANCE)  
FUNDING SOURCE - General Fund

\$25K

**PUBLIC WORKS**

# EQUIPMENT CONTINUED.....



**(1) Mini Excavator & Trailer**  
(SPLIT PARKS/TRAILS/PW MAINTENANCE - \$85,000 TOTAL)  
**FUNDING SOURCE - General Fund/Enterprise Funds**

**\$42.5K**

**(1) Crack Sealer**  
(STREETS - REPAIRS TO CITY STREETS)  
**FUNDING SOURCE - General Fund**

**\$90K**

**(1) 20' Trench Box**  
(UTILTY LINE TRENCHING)  
**FUNDING SOURCE - Water/Sewer/PI Enterprise Fund**

**\$20K**

**(1) Carpet Cleaner**  
(GOVENMENT BUILDINGS - MAINTENANCE)  
**FUNDING SOURCE - General Fund**

**\$6K**

# VEHICLES



(1) Used 10-Wheel Dump Truck  
(SEWER - HAULING SLUDGE @ WRF)

FUNDING SOURCE - Sewer Enterprise Fund

\$100K-\$150K

(2) Used Utility Trucks  
(\$50K EACH - INCLUDES EQUIPMENT)

FUNDING SOURCE - Water/Sewer/PI Enterprise Funds

\$100K

(1) Used Vactor Truck  
(WATER & SEWER MAINTENANCE)

FUNDING SOURCE - Water/Sewer/PI Enterprise Fund

\$300K-\$350K

(1) 10-Wheel Snowplow  
(\$285K ORDERED FY24-25/FINANCIAL IMPACT FY27-28)

FUNDING SOURCE - Water/Sewer/PI Enterprise Fund

\$285K

**PUBLIC WORKS**

# PROJECTS/INITIATIVES



## Water Meter Replacement

(CARRY OVER PROJECT - PHASE II - 2YR PLAN AUTHORIZED IN FY24-25)

**FUNDING SOURCE - Water Enterprise Fund**

**\$175K**

## Cemetery Building

(PHASE II - CONCRETE FLOORS & LIGHTING)

**FUNDING SOURCE - Park Impact Fees**

**\$25K**

## Water Line Replacement

(REPLACEMENT OF DUCTILE IRON WTR LINES  
ANNUAL OBLIGATION FOR PROJECTS AND/OR SET ASIDE)

**FUNDING SOURCE - Water Enterprise Fund**

**\$150K**



# PUBLIC WORKS

# COMMENTS OR QUESTIONS





**LET'S TAKE A .....**

**BREAK**



# FIRE DEPARTMENT

## FY 2025-2026 Budget Requests



# PERSONNEL



(1) FT Admin Battalion Chief <sup>(NEW)</sup>  
(\$90,000 + \$45,000 BENEFITS)

FUNDING SOURCE - General Fund

**\$135K**

(2) On-Call FireFighters <sup>(NEW)</sup>  
(FROM 2 TO 4 - \$14,000 + \$2,000 BENEFITS)

FUNDING SOURCE - General Fund

**\$16K**

(1) On-Call EMS <sup>(NEW)</sup>  
(FROM 2 TO 3 - \$6,500 + \$600 BENEFITS)

FUNDING SOURCE - General Fund

**\$7,100**

(3) FT Fire Captians <sup>(NEW)</sup>  
(\$80,000 + \$40,000 BENEFITS EACH)

FUNDING SOURCE - General Fund

**\$360K**



# EQUIPMENT



## PPE Replacement

(INCREASE FROM \$20,000 TO \$25,200 ANNUAL)

FUNDING SOURCE - General Fund

\$5,200

## (2) Pumps & (6) Ventilators

(\$60,000 OR FINANCE FOR \$15,000 ANNUAL)

FUNDING SOURCE - General Fund

\$60K

## (2) Large Bay Fans

(\$7,000 EACH)

FUNDING SOURCE - General Fund

\$14K

## Equipment Replacement Program

(SCBA'S, LIFEPAK CARDIAC MONITOR, VEHICLES, ETC - ANNUAL OBLIGATION)

FUNDING SOURCE - General Fund

\$50K-\$75K

FIRE DEPARTMENT

# EQUIPMENT CONTINUED.....



## Radio Replacement Program (ANNUAL SET ASIDE - ANNUAL OBLIGATION)

FUNDING SOURCE - General Fund

\$4K-5K

# VEHICLES



(2) Ford F-250 3/4 Ton Trucks  
(\$75,000 EACH - INCLUDES EQUIPMENT)

FUNDING SOURCE - General Fund

\$150K

(1) Tactical Water Tender  
(AUTHORIZATION TO ORDER - FINANCIAL OBLIGATION FY27-28)

FUNDING SOURCE - General Fund

\$850K

(1) Engine/Pumper  
(AUTHORIZATION TO ORDER - FINANCIAL OBLIGATION FY27-28)

FUNDING SOURCE - General Fund

\$1.3M

# PROJECTS/INITIATIVES



Public Safety Bldg Remodel  
(ADDITIONAL LIVING SPACE, DORM ROOMS, SHOWER FACILITIES)

FUNDING SOURCE - General Fund

\$100K

New Fire Station - 142  
(SATELLITE STATION)

FUNDING SOURCE - General Fund

\$9.2M

Temporary Storage Building  
(SHARED WITH PUBLIC WORKS 50/50)

FUNDING SOURCE - General Fund/Ent Funds

\$100K



# FIRE DEPARTMENT

# COMMENTS OR QUESTIONS





# COMMUNITY DEVELOPMENT

(PLANNING & BUILDING)

# FY 2025-2026 Budget Requests



COMMUNITY DEVELOPMENT  
**PERSONNEL**



None - No Staffing Needed

FUNDING SOURCE - None

**\$0**

COMMUNITY DEVELOPMENT  
**EQUIPMENT**



None - No Equipment Needed

FUNDING SOURCE - None

**\$0**



COMMUNITY DEVELOPMENT  
**VEHICLES**



**(1) Ford Maverick Hybrid AWD**  
(BUILDING INSPECTION - 40 MPG CITY)

**FUNDING SOURCE - General Fund**

**\$32K**

COMMUNITY DEVELOPMENT

# PROJECTS/INITIATIVES



## Public Safety Master Plan (REQUIRED BY STATE TO UPDATE - 5 YEARS)

FUNDING SOURCE - Public Safety Impact Fees

**\$15K**



# COMMUNITY DEVELOPMENT

COMMENTS  
OR  
QUESTIONS





# ADMINISTRATIVE SERVICES

(FINANCE - BUDGET, AP, UTILITIES, PAYROLL/HR PROCESSING & CEMETERY RECORDS)

# FY 2025-2026 Budget Requests



ADMINISTRATION/FINANCE

# PERSONNEL



(1) PT Admin Asst - Passport Agent  
(ADMIN 29 HRS/WK - \$30,800 + \$2,800 BENEFITS)

FUNDING SOURCE - General Fund/Possible Revenue Generation

**\$33.6K**

ADMINISTRATION/FINANCE

# EQUIPMENT



Passport Office Equipment  
(CAMERA, COMPUTER, PRINTER, CERTIFICATIONS FOR 3-4)

FUNDING SOURCE - General Fund

**\$6K**

ADMINISTRATION/FINAINCE  
**VEHICLES**



None - No new Vehicles

**\$0**

**FUNDING SOURCE - None**

# PROJECTS/INITIATIVES



**COLA Increase in July instead of Jan**  
(MAYOR INIATIVE - ACCOUNT FOR INCREASE IN BUDGET)

FUNDING SOURCE - General Fund/Enterprise Funds

**\$125K**

**Employee Evaluation Software**  
(NEW SOFTWARE PROGRAM FOR EVALS - ANNUAL COST)

FUNDING SOURCE - General Fund/Enterprise Funds

**\$7K**

**Employee Timekeeping Solution**  
(NEW SOFTWARE FOR TIMESHEETS- WEB BASED - ANNUAL COST)

FUNDING SOURCE - General Fund/Enterprise Funds

**\$8K-\$10K**

**Insurance Benefits - Increase**  
(PREMININARY # IN JAN - 15% INC FOR SAME PLANS AS LAST FY)

FUNDING SOURCE - General Fund/Enterprise Funds

**\$120K**





# ADMINISTRATION/FINANCE

## COMMENTS OR QUESTIONS



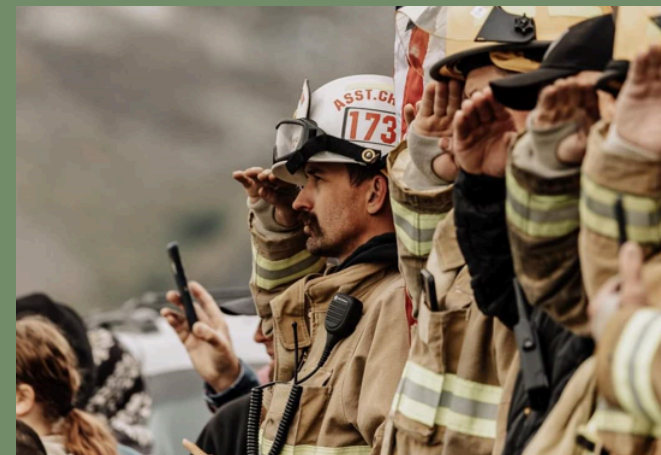
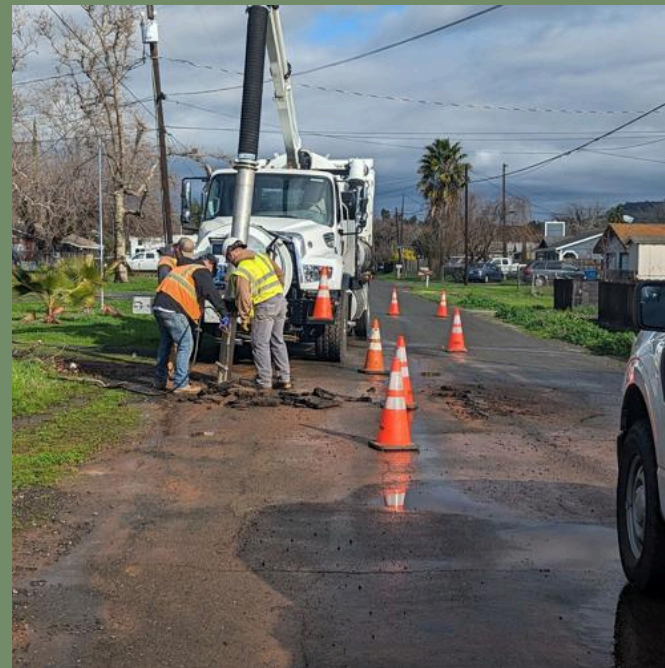


# WHAT HAPPENS NEXT?

**SATURDAY BUDGET MEETING 8:00AM**

# CLOSING COMMENTS

GREAT THINGS IN BUSINESS ARE NEVER  
DONE BY ONE PERSON;  
THEY'RE DONE BY A  
TEAM OF PEOPLE. - STEVE JOBS



I CAN DO THINGS YOU CANNOT,  
YOU CAN DO THINGS I CANNOT;  
TOGETHER WE CAN DO GREAT THINGS. - MOTHER TERESA

THE WAY A TEAM PLAYS AS A WHOLE  
DETERMINES ITS SUCCESS. YOU MAY HAVE  
THE GREATEST BUNCH OF INDIVIDUAL  
STARS IN THE WORLD, BUT IF THEY DON'T  
PLAY TOGETHER, THE CLUB WON'T BE  
WORTH A DIME. - BABE RUTH

COMING TOGETHER IS A BEGINNING.  
KEEPING TOGETHER IS PROGRESS.

WORKING TOGETHER IS SUCCESS. - HENRY FORD

# What is our Biggest/Best Asset?



# What is our Biggest/Best Asset?



*Santaquin*

# OUR STAFF!



# Salaries, Wages, & Benefits



# Employee COLA History (2017-2025)

## CPI & COLA History

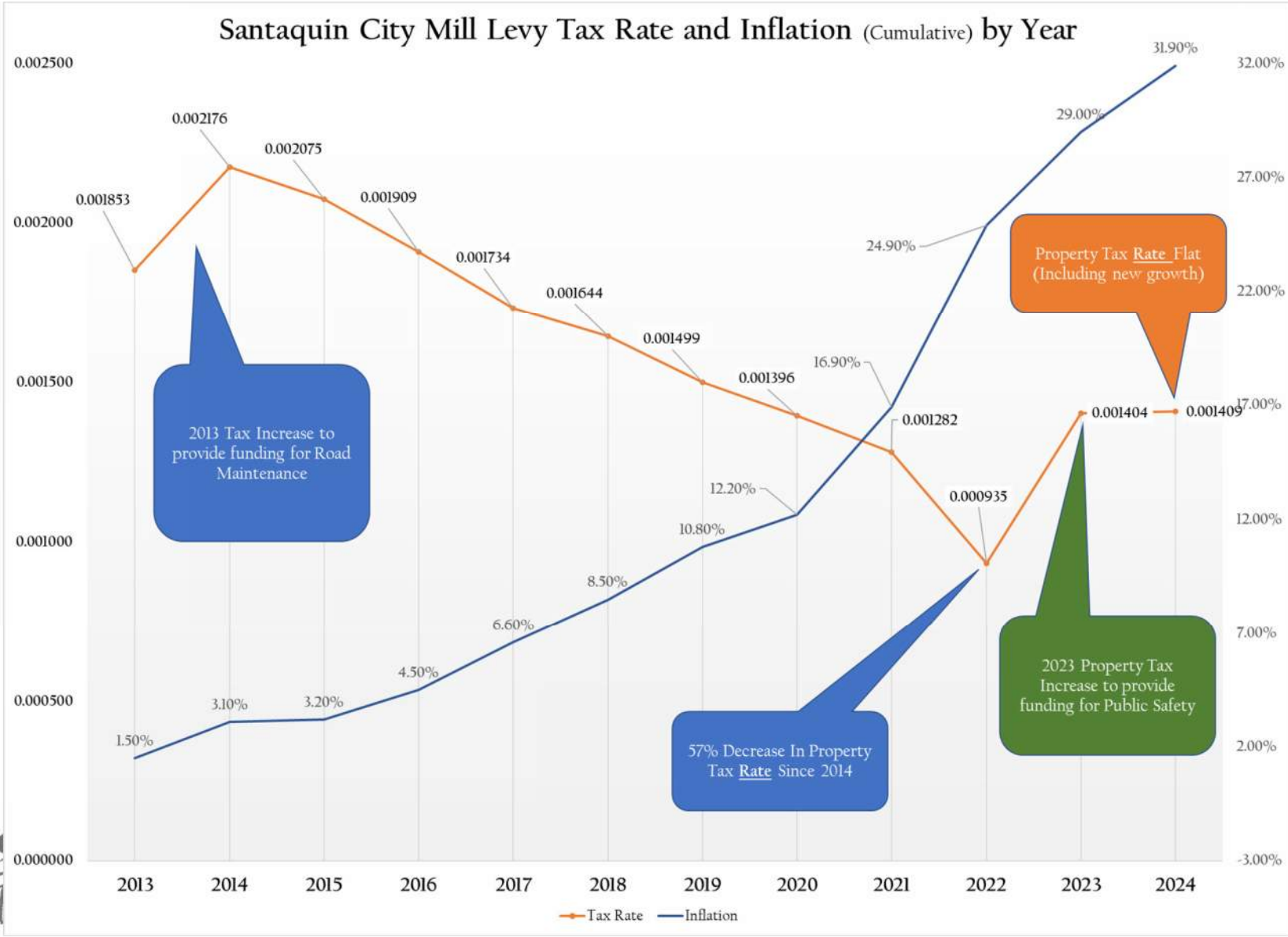
	Dec 2017	Jan 2018	Dec 2018	Jan 2019	Dec 2019	Jan 2020	Dec 2020	Jan 2021	Dec 2021	Jan 2022	Dec 2022	Jan 2023	Dec 2023	Jan 2024	Dec 2024	Jan 2025
(Federal Reserve Bank) CPI	2.1%		2.4%		1.8%		1.2%		4.7%		8.0%		4.1%		2.9%	
(City Response) COLA		2.1%		2.0%		2.4%		1.8%		1.2%		4.7%		4.0%		5.0%
Difference		0.0%		-0.4%		0.6%		0.6%		-3.5%		-3.3%		-0.1%		2.1%
Running Difference:				-0.4%		0.2%		0.8%		-2.7%		-6.0%		-6.1%		-4.0%





# Property Tax & Inflation History







Salaries, Wages, &  
Benefits  
Friday Evening  
Wrapup



# Tomorrow's Prioritization Exercise





# Why Prioritize?



# How Much is Our 2024-2025 FY General Fund Budget?

# Margin/Profit?



*Santaquin*



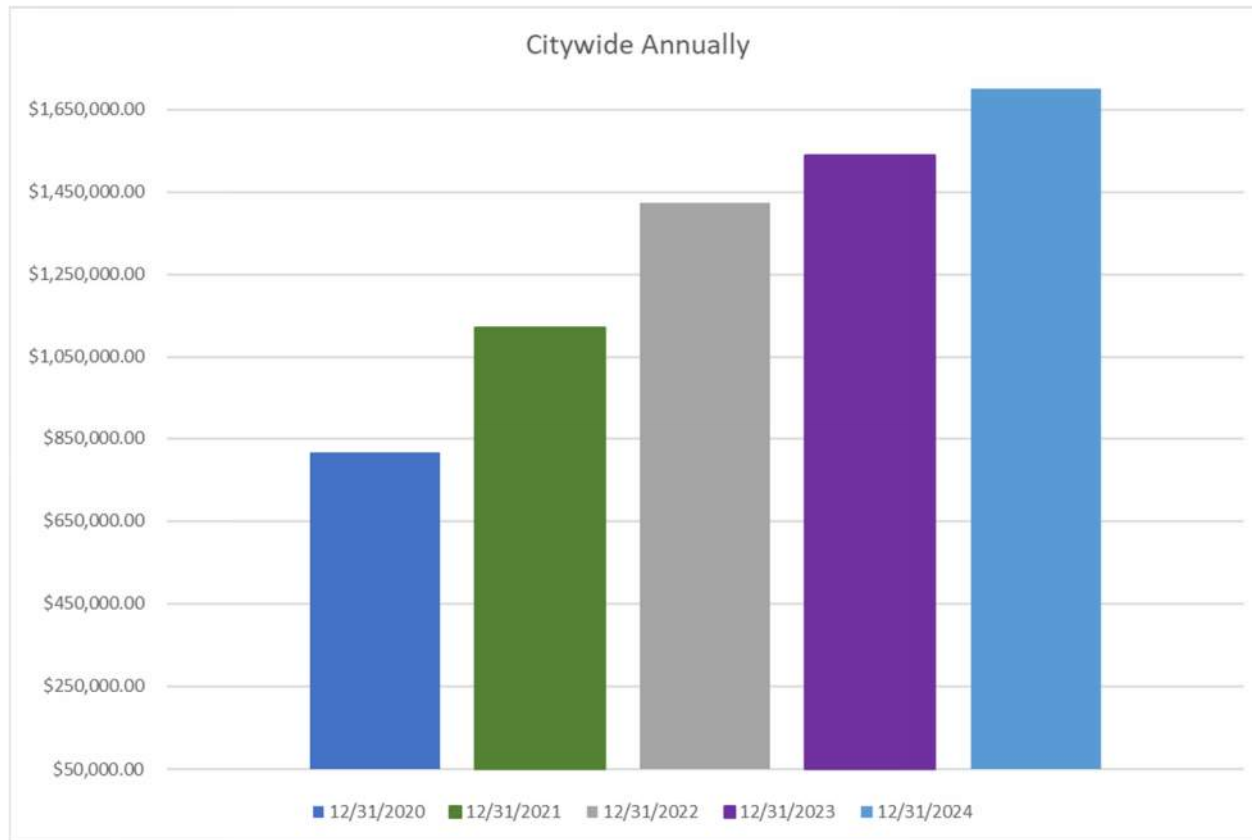
# Estimated New Funds 2024-2025 FY (Current FY)





# Just One Example (of new funds)

## Sales Tax Revenue Increase



# Possible Revenue Compared to Requests





Projecting 6% growth Forward to  
2025-2026 FY GF Budget

Estimated New Funds in  
2025-2026 FY?



# Santaquin City Budget

## 2025-2026 Fiscal Year

### TOTAL GENERAL FUND REQUESTS

TOTAL - New FT Personnel Requests - General Fund	\$1,008,000
TOTAL - New PT Personnel Requests - General Fund	\$170,600
TOTAL - New Equipment Request - General Fund	\$486,200
TOTAL - New Vehicle Requests - General Fund	\$501,000
TOTAL - Capital Projects Requests - General Fund	\$2,631,000
<b>TOTAL</b>	<b>\$4,796,800</b>

### TOTAL ENTERPRISE FUND REQUESTS

TOTAL - New FT Personnel Requests - Enterprise Funds	\$117,000
TOTAL - New PT Personnel Requests - Enterprise Funds	\$15,000
TOTAL - New Equipment Requests - Enterprise Funds	\$40,000
TOTAL - New Vehicle Requests - Enterprise Funds	\$600,000
TOTAL - Capital Projects Requests - Enterprise Funds	\$167,000
<b>TOTAL</b>	<b>\$939,000</b>





Thus the need to  
Prioritize!





Santaquin

Questions or Comments?



Thank You!





**COMMUNITY  
SERVICES  
DEPARTMENT**

**5 YEAR  
PARTICIPATION  
COMPARISON**

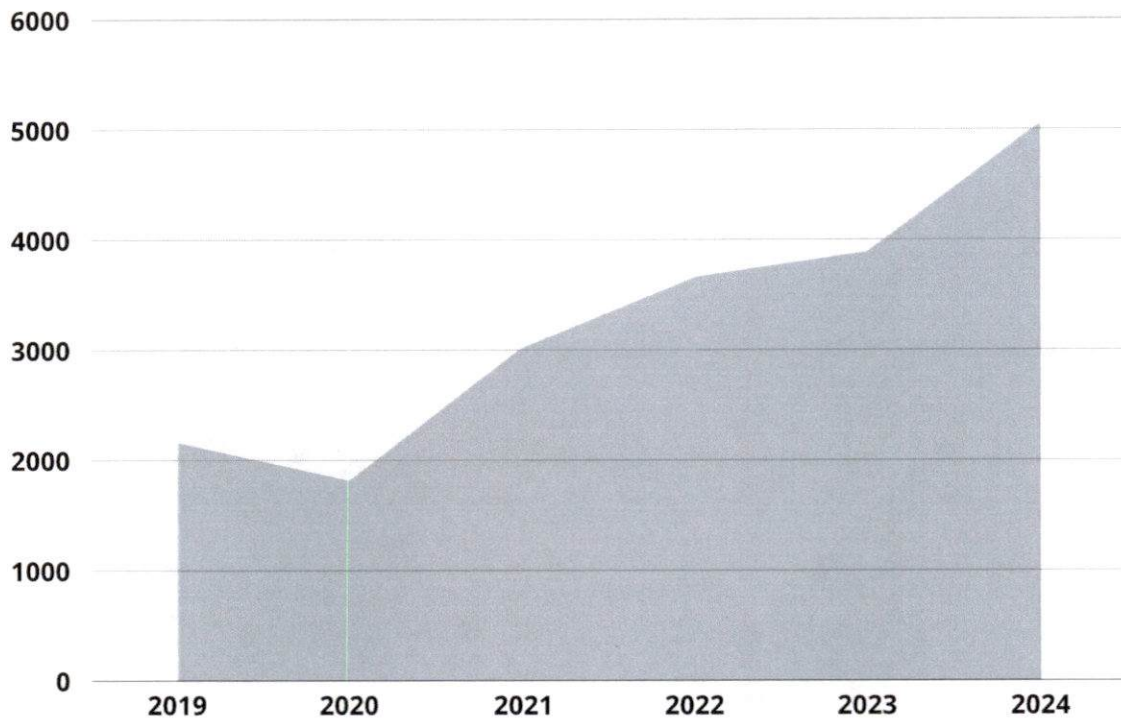






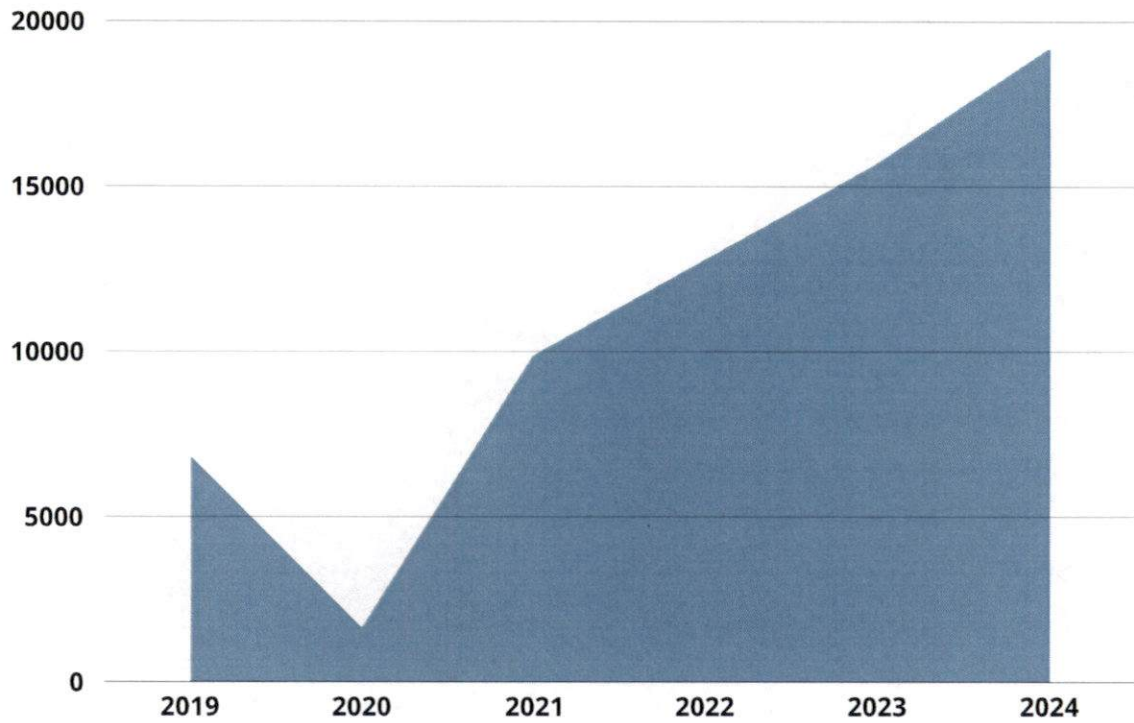
# RECREATION

## Sports / Outdoor Recreation Participation



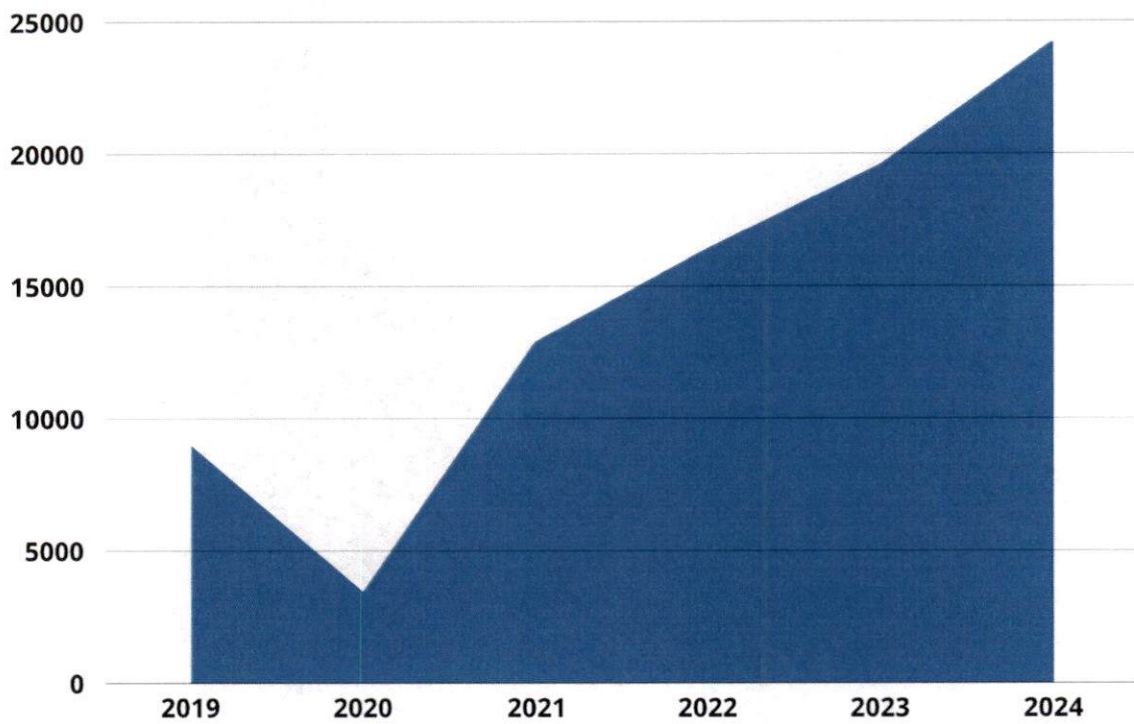
**More than double participation**

## Enrichment Classes & Special Events Participation



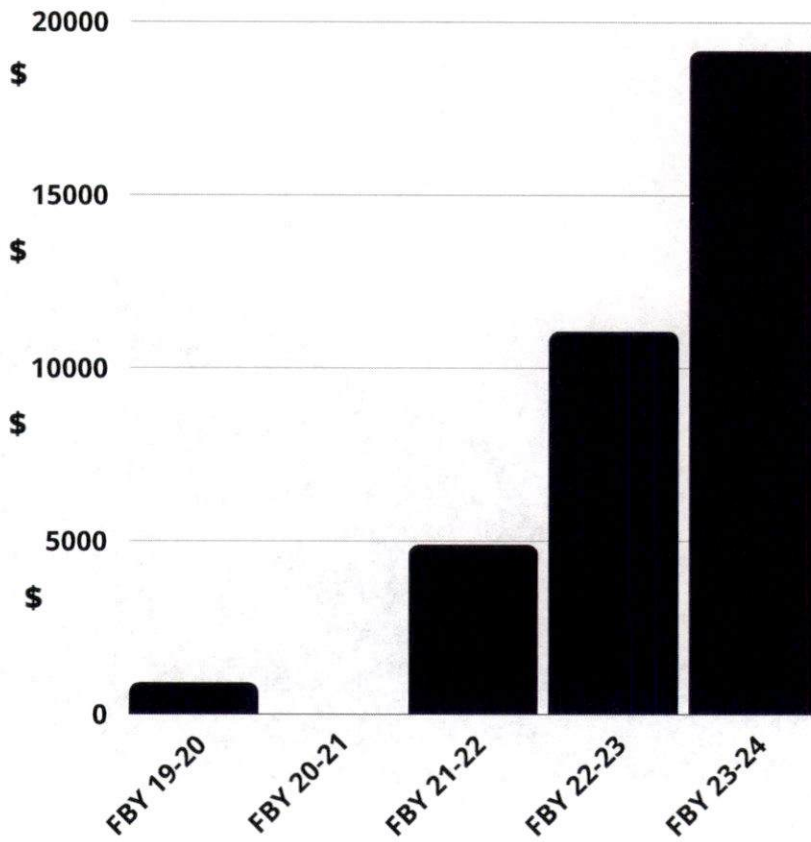
**More than triple participation**

## Overall "Recreation Division" Participation (2019-2024)



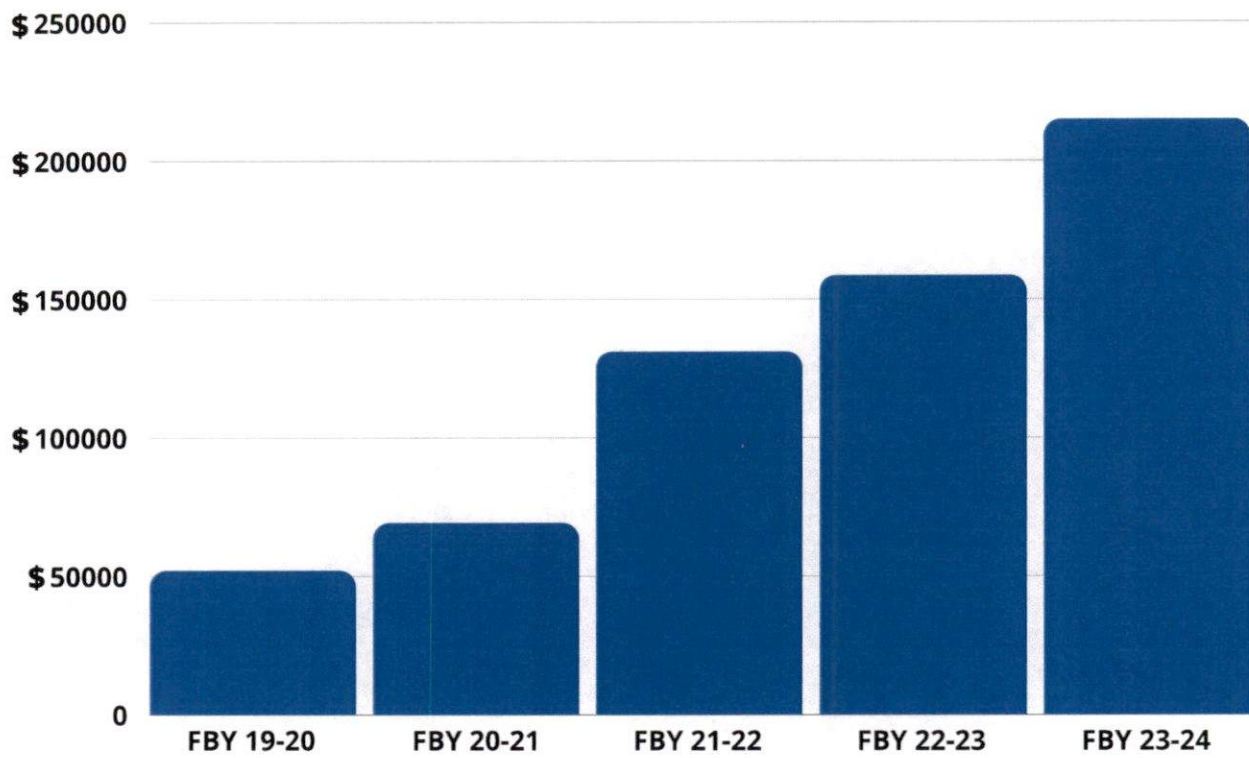
**More than triple participation**

## Snack Shack Revenue



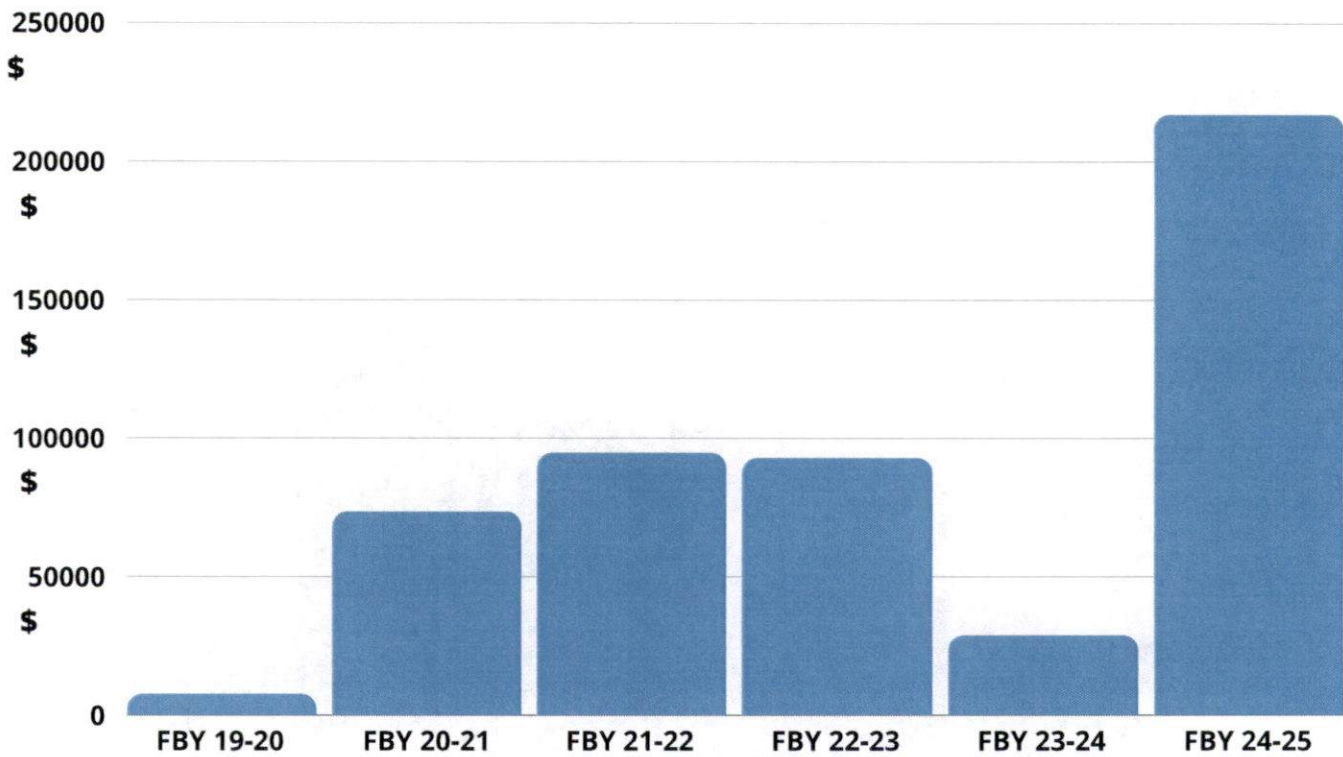
**Increase revenue \$19,000+**

## Enrichment Classes Revenue



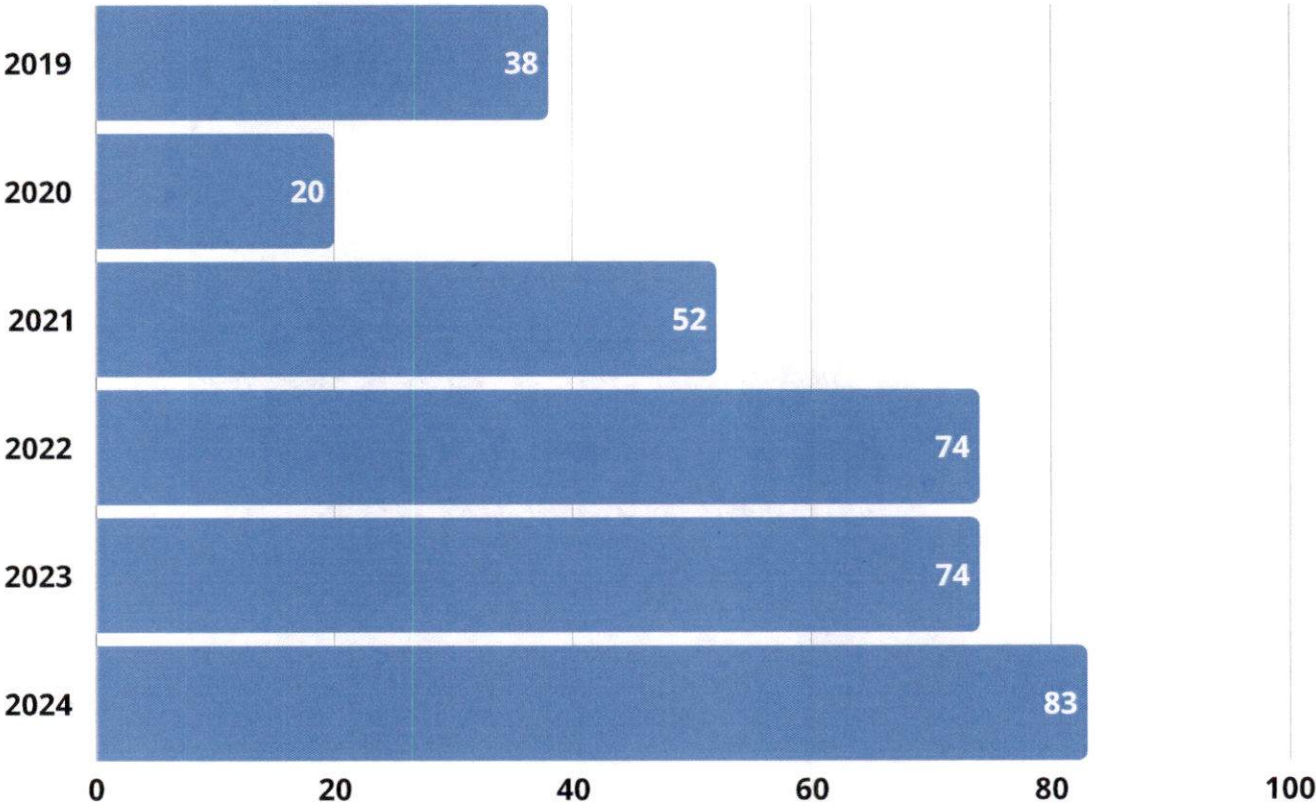
**Increase revenue \$162,000+**

## "Recreation Division" Grant Revenue



**Increased combined revenue over 5 years- \$500,000+**

**Total # of Department Special Event Offerings (2019-2024)**



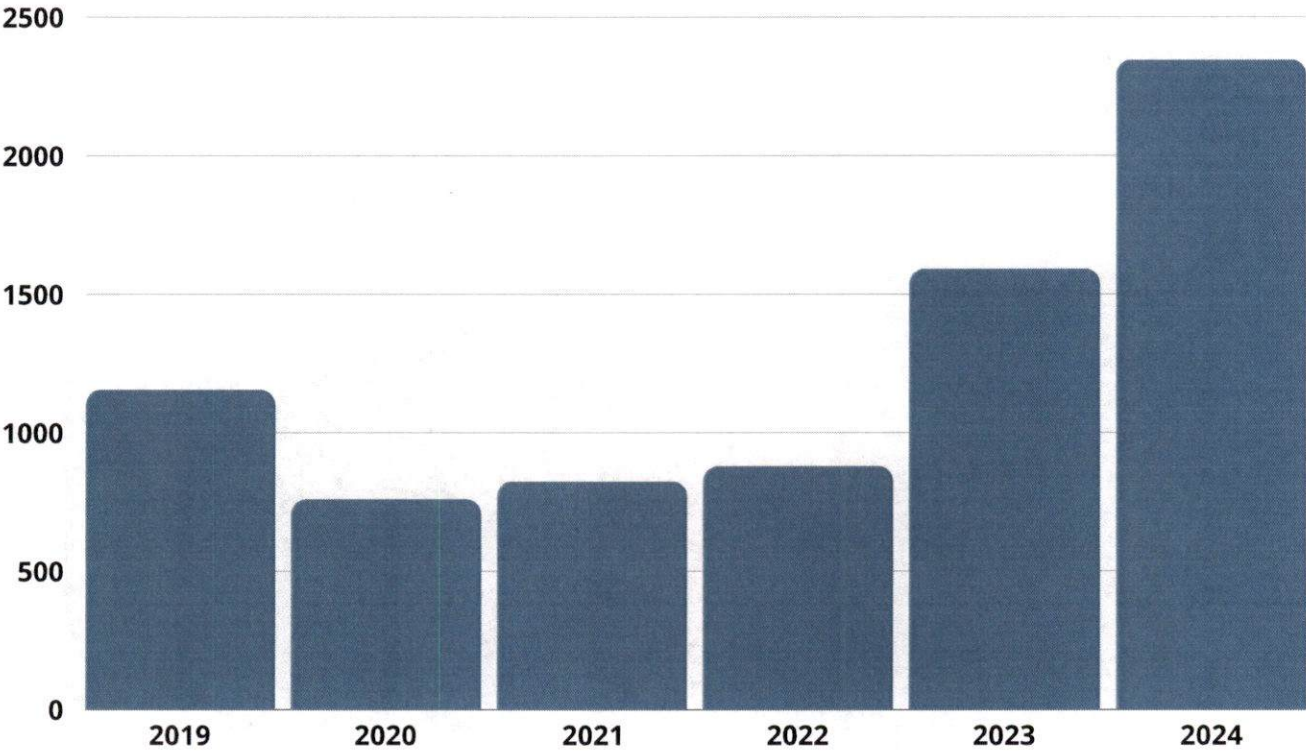
**More than double special event offerings**





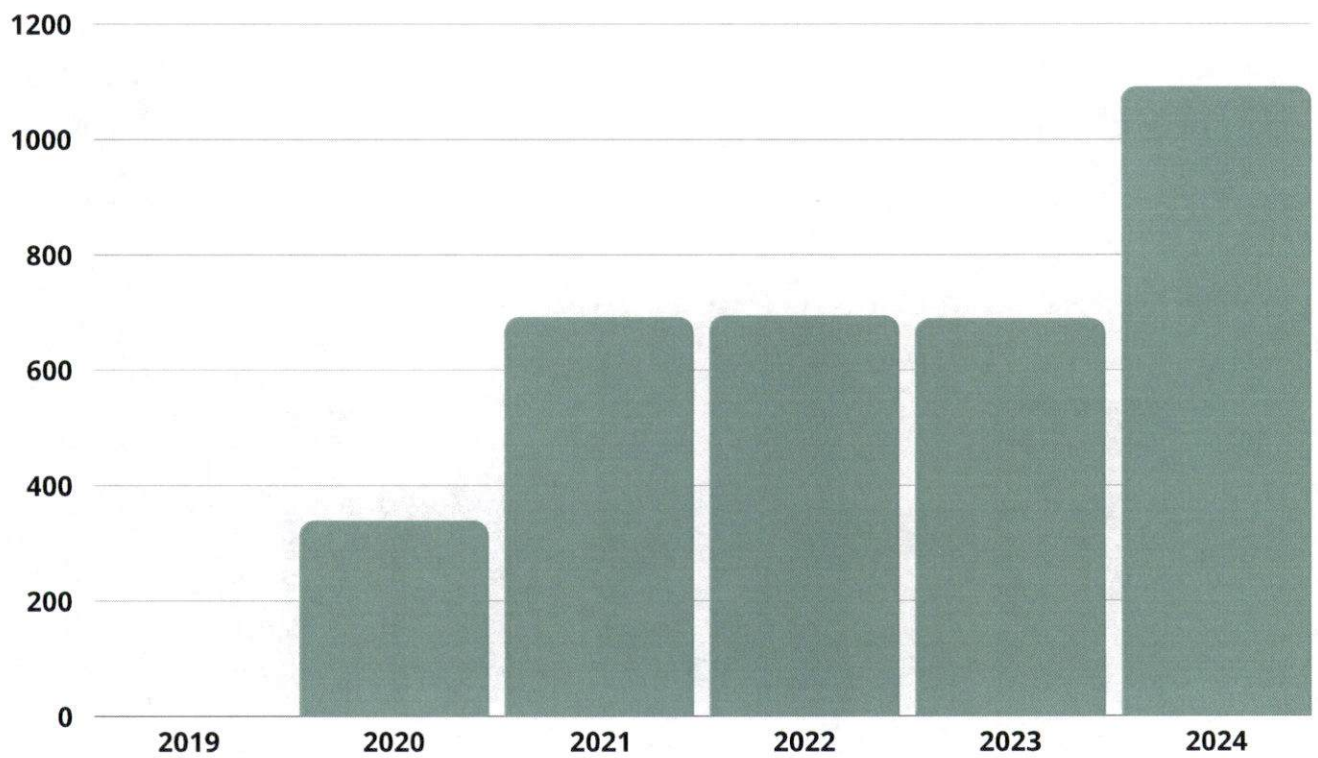
# CHIEFTAIN MUSEUM

**Museum Attendance - Daily Drop-In**



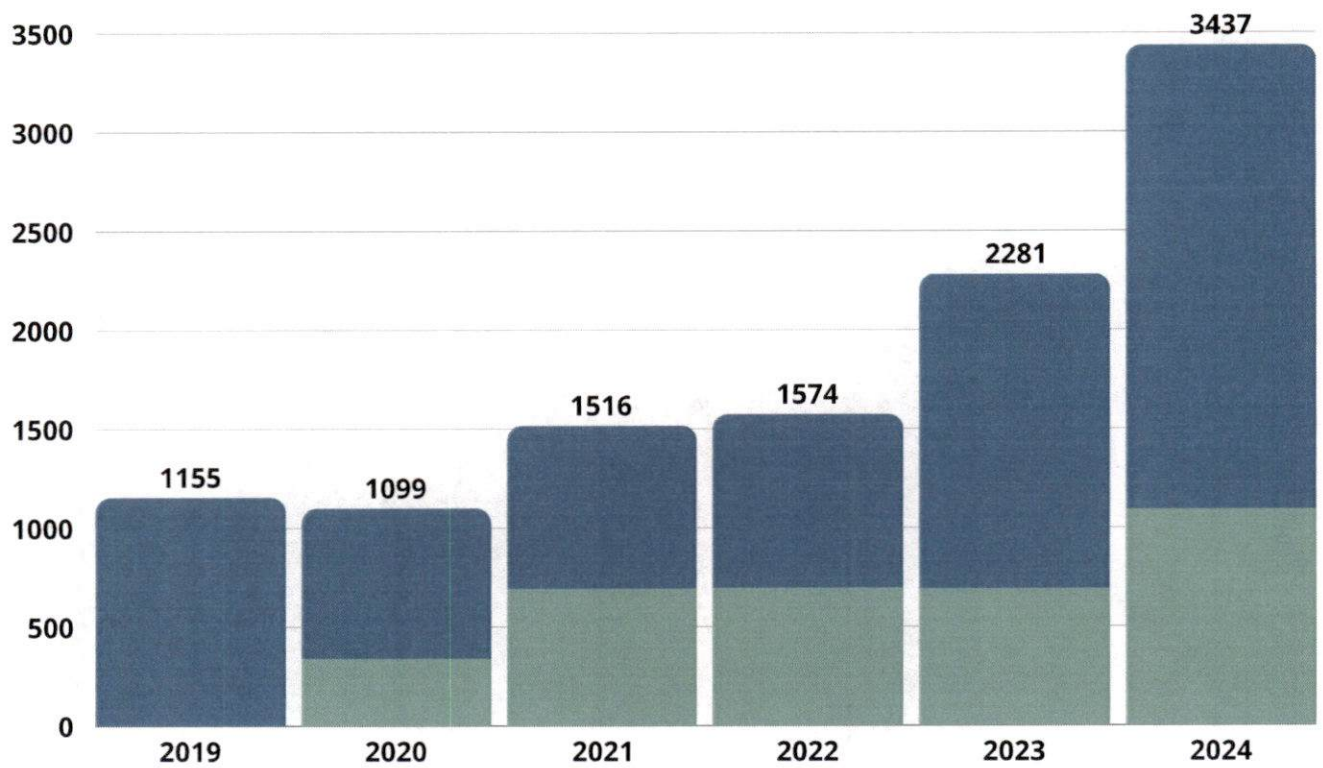
**More than double daily tours**

## Museum Attendance - Spooky Night at the Museum



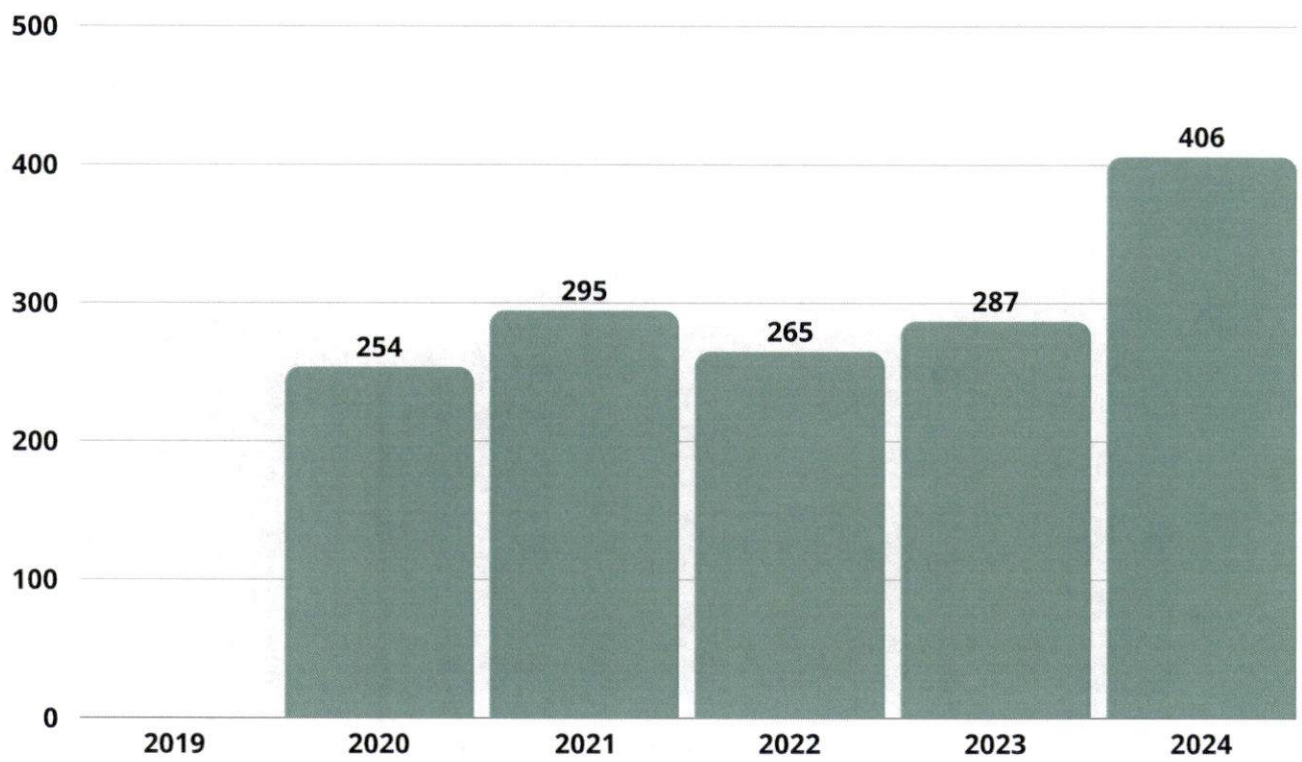
**Increase event attendance 1,000+ / 4 day event**

## Total Museum Attendance Total (2019-2024)



**More than triple overall museum attendance**

## Museum Volunteer Hours

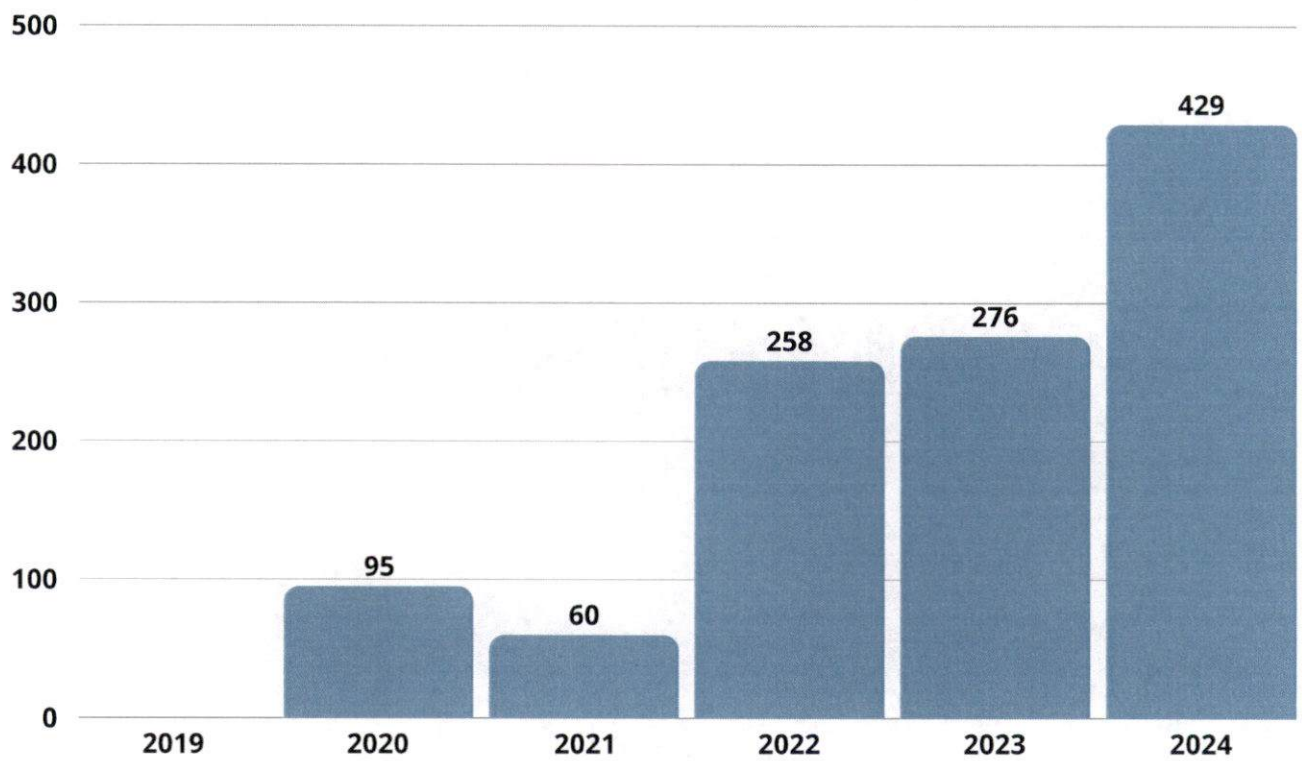


**Nearly double volunteer hours**



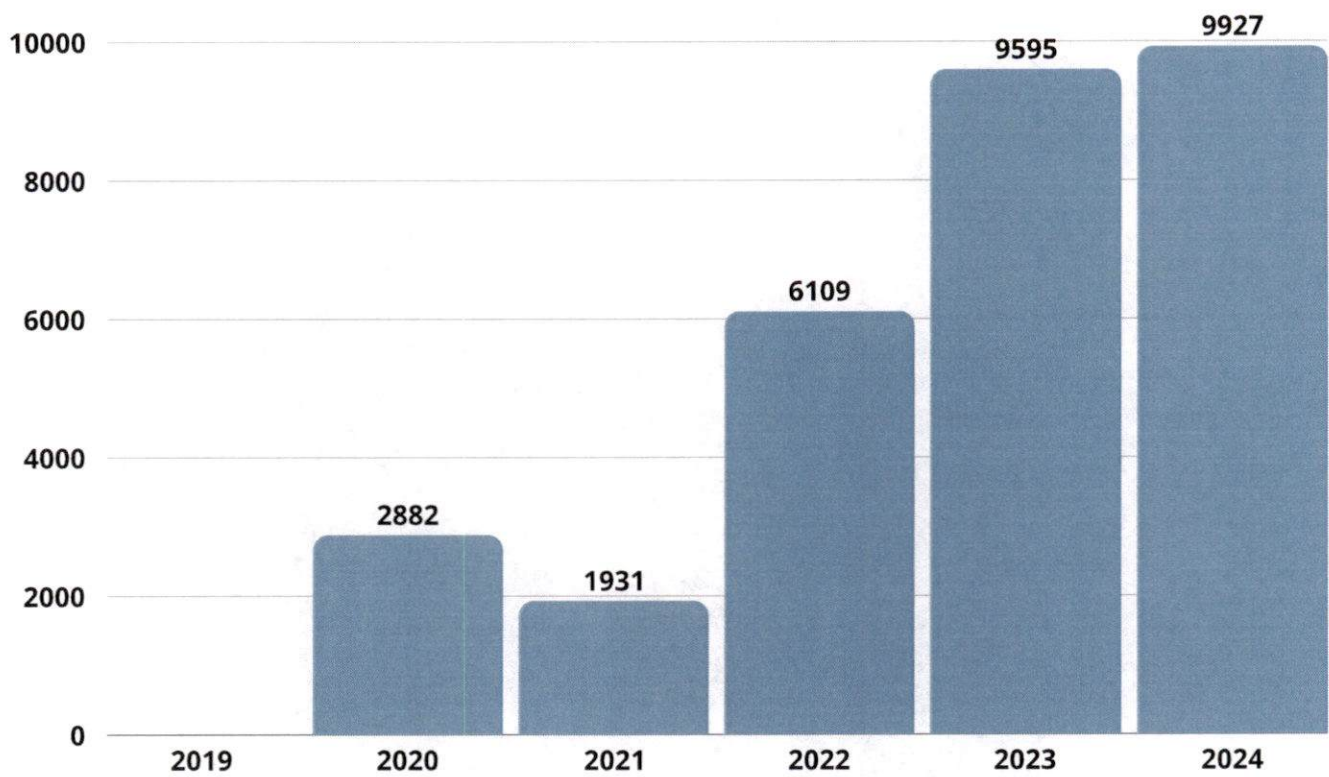
# LIBRARY

## Total # Library Programs



**Increase programs 300+**

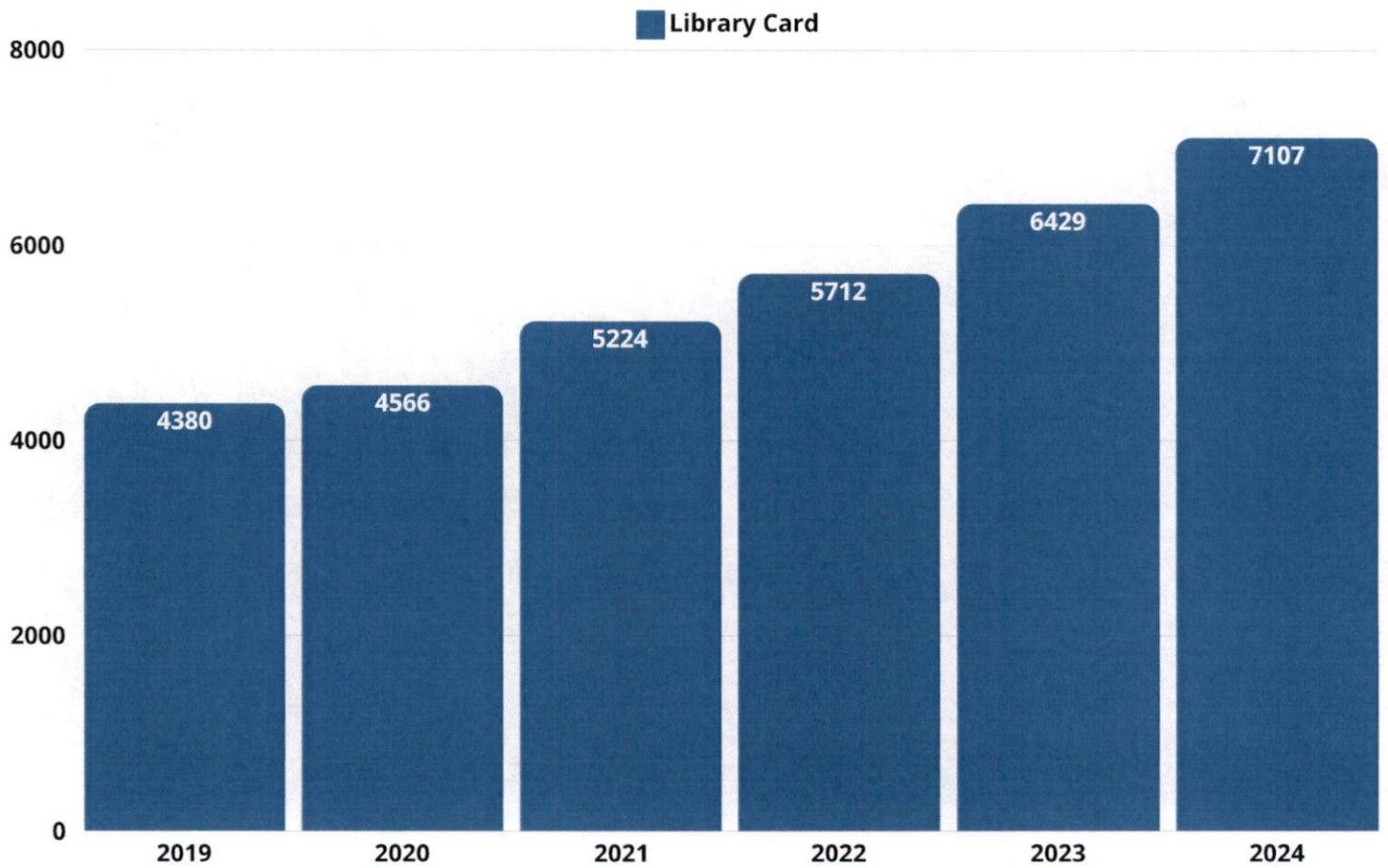
## Total # Library Program Participants



**Increase participants 6,000+**

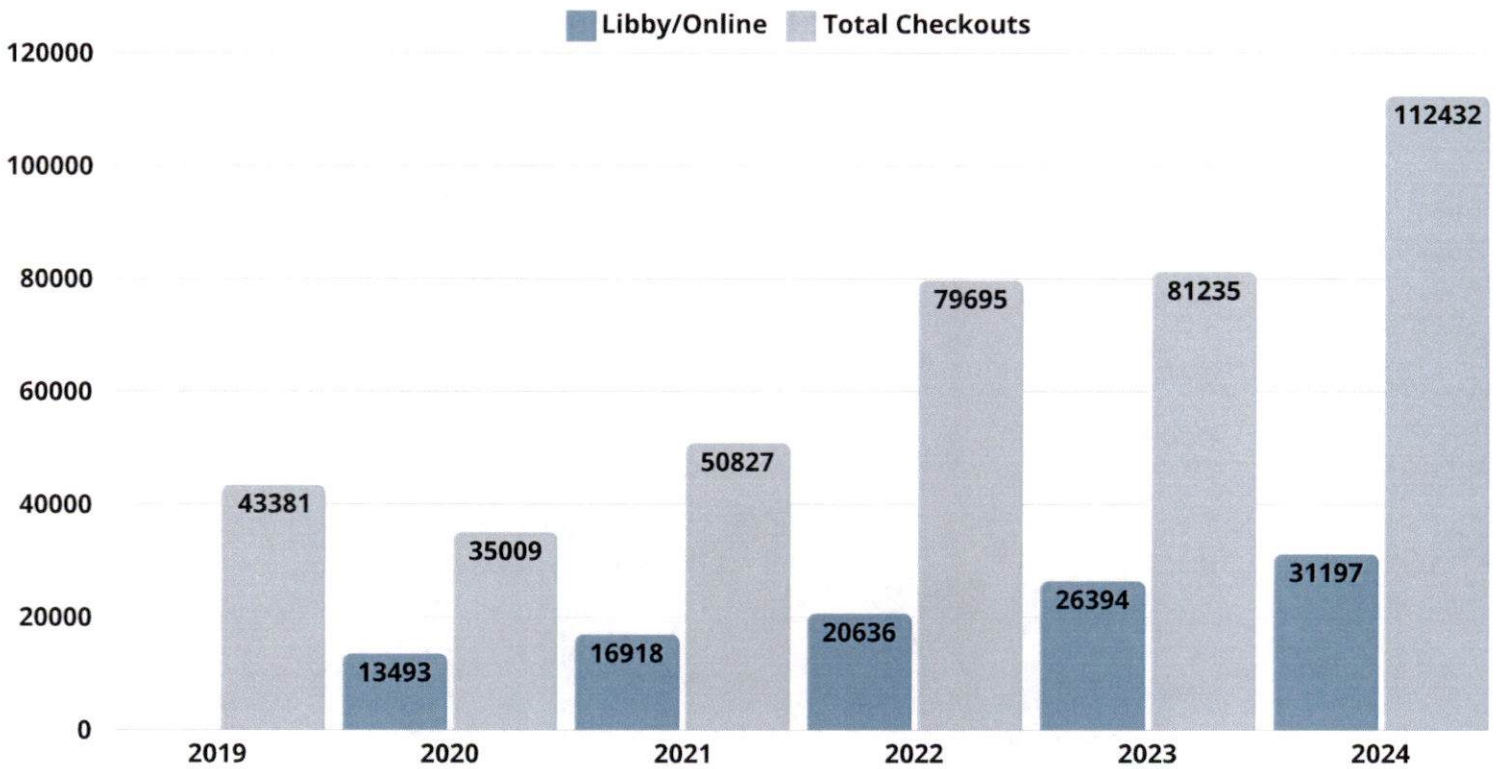


## Library Checkouts



**Increase member cards nearly 3,000**

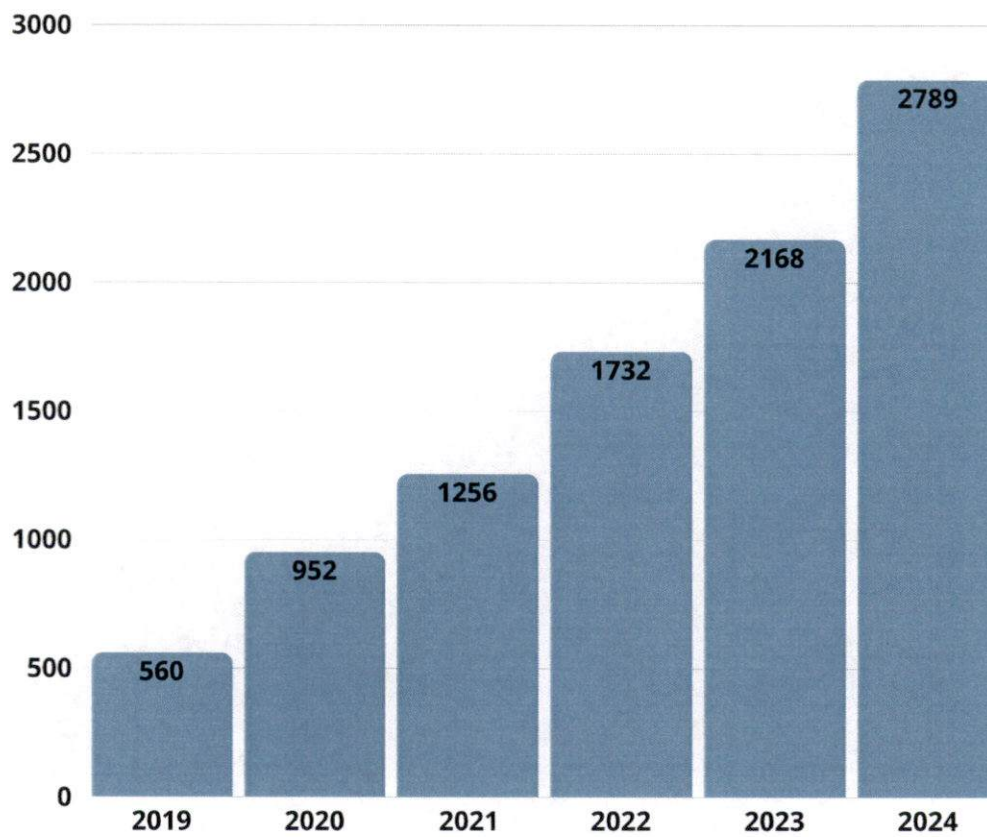
## Library Checkouts



**Increase Libby/online nearly 20,000**

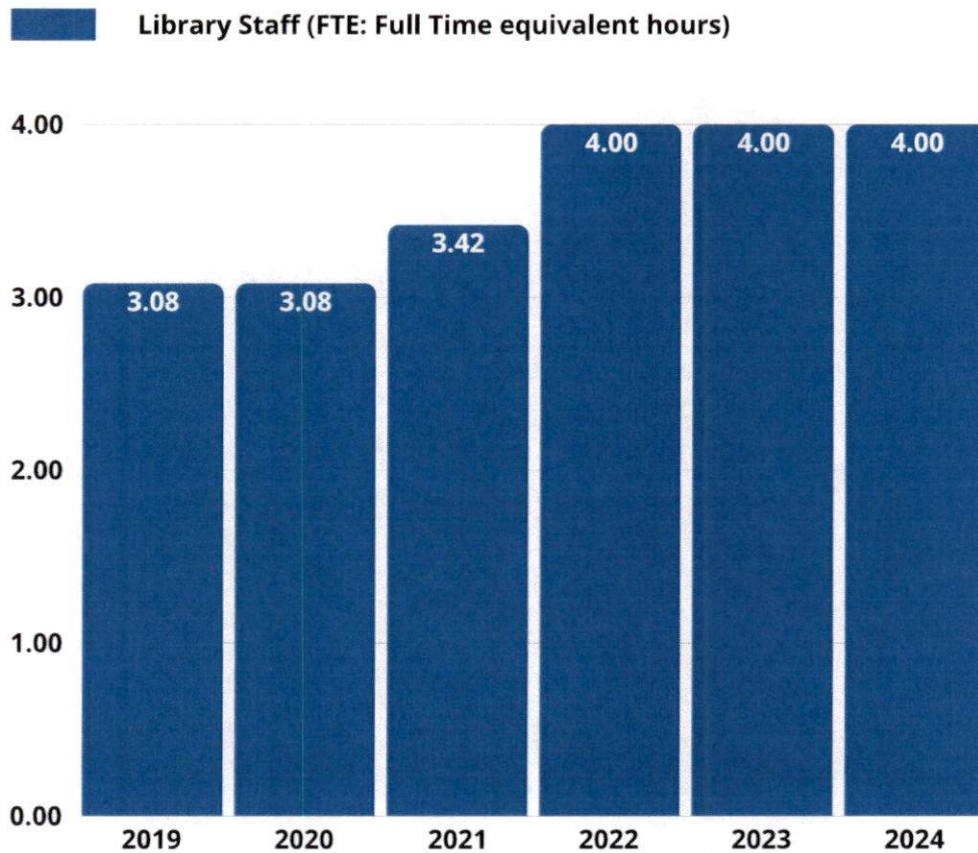
**Increase overall checkouts 69,000+**

## Summer Reading Program Sign-Ups



**Increase summer reading 2,000+**

## Library Staff Growth



**2024: 1 Full Time/ 8 Part Time employees**

# Santaquin City Fire and EMS

2025-2026

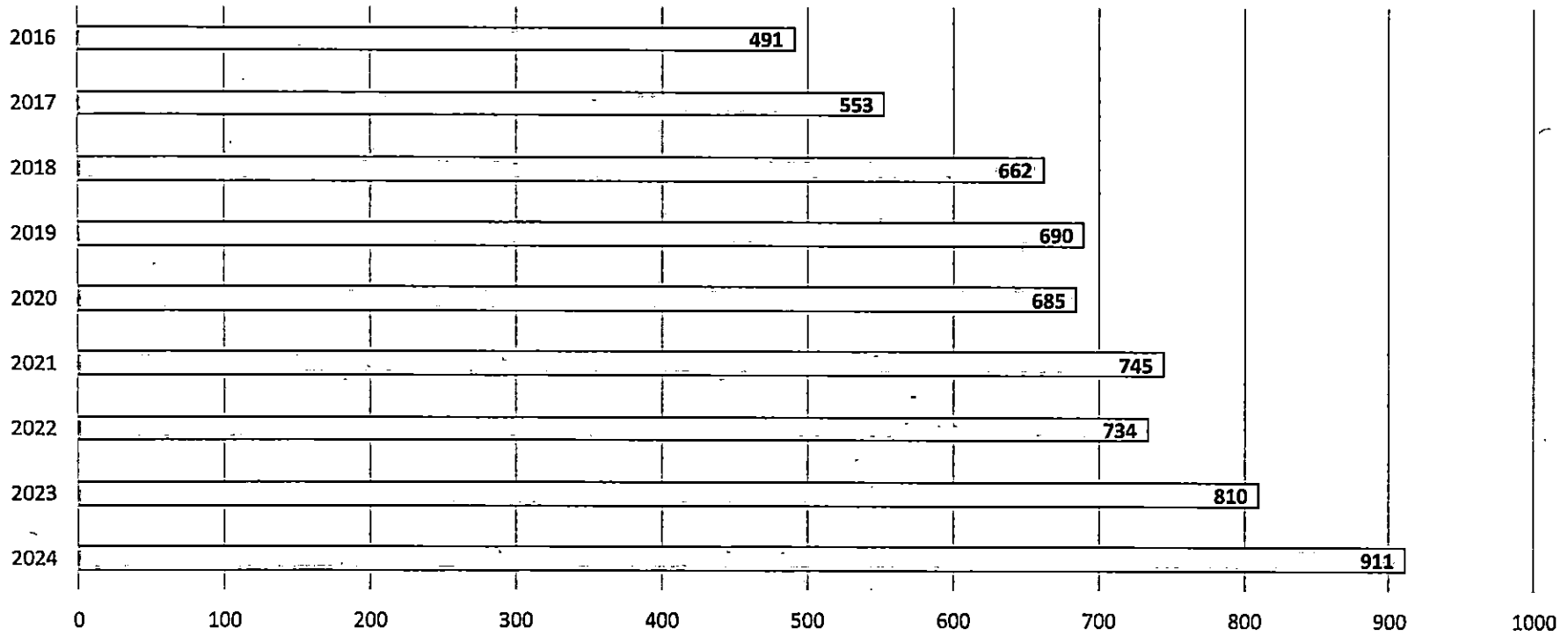


# Family Photo 2024

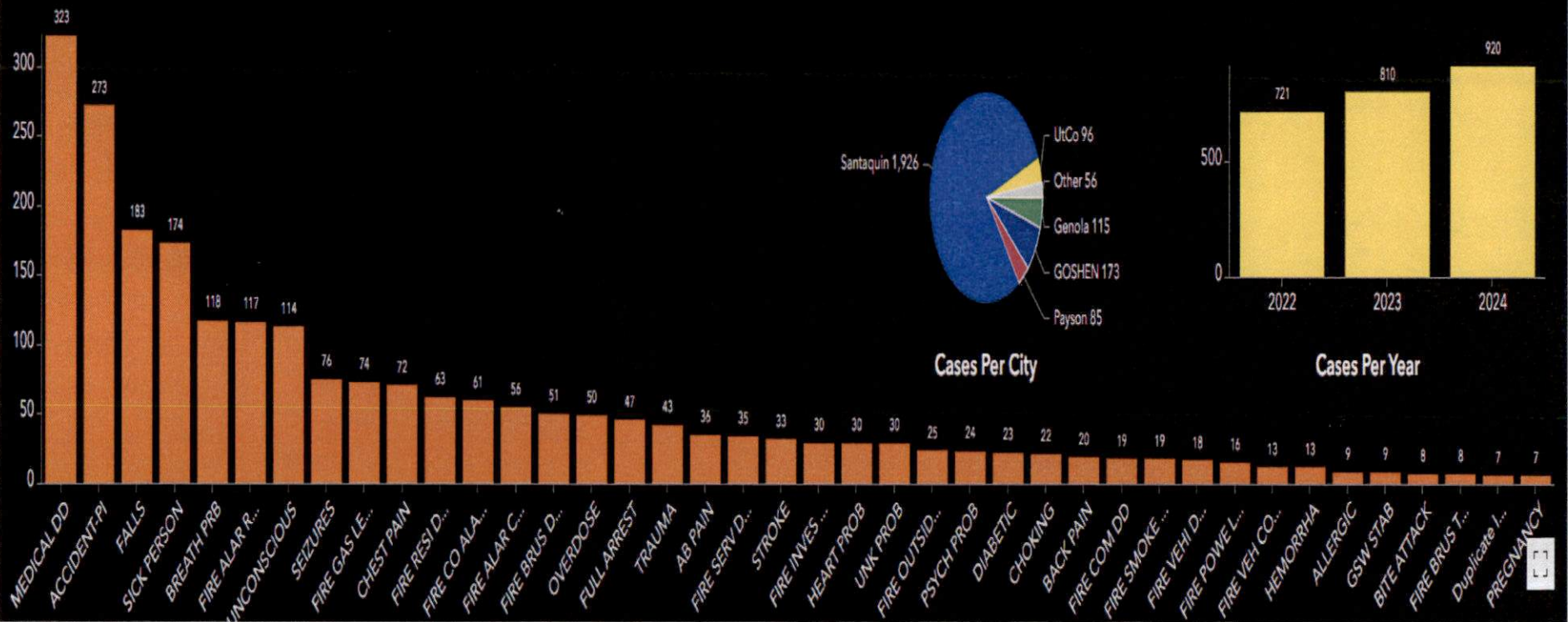


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### Service Calls by Year



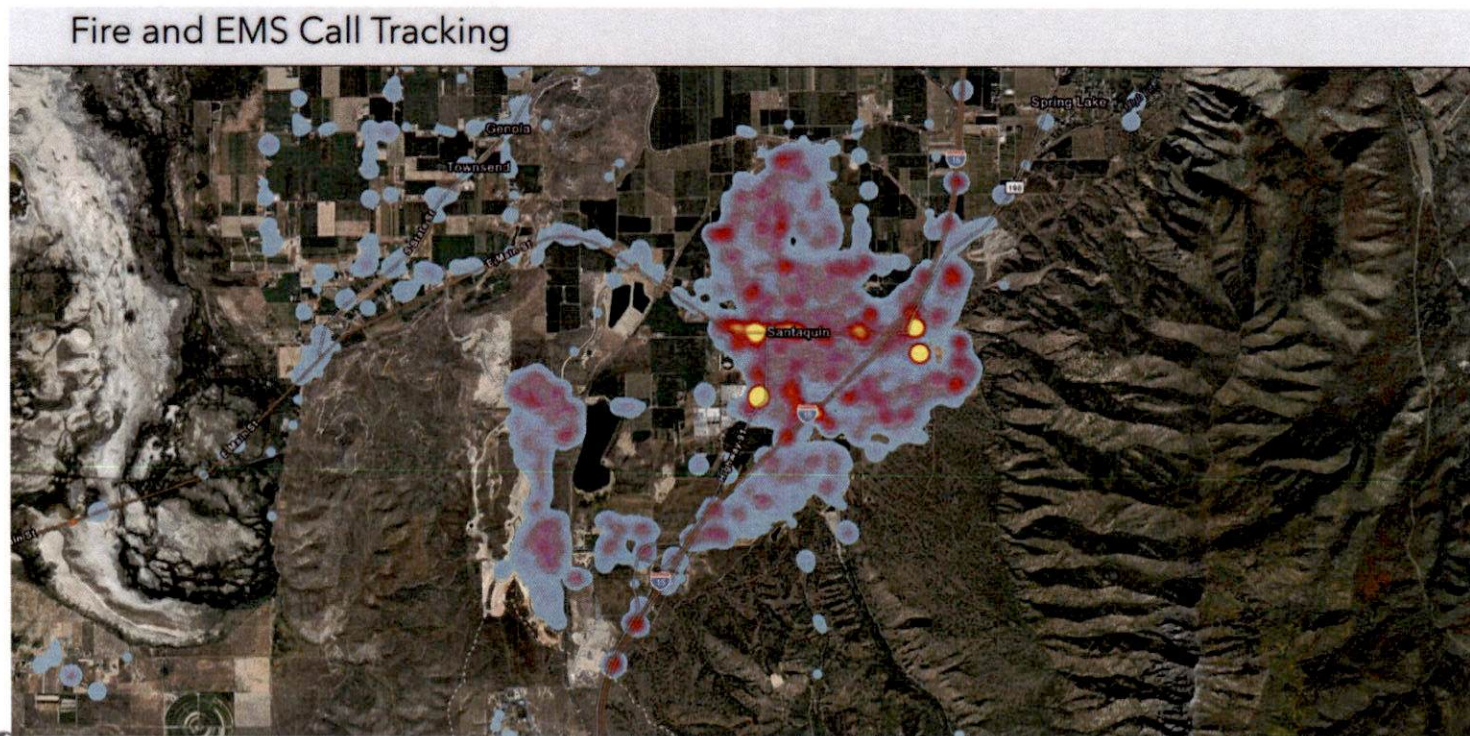
Call Tracker- 2016 
  Call Tracker- 2017 
  Call Tracker- 2018 
  Call Tracker- 2019 
  Call Tracker- 2020 
  Call Tracker- 2021 
  Call Tracker- 2022 
  Call Tracker- 2023 
  Call Tracker- 2024



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# Heat map of calls



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# Personnel Needs

1 Full-time Administrative Battalion Chief.

This individual will be responsible for Fire Marshal duties, crew scheduling, oversee the training teams and daily operations.

This position is comparable to a LT on the Police Department, a second in command position with leadership responsibilities and crew development.

Currently our Span of Control consists of 8 captains, overseeing 70 members. Fire Dept is the only city department without a second full time member. As leaders, we need to be training our future leaders and developing them to step in at a minute's notice.

This position will work a daily schedule, and will augment the daily response, freeing me up to focus on administrative items.

This position will be someone with extensive FIRE/EMS background, with approximately 15-20 years of experience. To get what is needed, this position will start around \$85k-90k plus benefits. This is low for the position



# Personnel Needs



Increase On-call staffing from 2 firefighters to 4 firefighters at night. This will ensure that 4 firefighters are on an engine, ensuring we meet the required two-in, and two-out NFPA standard. Currently we have 2 members on call, we need 4. This is an operational increase of \$14,000.

Increase On-Call Amb 142 from 2 positions, to 3 positions 24/7.

Currently we have 2 members during the day, and 2 members during the night.

Call volume is up 30% in the last 4 years, with an average of 14% increase annually. The need for a dedicated On-call back-up crew is needed due to the increased call volume.

We need to increase to 3 members for safety and to handle the calls. This is an increase to the wages \$6,500.

The logo for Santaquin, featuring a stylized mountain range above the word "Santaquin" written in a cursive, script font.

## Personnel Needs



3 Full-time Fire Captains. One per shift on a 3-shift cycle.

These individuals will be one of the 5 members during the day, and one of three at night.

Responsible for the supervision of crew members daily activities and operational responsibilities.

These positions are comparable to a Sgt. in the Police Department.

Each member will cost approximately \$75-80k plus benefits.

These could be next year if an Administrative BC is approved.

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## Equipment Needs



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Continue our PPE/Turn-out replacement program.

Turnouts have a 10-year usable lifespan. We have been replacing 5 sets a year. This program was set up when there were 50 FF on the dept. We have increased this number to 60 and need to increase the number of sets we purchase each year to ensure our members are not using expired PPE. Each set is \$4,200, and we are requesting 6 sets a year, which will be an increase from \$20,000 to \$25,200. This is an additional \$5,200 each year.

## Equipment Needs



*Santaquin*

New Ventilators (2) and Pumps (6) for Ambulance.

Cost for Vents and Pumps can be financed over 4 years.

\$60,000 total, \$15,000 each year.

This equipment allows for the best patient care and allows multiple medications to be used for critical patients.

Utah EMS is starting to carry blood products on ambulance, and the pumps are required if we choose to provide this service.

2 Large Bay Fans. These will help keep the bay cooler, as well as decrease the AC costs of the building. Cost for 2 is \$14,000 plus installation, which can be done by staff and the Public Works Dept.

## Equipment Needs



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Start a new Capital Equipment Fund earmarked for the future replacement of large items such as SCBA's, Cardiac Monitors, and Apparatus.

Recommend setting aside \$50-75k a year in this Capital Equipment Fund. Use same amount that was paid for the SCBA's as well as the 2015 Engine payment. Both paid off this year or last.

Also create a new Radio Replacement fund. Our radios are miniature computers and suffer failures. Establishing a new fund with money earmarked to replace radios over a period will ease the pain of a large purchase at one time. Each portable or mobile radio is \$4,500-\$5,000 on state contract. We have been fortunate to find deals in the past, but this may not happen in the future.

# Items that will need to be replaced

SCBA's. Each Bottle has a 15-year life span and then the unable to be used. We are at 50% of the 15-year usable life span of SCBA packs (23) and Cylinders (48)

8 new bottles order in 1/25

One complete SCBA is \$10K as of 2-5-25

Cardiac Monitors/Defibs. Due for replacement/upgrade in FY 27/28

Stretchers

Radios. Miniature Computers that need to be replaced with new technology

Thermal Imaging Cameras. Current ones are 5 and 12 years old

Gas Detection Monitors. Need to upgrade/replace due to age and new technology





## Vehicle Needs



Santaquin

2 new  $\frac{3}{4}$  ton Pickups. These trucks will replace the current (2015) BC Explorer, and the (2014) Emergency Manager vehicles.

Both vehicles are retired Police vehicles with high mileage, high idle hours, as well as mechanical (trans) and body issues.

$\frac{3}{4}$  ton trucks are needed to pull our SRT/Trench Trailer, EM Trailer, as well as the UTV Trailer.

$\frac{1}{2}$  ton trucks are not rated for the weight of these trailers and are unsafe to pull the weight, with limited breaking ability. One trailer is 16,500lbs.

Last truck received from the PD required \$3,800 in repairs before we were able to place the vehicle into service.

These are emergency vehicles, that need to be rotated due to usage like patrol vehicles. Cost will be 75k equipped for each vehicle, or 150k for both.

# F250 vs F150



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# Vehicle Needs



Order a new Tactical Water Tender to replace the 2008 Tender.

Depending on availability, this may not be in FY 25/26.

One quote is \$850k. This could change with another quote and when the truck is designed to specs.

Tender is used locally, and to support the Wildland needs of the state if personnel are available.

This vehicle makes the City/Dept money from its use.

**2024** \$102,567.60, **2023** \$8,662.75  
**2022** \$36,192.47 **2021** \$200,212.22

## Vehicle Needs



Order a new Engine/Pumper. This will allow us to move the 2015 Engine to reserve status at 15 years, as per NFPA Standard.

Replace E-141 which is 30 years old and Out of Service with Transmisson Issues. We have spent \$5,500 on E-141 with an estimated \$3,500 more with the transmission issue.

This request will not have a financial impact on the FY 25/26 budget as these are 36-48 months out. \$1.3M.

We need permission to order and get in the queue with this request due to lead times.

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## Projects/Initiatives



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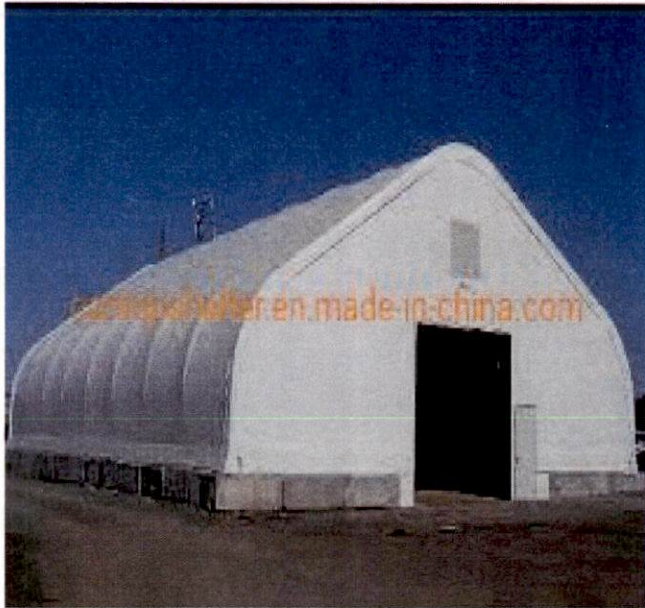
Additional living space, dorm rooms, and shower facilities on the same floor as living, not in the bay or basement. Have some estimates now for showers \$11k to \$44k

We need the availability to house 6-7 members 24/7 from the main station due to call volume increasing and the response times growing to the new developments.

Station 142. Need to prioritize the construction of the station. Building materials are going up, as well as the lead times. Bonds may be refinanced if they lower. Never going to get cheaper, and we can't kick the can down the road. As an example, the Ladder went up 30% in 4 years.

ISO rating effects each roof top, and has an impact on commercial development, and recruiting to our area. Only way to improve this category of the ISO rating is to construct our needed second station.

## Projects/Initiatives



Partner with Public Works on a new storage building. This building could be the fabric/PVC type or metal building to house PW equipment, and reserve apparatus. We will need space for our new ladder truck in a year, which means we would need to move 3 vehicles to a storage location.

Estimated cost \$100,000.00 split between the Fire Department and the Public Works Department.

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# Questions or Comments





## 2024 Year-End Statistics

# Community Development Department



**PLANNING & ZONING**  
*(Development)*

**BUILDING**  
*(Construction)*

**BUSINESS**  
*(Operation)*



SUBDIVISIONS

**17**

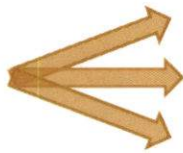
(Recorded)



TOTAL LOTS

**324**

(Recorded)



SINGLE-FAMILY LOTS

**151**

(Recorded)



MULTI-FAMILY LOTS

**173**

(Recorded)



COMMERCIAL LOTS

**0**

(Recorded)



PLAN REVIEWS  
(Concept, Preliminary, and Final  
at DRC or PC)

**33**



APPROVED REZONINGS

**2**



APPROVED CODE AMENDMENTS  
(Titles 10 & 11)

**15**



APPROVED AGREEMENTS  
(Development and Other)

**6**



SINGLE-FAMILY HOMES

**160**



MULTI-FAMILY UNITS  
(19 Permits)

**108**



POPULATION GAIN  
(3.88 Persons per Household)

**1,040**



COMMERCIAL SPACES  
(5 Permits)

**5**



OTHER PERMITS  
(Solar, Remodel, Accessory, etc.)

**163**



TOTAL PERMITS

**347**



COMMERCIAL BUSINESSES

**7**



CURRENT TOTAL ACTIVE

**81**



HOME OCCUPATION BUSINESSES

**75**



CURRENT TOTAL ACTIVE

**261**



TEMPORARY BUSINESSES

**1**



CURRENT TOTAL ACTIVE BUSINESSES

**343**





**CITY COUNCIL BUDGET PLANNING MEETING**

Friday, February 8<sup>th</sup>, 2025 at 8:00 a.m.

Santaquin City Hall, 110 S. Center Street

**MINUTES**

Mayor Olson called the meeting to order at 8:00 a.m.

**ROLL CALL**

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

Council Member Lynn Mecham was excused from the meeting.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Finance Director Shannon Hoffman, Police Chief Rod Hurst, Fire Chief Ryan Lind, City Engineer Jon Lundell, Community Services Director John Bradley, and Public Works Director Jason Callaway.

**DISCUSSION ITEMS**

Mayor Olson welcomed all who attended the second session of the FY 2025-2026 Budget Planning Meeting. Manager Beagley addressed housekeeping items. Mayor Olson, members of the City Council, and staff all discussed the importance of establishing and prioritizing needs for the 2025-2026 Fiscal Year. Financial goals, statistics, infrastructure, revenue projections, taxes, and expenditures were all discussed. After taking a look at a consolidated review of departmental needs, current and future projects were reviewed. Manager Beagley spoke to the current General Fund standing and financial sustainability in Santaquin.

**ADJOURNMENT**

At the conclusion of the presentations and after questions were answered, Mayor Olson adjourned the meeting.

ATTEST:

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Daniel M. Olson, Mayor

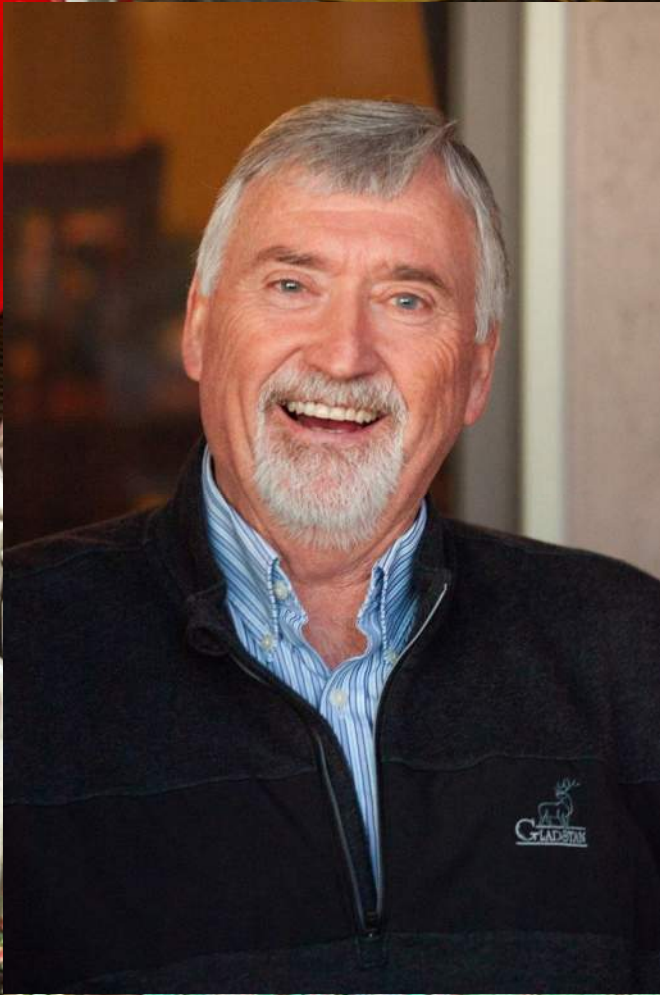
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Amalie R. Ottley, City Recorder



A photograph of the Santaquin City building at dusk. The building is a two-story brick structure with a central clock tower and several arched windows. The sky is a vibrant mix of orange, red, and purple, indicating a sunset. The text "Santaquin City Budget 2025-2026" is overlaid in white serif font on the right side of the image.

# Santaquin City Budget 2025-2026



MAYOR  
DAN OLSON



# Welcome

FY2025-26  
Budget Planning Session

February 8, 2025



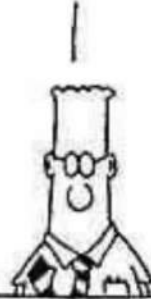
*Santaquin*

# UNDERSTANDING TECHNICAL PEOPLE

TECHNICAL PEOPLE  
RESPOND TO QUESTIONS  
IN THREE WAYS.



IT IS TECHNICALLY  
IMPOSSIBLE.



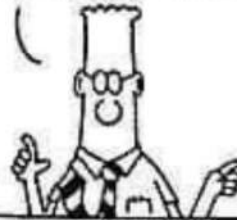
MEANING: I DON'T FEEL LIKE  
DOING IT.

IT DEPENDS...



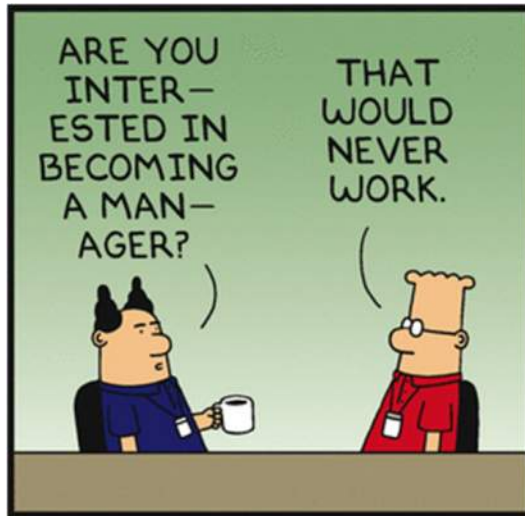
MEANING: ABANDON ALL HOPE OF  
A USEFUL ANSWER.

THE DATA BITS ARE FLEXED  
THROUGH A COLLECTIMIZER  
WHICH STRIPS THE FLOW-  
GATE ARRAYS INTO VIRTUAL  
MESSAGE ELEMENTS...



MEANING: I DON'T KNOW.

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Dilbert.com DilbertCartoonist@gmail.com



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33 Months in as CM...





# Saturday Agenda

- Budget Schedule
- Mission, Goals & Objectives
- Financial Goals & Projections
- Consolidated Review of Department Requests
- Review of Current Projects
- Review Future & Proposed Projects
- Prioritization Exercise
- As Time Permits:
  - Library Funding Efforts
  - “Parking Lot” Items
- Round Table



CITY MANAGER  
NORM BEAGLEY

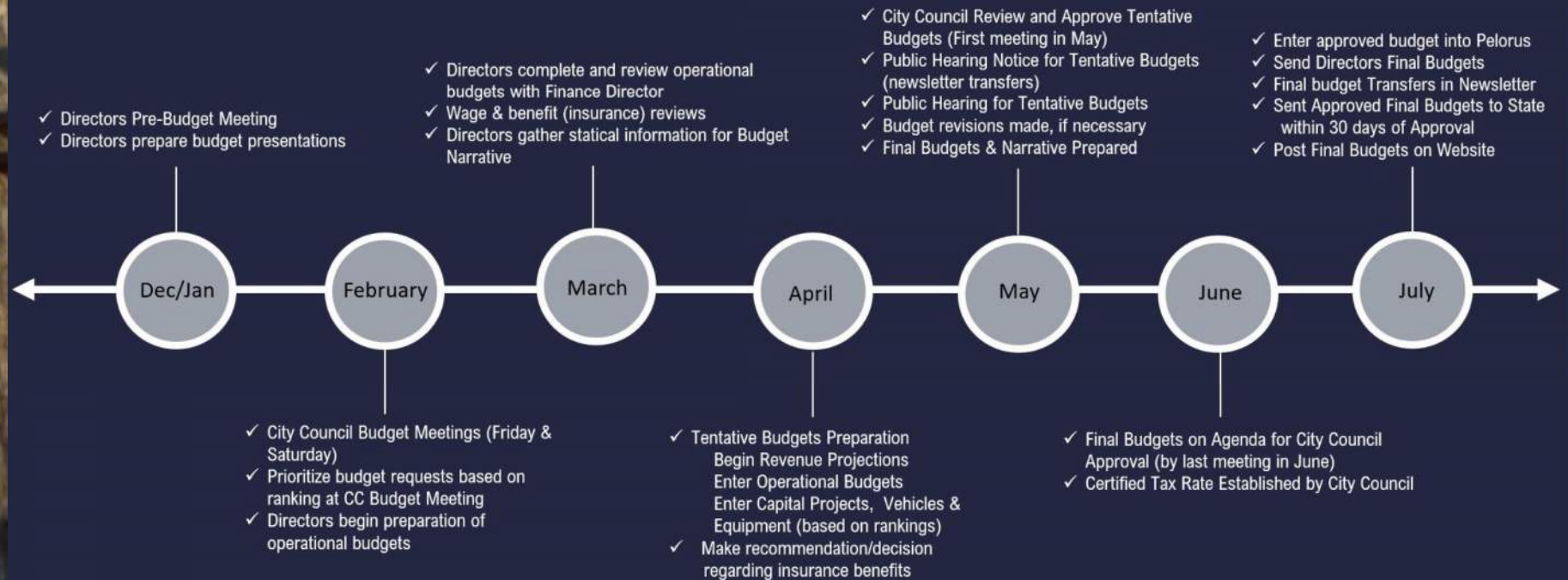


# Parking Lot Reminder

- “Parking Lot”



# BUDGET PROCESS TIMELINE FY 2025-2026



\* Budget Process Timeline is adjusted for TNT



# Mission Statement

The mission of Santaquin City is to provide for a strong, positive civic image and quality of life for people who live and work in Santaquin City; by providing guidelines and standards that ensure the orderly and balanced distribution of growth, sound fiscal and economic investment and preservation of the open and rural environment in a clean attractive physical setting.



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# Preserving our agricultural heritage while developing a clean, safe, fun, family-oriented community through well-planned growth and fiscal responsibility

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## Provide Quality City Services

- Build a well planned and reliable infrastructure
- Maintain our valuable facilities
- Provide affordable quality leisure services

## Promote and Support Economic Development

- Strategically plan for growth
- Retain and expand existing businesses
- Maintain fair and competitive development fees and incentives
- Foster job creation

## Ensure Proactive Regional Collaboration

- Encourage membership and leadership in decision making bodies
- Be a voice of involvement in local, State and Federal government affairs

## Maintain a Sustainable Budget

- Ensure the responsible use of resources
- Encourage a highly motivated and well-trained municipal workforce
- Encourage varied revenue streams
- Enhance capital facility and replacement planning
- Ensure the highest level of safety of our employees

## Promote Community Involvement

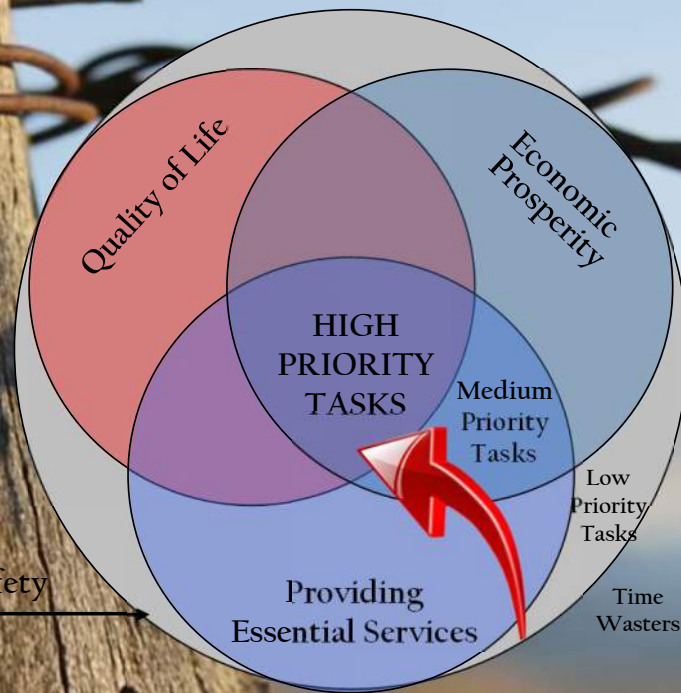
- Inspire pride and ownership in neighborhoods, businesses, and gathering places
- Focus on communication and transparency
- Promote and encourage diverse public events
- Provide meaningful service opportunities and celebrate volunteer efforts

## Ensure Public Health and Safety

- Enhance safety, manage hazards, and increase community-wide emergency preparedness
- Provide effective communication and education regarding natural and man-made threats

# Establishing & Prioritizing Goals

Goals of the City should be based on a balanced approach of providing safety and security, essential services, economic prosperity and a high quality of life as outlined in the General Plan. Tasks should be prioritized based on the number of overlapping goals they support.



February 3, 2024

Housing units built within Santaquin City (over 5 Calendar Years)

	Multi Family	Single Family
2019:	93	138
2020:	105	325
2021:	277	294
2022:	118	146
2023:	69	115
2024:	108	160
Total:	770	1,178


For a total of 1,948 housing units added since the end of 2018 (CY)

That represents a 61% increase in homes compared to the then existing homes in 2018 (6 years)

(from 3,168 housing units at the end of 2018 to 5,418 housing units in 2024)

Santaquin Statistics





Santaquin has available

1,379 housing units are currently approved (Some form of “Vesting”/”Entitlement”)

614 of which building permits that could start building within 2 weeks

That represents a 20% increase in the number of housing from what is currently existing today  
(02/07/25)

(from 5,418 housing units at the end of 2024 to 6,441 housing units when built)

Santaquin Statistics





As of December 31, 2024

Housing units built within Santaquin City (over 16 Years)

Multi Family

Single Family

2009 to 2024

31% of City Growth

69% of City Growth

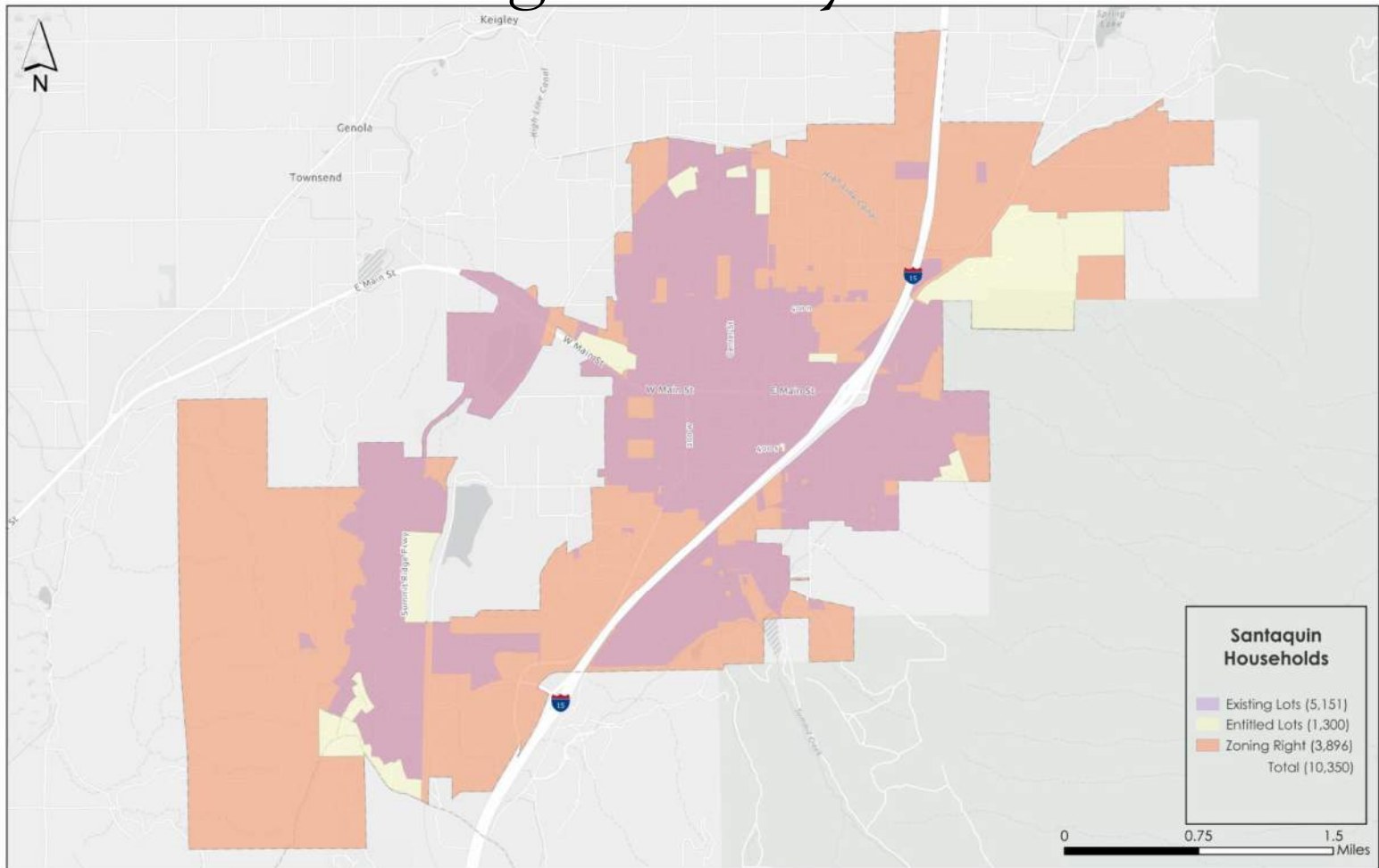
Total of 3,033 housing units added since the beginning of 2009

That represents a 134% increase in homes compared to what existed homes in 2009 (15 years)  
(from 2,320 housing units at the beginning of 2009 to 5,418 housing units Dec 2024)

Santaquin Stats



# “Right to Build” or “Right to City Infrastructure”



# City Infrastructure Capacities



- 5,418 Current Units (Doors)
- 1,379 “Entitled Lots (By DA/Subd Approval/Etc.)
- 3,553 Additional Lots Per Zoning
- 10,350 total



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# City Infrastructure Culinary Water (CW)

- City currently holds ~56% of buildout water right needs
  - Covers both CW & PI
- CW Pumping: currently using ~ 70% of Current Pumping Capacity
  - Currently have ~ 1,250 ERC's Available for future use
- CW Storage: currently using ~ 68.5% of current Storage Capacity
  - Currently have ~ 1,250 ERC's Available for future use



# City Infrastructure Pressure Irrigation (PI)



- PI Pumping: currently using ~  
58% of Current Pumping Capacity
  - Currently have ~ 1,907 ERU's Available for future use
- PI Storage: currently using ~  
68% of current Storage Capacity
  - Currently have ~ 1,907 ERU's Available for future use

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# City Infrastructure Sewer (Treatment)

- Treatment currently using ~ 65% of Current Treatment Capacity
  - (with Significant internal upgrades)  
(\$12M Impact Fees)
- Currently have ~ 3,050 ERU's Available for future use
  - (has an effect on future growth potential)
  - But, we can't just "close the gate"



# Financial Goals

- Emergency Reserve Funding – Full 35% Funding (Currently ~ 21.5%)
  - \$1.724M
- General Fund Independence from Enterprise Fund Transfers
- Maintain Operational Growth Funding Less than Revenue Growth
- Capital Replacement Reserve Funding
- Lowering Debt

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KohiEfor

### Property Taxes

\$842K (Dec 21)  
\$966K (Dec 22)  
\$1.566M (Dec 23)  
\$1.471M (Dec 24)  
6%- Last Year

### Sales Taxes

\$1.212M (Dec 21)  
\$1.461M (Dec 22)  
\$1.641M (Dec 23)  
\$1.759M (Dec 24)  
8.2%+ Last Year

### Utility Fees

\$2.64M (Dec 21)  
\$3.04M (Dec 22)  
\$3.261M (Dec 23)  
\$3.742M (Dec 24)  
14.7%+ Last Year

### Impact Fees

\$3.74M (Dec 21)  
\$631K (Dec 22)  
\$1.45M (Dec 23)  
\$1.99M (Dec 24)  
38% + Last Year

### Building Permits

\$1.036M (Dec 21)  
\$251K (Dec 22)  
\$524K (Dec 23)  
\$590K (Dec 24)  
12.6% + Last Year

## Revenue Actuals







SRC 7

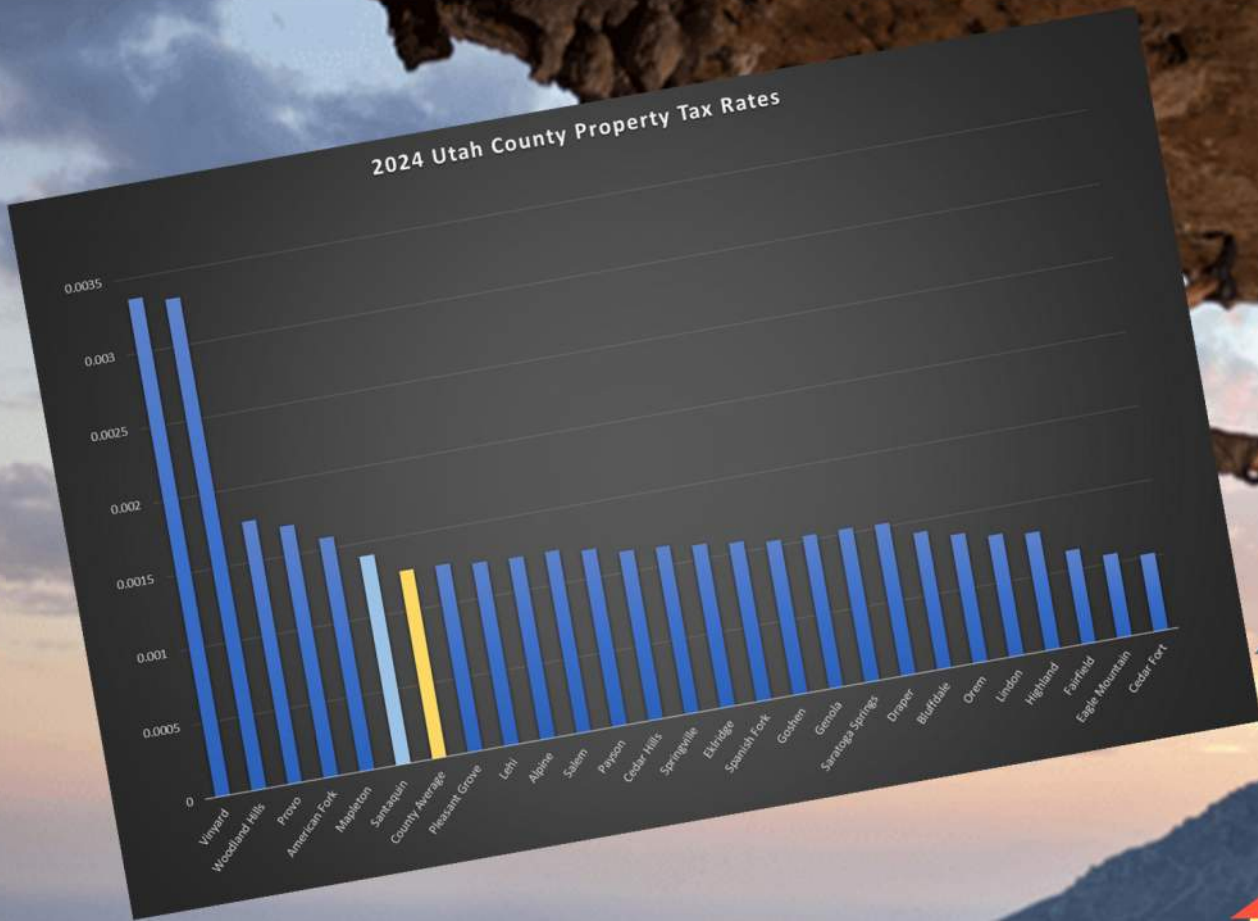


Projects  
Payoff Debt  
Outright Purchase of Equipment

Employees (Wages)  
Debt Payments  
Utilities & Supplies  
Equipment Vehicle Lease

One Time Vs. Recurring

SARAH



TAXES  
FEES

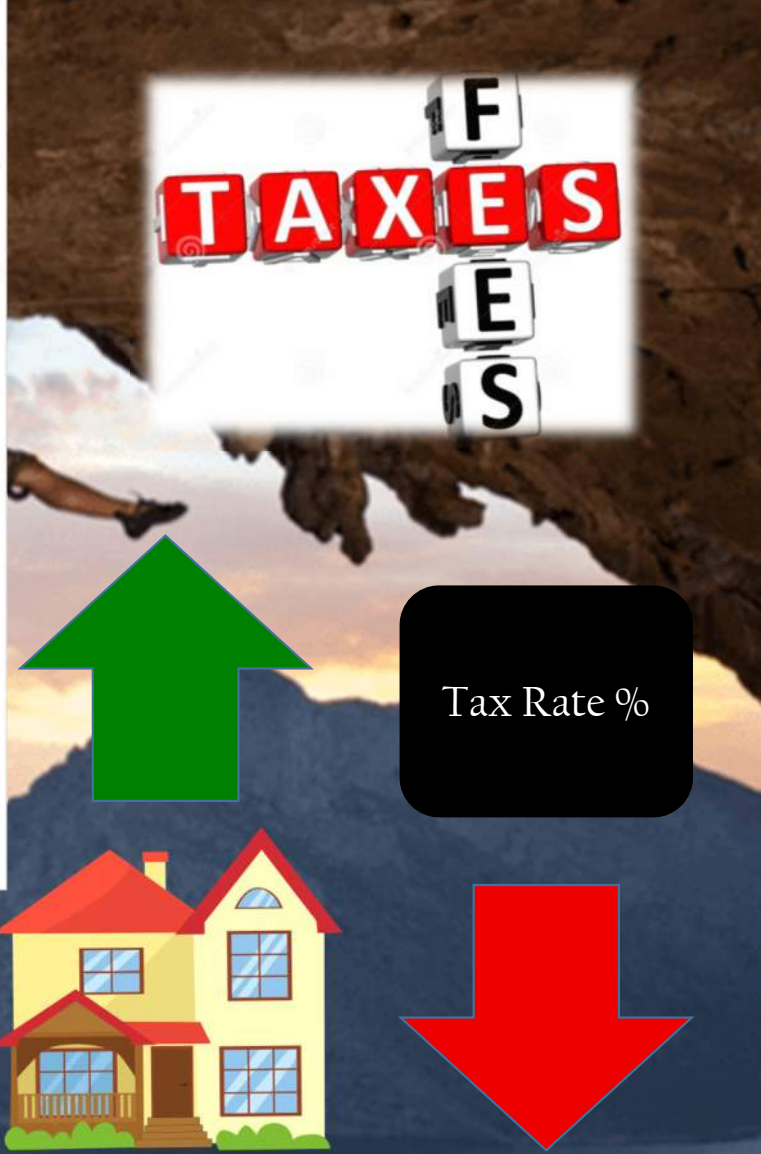
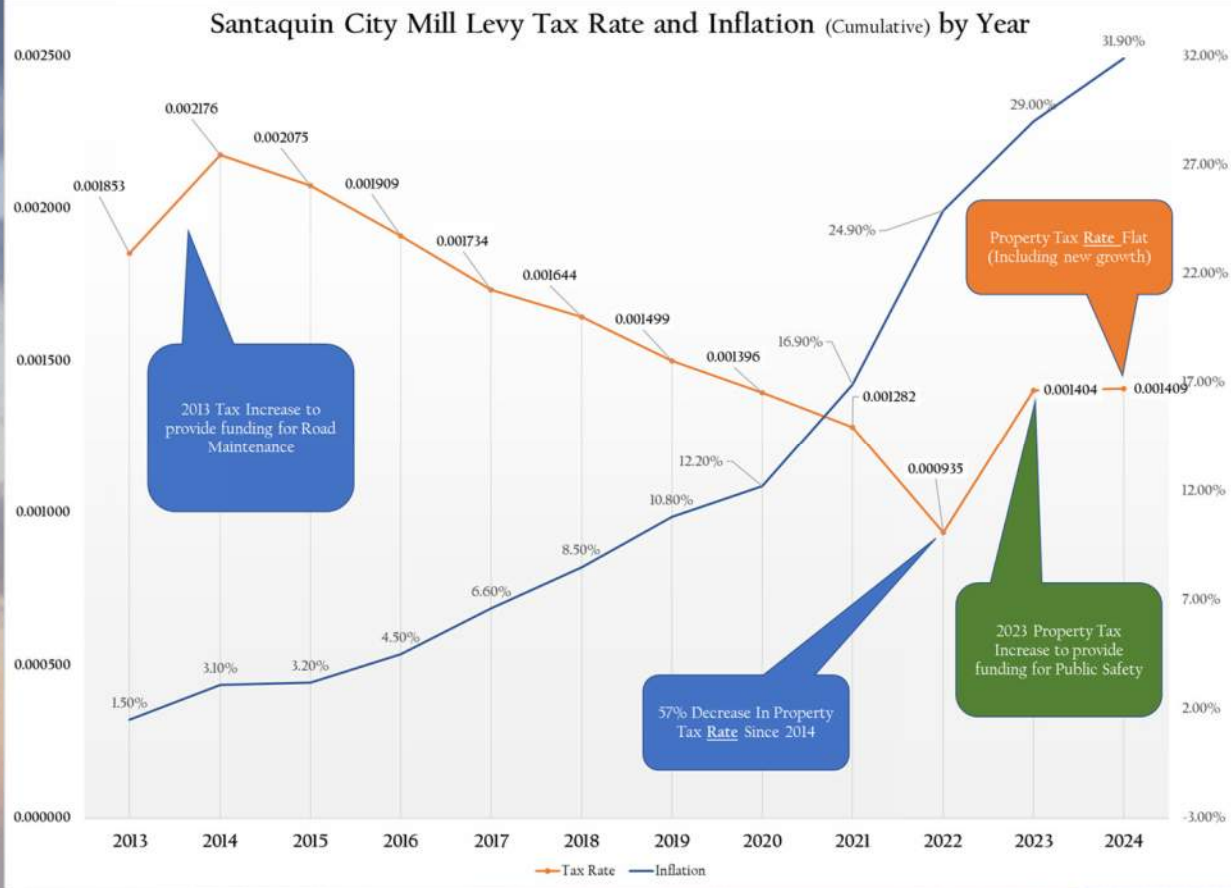


Tax Rate %



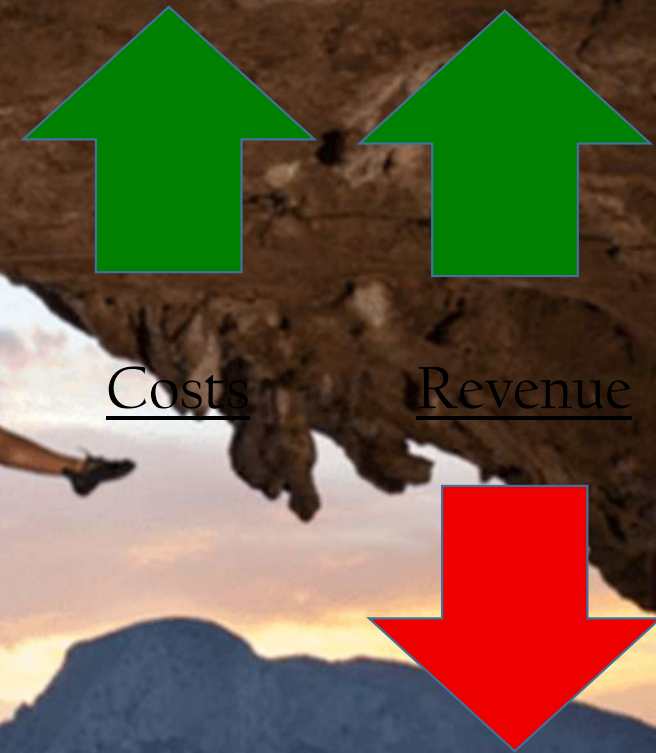
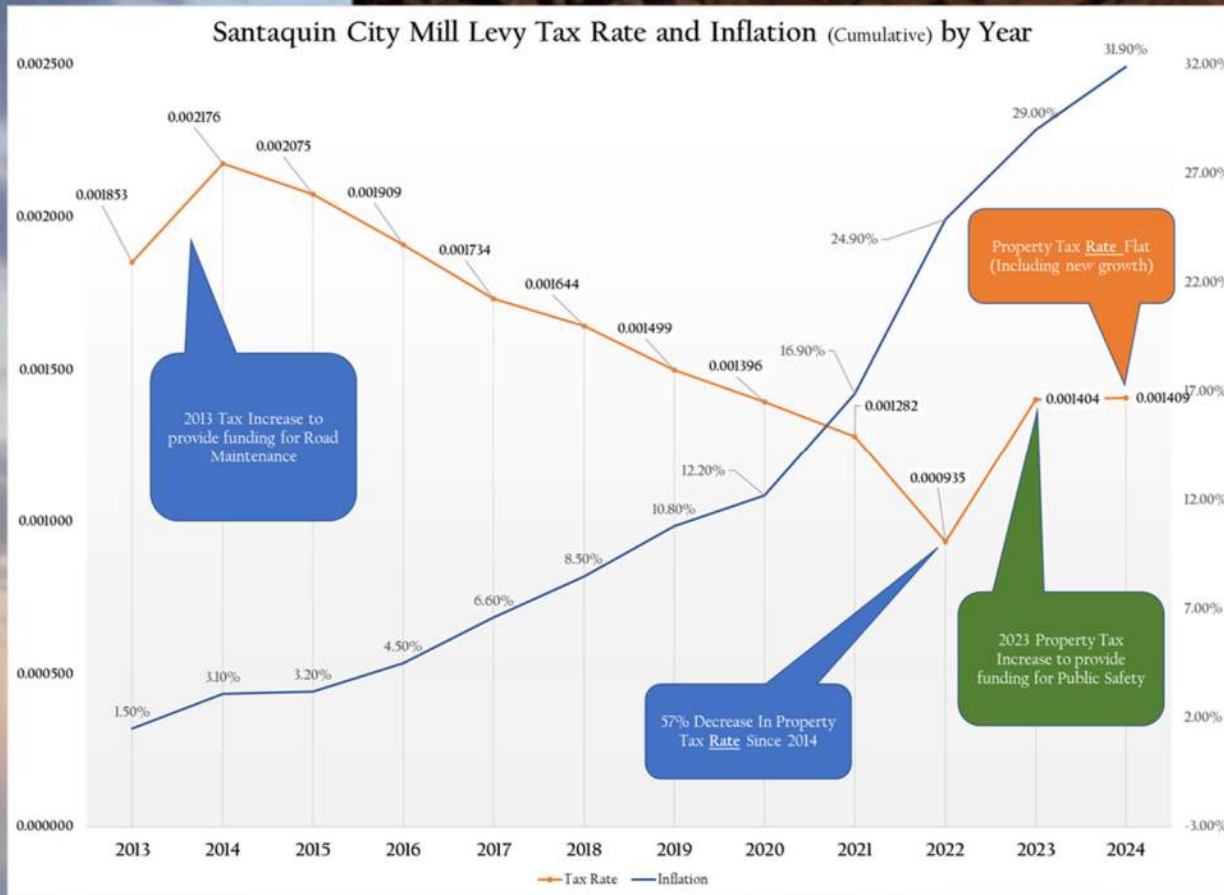
Revenue Sources: Taxes vs. Fees

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## Taxes vs. Fees



# Inflation, Costs, & Revenues



Taxes

(Property & Sales Taxes)



Fees

(Water, PI, Sewer)



Reserves

(Rainy Day)



Services

(PS, PW, Roads, Equipment, Staff)



# Revenue Vs Expenditures



# Break Time

A person is silhouetted against a vibrant sunset sky, rappelling down a dark rock face. The sky is filled with soft, colorful clouds in shades of blue, orange, and pink. The person is positioned on the right side of the frame, with their body angled towards the left. They are holding a rope that extends downwards. The overall scene conveys a sense of adventure and challenge.

# Consolidated Review of all Departmental Requests

*Santaquin*

FY2025-2026

**FULL TIME PERSONNEL REQUESTS - GENERAL FUND**

Position	Department	Funding	Estimated Cost	Rank (1-10)
Full-time - Police Officer (NEW)	Public Safety - Police	General Fund	\$107,000	
Full-time - Police Officer (NEW)	Public Safety - Police	General Fund	\$107,000	
Full-time - Children's Librarian (NEW)	Community Services - Library	General Fund	\$71,000	
Full-time - Parks & Grounds Maintenance (PT to FT)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$43,000	
Full-time - Parks & Grounds Maintenance (NEW)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$60,000	
Full-time - Administrative Battalion Chief (NEW)	Public Safety - Fire	Transfer to Fire from General Fund	\$135,000	
Full-time - Fire Captian (NEW)	Public Safety - Fire	Transfer to Fire from General Fund	\$120,000	
Full-time - Fire Captian (NEW)	Public Safety - Fire	Transfer to Fire from General Fund	\$120,000	
Full-time - Fire Captian (NEW)	Public Safety - Fire	Transfer to Fire from General Fund	\$120,000	
Current Employees - COLA Increase starting in Oct	All Departments	Enterprise Funds/General Fund	\$125,000	
<b>TOTAL - New FT Personnel Requests - General Fund</b>			<b>\$1,008,000</b>	

**FULL TIME PERSONNEL REQUESTS - ENTERPRISE FUNDS/COMBINED FUNDS**

Position	Department	Funding	Estimated Cost	Rank (1-3)
Full-time Public Works Operator (PT to FT)	Public Works - Water/Pl/Sewer/Streets	Enterprise Funds/General Fund	\$16,000	
Full-time Public Works Operator (New)	Public Works - Water/Pl/Sewer/Streets	Enterprise Funds/General Fund	\$66,000	
Full-time PW Admin Assistant (PT to FT)	Public Works - Water/Pl/Sewer/Streets	Enterprise Funds/General Fund	\$35,000	
<b>TOTAL - New FT Personnel Requests - Enterprise Funds</b>			<b>\$117,000</b>	

**PERSONNEL ONGOING**

Position	Department	Funding	Estimated Cost	
Full-time - Engineer/Project Manager (Carry Over)	CD -Engineering	General Fund	\$150,000	X
Employee Insurance Benefits (15% Increase same plan structure)	All Departments	Enterprise Funds/General Fund	\$120,000	X
<b>TOTAL - Personnel Ongoing</b>			<b>\$270,000</b>	





**PART TIME PERSONNEL REQUESTS - GENERAL FUND**

Position	Department	Funding	Estimated Cost	Rank (1-15)
Part-time - Library Clerk (4 Additional Hours)	Community Services - Library	Transfer to CS-Library from General Fund	\$4,000	
Part-time - Museum Director (NEW)	Community Services - Museum	Transfer to CS-Museum from General Fund	\$27,500	
Part-time - Museum Intern (NEW)	Community Services - Museum	Transfer to CS-Museum from General Fund	\$5,000	
Part-time - Sports Program Assistant (NEW)	Community Services - Sports	Transfer to CS-Sports from General Fund	\$24,000	
Part-time - Recreation Aide (8 Additional Hours)	Community Services - Admin	Transfer to CS-Admin from General Fund	\$5,700	
Part-time - Seniors Staff (8 Additional Hours)	Community Services - Seniors	Transfer to Seniors from General Fund	\$5,700	
Seasonal - Additional Parks & Grounds Mnt (NEW)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$6,750	
Seasonal - Additional Parks & Grounds Mnt (NEW)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$6,750	
Seasonal - Additional Parks & Grounds Mnt (NEW)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$6,750	
Seasonal - Additional Parks & Grounds Mnt (NEW)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$6,750	
Seasonal - PW Maintenance - Streets (NEW)	Public Works - Steets	General Fund	\$15,000	
On-Call - Firefighters (From 2 to 3)	Public Safety - Fire	Transer to Fire from General Fund	\$8,000	
On-Call - Firefighters (From 3 to 4)	Public Safety - Fire	Transer to Fire from General Fund	\$8,000	
On-Call - EMS (From 2 to 3)	Public Safety - Fire	Transer to Fire from General Fund	\$7,100	
Part -Time - Admin Asst - Passport Agent	Administrative Services - Admin	General Fund	\$33,600	
TOTAL - New PT Personnel Requests - General Fund			\$170,600	

**PART TIME PERSONNEL REQUESTS - ENTERPRISE FUNDS/COMBINED FUNDS**

Position	Department	Funding	Estimated Cost	Rank
NEW	Public Works - Water/PI	Water/PI Enterprise Funds	\$15,000	
TOTAL - New PT Personnel Requests - Enterprise Funds			\$15,000	



### CAPITAL EQUIPMENT REQUESTS - GENERAL FUND

Type of Equipment	Department	Funding	Estimated Cost	Rank (1-13)
Recreation Activity Building Fitness Equipment	CS/Sports - Classes	Transfer to Capital Vehicles/Equipment from General Fund	\$91,000	
Mini Excavator & Trailer (Shared CS & PW)	CS & PW - Parks	Transfer to Capital Vehicles/Equipment from General Fund	\$85,000	
Dump Trailer	Public Works - Parks	Transfer to Capital Vehicles/Equipment from General Fund	\$12,000	
Trenching Attachment	Public Works - Parks	Transfer to Capital Vehicles/Equipment from General Fund	\$8,000	
Top Dresser	Public Works - Parks	Transfer to Capital Vehicles/Equipment from General Fund	\$25,000	
Crack Sealer	Public Works - Streets	Transfer to Capital Vehicles/Equipment from General Fund	\$90,000	
Carpet Cleaner	Public Works - Gov Bldgs	Transfer to Capital Vehicles/Equipment from General Fund	\$6,000	
PPE Replacement (Increase annual by \$5,200 operational)	Public Safety - Fire	Transfer to Fire Fund from General Fund	\$5,200	
(2) Pumps & (6) Ventilators (Possible Financing 15K)	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$60,000	
(2) Large Bay Fans	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$14,000	
Equipment Replacement Program (Annual Set-Aside \$50K-\$75K)	Public Safety - Fire	Transfer to Capital Vehicle & Equipment from General Fund	\$75,000	
Radio Replacement Program (Annual Set-Aside \$4K-\$5K)	Public Safety - Fire	Transfer to Capital Vehicle & Equipment from General Fund	\$5,000	
Passport Equipment	Admin Services - Admin	Transfer to Capital Vehicle & Equipment from General Fund	\$6,000	
<b>TOTAL - New Equipment Request - General Fund</b>			<b>\$482,200</b>	

### CAPITAL EQUIPMENT - ENTERPRISE FUNDS/OTHER FUNDS

Type of Equipment	Department	Funding	Estimated Cost	Rank (1-2)
20' Trench Box	Public Works - Water/Sewer	Transfer to Capital Projects from Enterprise Funds	\$20,000	
PI Auto Flushing Valves - 4 Parks	Public Works - PI	Transfer to Capital Vehicles/Equipment from General Fund	\$20,000	
<b>TOTAL - New Equipment Requests - Enterprise Funds</b>			<b>\$40,000</b>	

**CAPITAL VEHICLE REQUESTS - GENERAL FUND**

Type of Vehicle	Department	Funding	Estimated Cost	Rank (1-8)
(1) Police Ford F-150 Trucks	Public Safety - Police	Transfer to Capital Vehicles/Equipment from General Fund	\$71,000	
(1) Police Ford F-150 Trucks	Public Safety - Police	Transfer to Capital Vehicles/Equipment from General Fund	\$71,000	
(1) Police Ford F-150 Trucks	Public Safety - Police	Transfer to Capital Vehicles/Equipment from General Fund	\$71,000	
(1) Police Ford F-150 Trucks	Public Safety - Police	Transfer to Capital Vehicles/Equipment from General Fund	\$71,000	
Used 12 Person Van	CS - Admistration	Transfer to Capital Vehicles/Equipment from General Fund	\$35,000	
Fire Ford F-250 3/4 Ton Truck	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$75,000	
Fire Ford F-250 3/4 Ton Truck	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$75,000	
Building Inspection - Ford Maverik Hybrid AWD	CD - Building	Transfer to Capital Vehicles/Equipment from General Fund	\$32,000	
<b>TOTAL - New Vehicle Requests - General Fund</b>			<b>\$501,000</b>	

**CAPITAL VEHICLES REQUESTS - ENTERPRISE FUNDS/OTHER FUNDS**

Type of Vehicle	Department	Funding	Estimated Cost	Rank (1-4)
Used 10-Wheeled Dump Truck (\$100K to \$150K)	Public Works - Sewer	Transfer to Capitial Projects from Enterprise Funds	\$150,000	
(1) Used Utility Truck	Public Works - Wtr/Swr/Pl	Transfer to Capitial Projects from Enterprise Funds	\$50,000	
(1) Used Utility Truck	Public Works - Wtr/Swr/Pl	Transfer to Capitial Projects from Enterprise Funds	\$50,000	
Used Vactor Truck (\$300K to \$350K)	Public Works - Wtr/Swr/Pl	Transfer to Capitial Projects from Enterprise Funds	\$350,000	
<b>TOTAL - New Vehicle Requests - Enterprise Funds</b>			<b>\$600,000</b>	

**CAPITAL VEHICLES ORDER REQUESTS - GENERAL FUND (WILL REQUIRE BONDING)**

Type of Vehicle	Department	Funding	Estimated Cost	Y or N
Tactical Water Tender (Auth to Order - FY27-28 Financial Obligation)	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$850,000	
Engine/Pumper (Auth to Order - FY27-28 Financial Obligation)	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$1,300,000	
10-Wheeled Snowplow (Ordered - Financial Impact FY 27-28)	Public Works - Streets	Transfer to Capital Vehicles/Equipment from General Fund	\$285,000	<b>X</b>
<b>TOTAL - New Vehicle Order Requests - General Funds</b>			<b>\$2,435,000</b>	

A person is rappelling down a dark, craggy rock face. The scene is set at sunset or sunrise, with a warm orange and yellow glow on the horizon. In the background, a large, dark mountain range is visible under a sky with scattered clouds. The overall mood is adventurous and serene.

# Quick Review of Current Projects and Follow-Up Projects

*Santaquin*

FY2025-2026

# Current Projects:

Rank	Description	Area	Estimated Cost
Pending	New City Hall – New Library Funding Efforts	Facilities	\$2.6M
Approved	Santaquin Peaks Industrial Park	CDRA	\$5+M
Approved	Ballfield Lights at Orchard Hills	Parks	\$410K



# Current Projects:

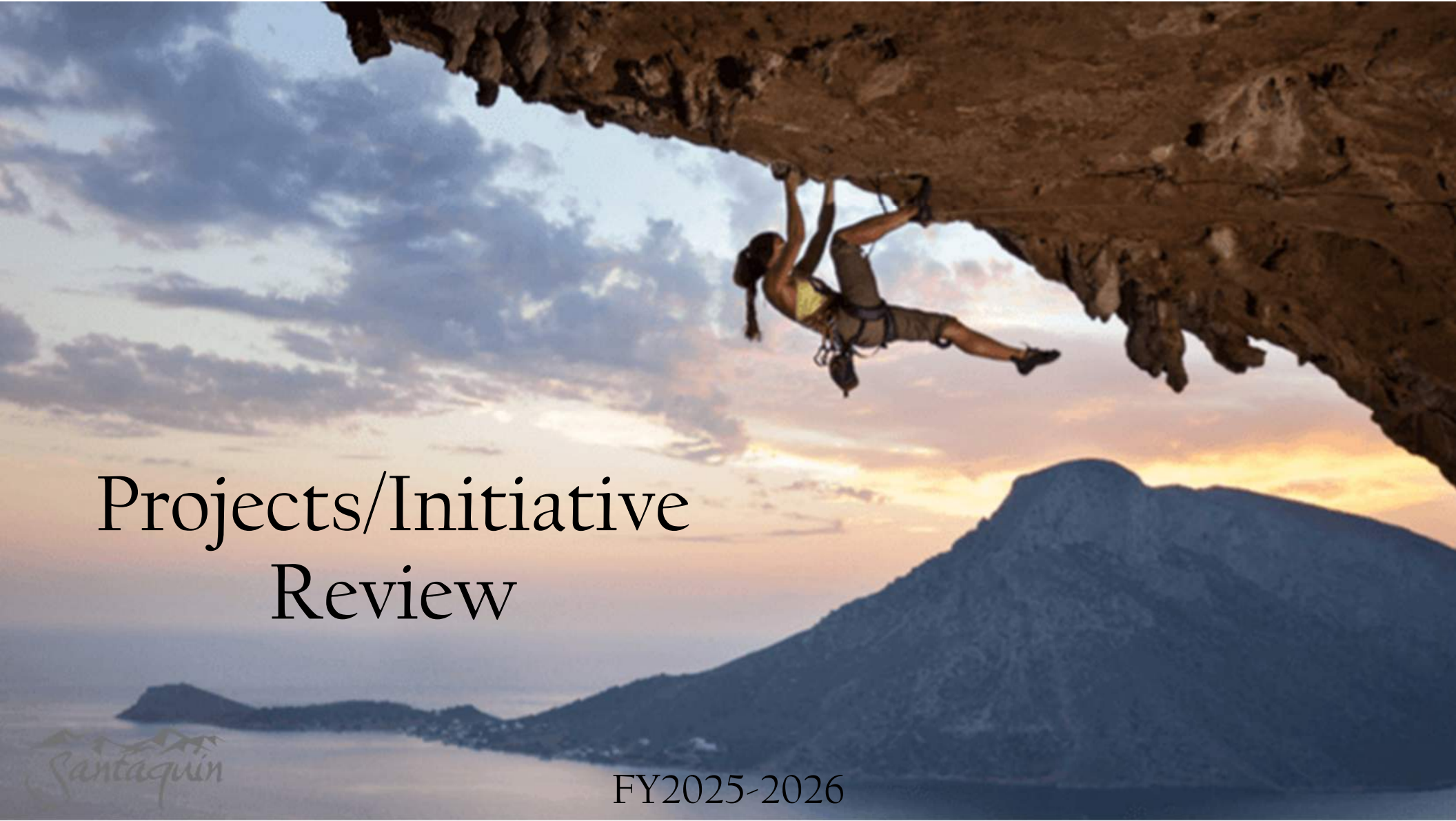
Rank	Description	Area	Estimated Cost
Approved	NRCS – County Debris Basin Design	Engineering	Time Only (at this point)
Approved	NRCS – City Debris Basin(s) Design	Engineering	Time (Pass Through Dollars)
Approved	Main Street Widening	Engineering	\$17-18M (93% Pass Through)



# Current Projects:

Rank	Description	Area	Estimated Cost
Non-City	I-15 Interchange Reconstruct	UDOT	N/A
Approved	Secondary (PI) Meter Replacement	Public Works	\$1.69M





# Projects/Initiative Review



FY2025-2026



**CAPITAL PROJECTS/INITATIVES - GENERAL FUND**

Project Description	Department	Funding	Estimated Cost	Rank (1-7)
Santaquin Dowdle Puzzle	CS - Admin	Transfer to Capital Projects from General Fund	\$69,000	
New Library - Construction ONLY (no FFE)	CS - Library	Transfer to Capital Projects from GF/State Funding/Donations	\$2,100,000	
West Side Center Street Trail - Royal Land Dr to 770 N (\$210K - \$245K)	Public Works - Parks	Transfer to Capital Projects from General Fund	\$245,000	
Public Safety Building Remodel - Additional Living Space	Public Safety - Fire	Transfer to Capital Projects from General Fund	\$100,000	
Employee Evaluation Software - Annual Cost	Admin - All	Transfer to Capital Computers from GF/Ent Funds	\$7,000.00	
Employee Timekeeping Solution - Annual Cost	Admin - All	Transfer to Capital Computer from GF/Ent Fund	\$10,000.00	
Temporary Storage Building - Shared with PW	Public Safety - Fire & PW	Transfer to Capital Projects from General Fund	\$100,000	
TOTAL - Capital Projects Requests - General Fund			\$2,631,000	

**PERSONNEL REQUESTS - ENTERPRISE FUNDS/OTHER FUNDS**

Project Description	Department	Funding	Estimated Cost	Rank
Water Line Replacement - Ductile Iron (Annual Projects and/or Set Aside)	Public Works - Water	Water Enterprise Fund - Capital Projects	\$150,000	
Water Meter Replacement - Year 2 (Authorized in FY24-25)	Public Works - Water	Water Enterprise Fund - Capital Projects	\$175,000	X
Santaquin Main Street Widening - Year 2 (Carry Over Project)	CS - Engineering	Transfer from Capital Roads - Grant Funds	\$2,750,000	X
Santaquin Peaks Improvements - Phase III (Carry Over Project)	CS - Engineering	CDRA	\$500K-\$750K	X
TOTAL - Capital Projects Requests - Enterprise Funds			\$167,000	

**CAPITAL PROJECTS/INITATIVES - REQUIRE BONDING/OUTSIDE FUNDING SOURCE**

Project Description	Department	Funding	Estimated Cost	Rank
New Fire Station 142	Public Safety - Fire	Transfer to Capital Projects from General Fund	\$9,200,000	
TOTAL - Capital Projects Requests - General Fund - Bonding			\$9,200,000	

**CAPITAL PROJECTS/INITIATIVES - IMPACT FEE ELIGIBLE**

Project Description	Department	Funding	Estimated Cost	Rank
<b>Water Impact Fees</b>				
New Culinary Well location Study & Design - Carry Over from last FY	Public Works - Water	Water Impact Fees	\$240,000	<b>X</b>
<b>Pressurized Irrigation Impact Fees</b>				
PRV Connection to ULS Pipeline	Public Works - PI	PI Impact Fees	\$410,000	<b>X</b>
<b>Sewer Impact Fees</b>				
Design & Constructon of WRF Improvements - Carry Over from last FY	Public Works - Sewer	Sewer Impact Fees	\$8,000,000	<b>X</b>
<b>Parks Impact Fee</b>				<b>Rank (1-8)</b>
Recreation Activity Building - Phase II - Part A (HVAC, Elect, Plumbing, etc)	CS - Sports/Classes	Park Impact Fees	\$750,000	
City Center Block Development - Water Feature	Public Works - Parks	Park Impact Fees	\$145,000	
Skate Park - Select Location & Construction	Public Works - Parks	Park Impact Fees	\$450,000	
Centennial Park - Replace Playground Equipment (incr capacity \$150K to \$350K)	Public Works - Parks	Park Impact Fees/GF	\$350,000	
Harvest View Park - Future Phase Additional Ballfield or Soccer Field	Public Works - Parks	Park Impact Fees	\$1,000,000	
Trail - Center St to Canyon Rd	Public Works - Parks	Park Impact Fees	\$1,000,000	
Trail - Summit Ridge to Highland Dr	Public Works - Parks	Park Impact Fees	\$1,000,000	
Building for Equipment @ Cemetery - Phase II	Public Works - Cemetery	Park Impact Fees	\$25,000	
Cemetery Property Purchase (Repayment to GF - 4 YR Obligation)	Public Works - Cemetery	Park Impact Fees	\$330,000	<b>X</b>
TOTAL - New Capital Project Requests - Park Impact Fee Eligible			\$5,050,000	
<b>Public Safety Impact Fees</b>				
Public Safety Impact Fee Study	Community Dev	Public Safety Impact Fees	\$15,000	<b>X</b>
Fire Ladder Engine (Ordered - Financial Impact FY 27-28)	Public Safety - Fire	Public Safety Impact Fees	\$1,717,656	<b>X</b>
<b>Storm Drain Impact Fees</b>				
Property Acquisition - East Bench Debris Basins (Carry Over from last FY)	Public Works - Storm Water	Storm Water Impact Fee	\$2,000,000	<b>X</b>



# I-15 Interchange & SR-198 Frontage Road

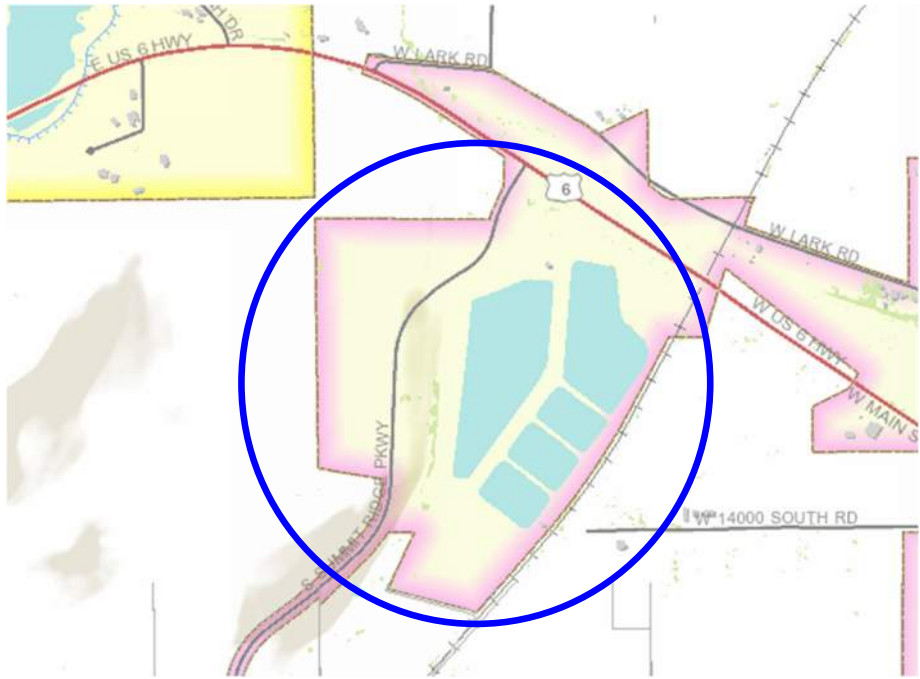


**MOUNTAINLAND**  
ASSOCIATION OF GOVERNMENTS  
*Serving Summit, Utah, and Wasatch Cities & Counties*





# Developing Business Park



All Self-Funded  
(Using Property Sale Proceeds)

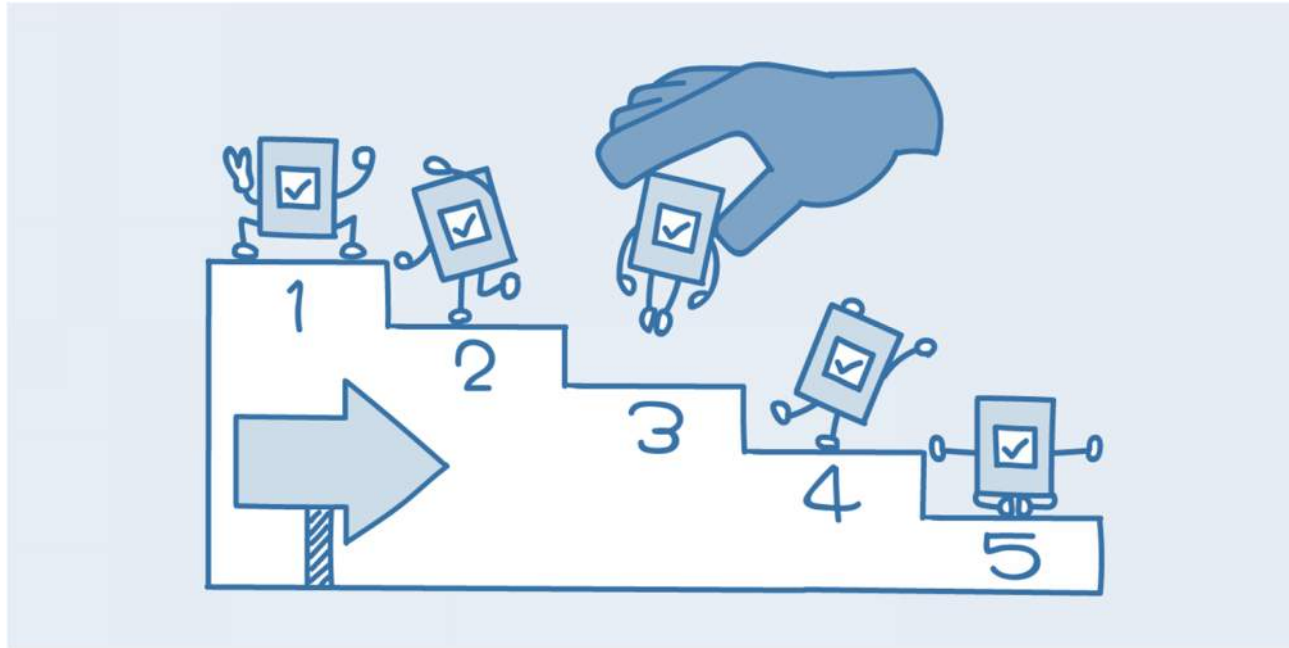


# Break Time

# Library Funding Discussion

 Santaquin

# Directors/Council Prioritization Exercise



# Financial Sustainability (Zions Bank Data)

## “No Growth” Scenarios (Based off of 2021-2022 FY Actual Expenditures)

### No Growth Scenarios

TABLE 1: NET GENERAL FUND REVENUES PER YEAR – NO GROWTH; HIGHER **4%** INFLATION RATES

	2024	2025	2026	2027	2028
General Fund Net Revenues per Year	(\$1,404,354)	(\$2,101,253)	(\$2,202,574)	(\$2,906,984)	(\$3,134,747)

If inflation could be contained to 2 percent per year for all expenditure categories, net revenues would improve fairly significantly for the [City](#).

TABLE 2: NET GENERAL FUND REVENUES PER YEAR – NO GROWTH; LOWER **2%** INFLATION RATES

	2024	2025	2026	2027	2028
General Fund Net Revenues per Year	(\$988,330)	(\$1,468,627)	(\$1,445,168)	(\$2,017,573)	(\$2,033,544)





# Financial Sustainability (Zions Bank Data)

## “Low Growth” Scenario (Based off of 2021-2022 FY Actual Expenditures)

TABLE 3: NET GENERAL FUND REVENUES PER YEAR – LOW RESIDENTIAL GROWTH SCENARIO; HIGHER INFLATION RATES

	2024	2025	2026	2027	2028
<b>New Impacts per Year</b>					
Single-Family Residential Units	50	50	50	50	50
Multi-Family Residential Units	50	50	50	50	50
Non-Residential SF	252,648	304,920	339,768	304,920	339,768
Retail SF	43,560	43,560	43,560	43,560	43,560
Office SF	34,848	-	34,848	-	34,848
Business Park SF	174,240	261,360	261,360	261,360	261,360
Hotel SF	-	-	-	-	-
<b>Net New Revenues – New Growth by Year</b>	<b>\$643,537</b>	<b>\$729,360</b>	<b>\$663,272</b>	<b>\$741,703</b>	<b>\$662,371</b>
<b>General Fund Net Revenues with New Growth Combined</b>	<b>(\$836,571)</b>	<b>(\$1,434,116)</b>	<b>(\$1,555,577)</b>	<b>(\$2,407,689)</b>	<b>(\$2,674,891)</b>



# Financial Sustainability (Zions Bank Data)

## “High Growth” Scenario (Based off of 2021-2022 FY Actual Expenditures)

TABLE 4: NET GENERAL FUND REVENUES PER YEAR – MEDIUM RESIDENTIAL GROWTH SCENARIO; HIGHER INFLATION RATES

	2024	2025	2026	2027	2028
<b>New Impacts per Year</b>					
Single-Family Residential Units	150	150	150	150	150
Multi-Family Residential Units	100	100	100	100	100
Non-Residential SF	252,648	304,920	339,768	304,920	339,768
Retail SF	43,560	43,560	43,560	43,560	43,560
Office SF	34,848	-	34,848	-	34,848
Business Park SF	174,240	261,360	261,360	261,360	261,360
Hotel SF	-	-	-	-	-
<b>Net New Revenues – New Growth by Year</b>	<b>\$999,647</b>	<b>\$1,080,685</b>	<b>\$1,020,552</b>	<b>\$1,096,836</b>	<b>\$1,015,252</b>
<b>General Fund Net Revenues with New Growth Combined</b>	<b>(\$481,640)</b>	<b>(\$1,106,001)</b>	<b>(\$1,350,764)</b>	<b>(\$2,327,763)</b>	<b>(\$2,736,264)</b>





*Santaquin*

Questions or Comments

# Parking Lot Items:

- ???
- ???
- ???
- ???
- ???
- ???
- ???

A silhouette of a person rappelling down a rock face against a sunset background. The person is wearing a helmet and a harness, and is holding onto a rope. The background is a vibrant orange and yellow sunset with a bright sun low on the horizon. In the foreground, there are silhouettes of mountains and hills. The word "Santaquin" is written in a cursive font in the bottom left corner.  
Santaquin

# Round Table Closing Comments



*Santaquin*



Thank You!





## CITY COUNCIL WORK SESSION MEETING

Tuesday, February 18<sup>th</sup>, 2025, at 5:30 PM

City Hall Council Chambers and Online

### MINUTES

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

#### ROLL CALL

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

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, City Recorder Amalie Ottley, Legal Counsel Brett Rich, and Mark Sherwood (Republic Services).

#### PLEDGE OF ALLEGIANCE

Manager Beagley led the Pledge of Allegiance.

#### INVOCATION/INSPIRATIONAL THOUGHT

Councilor Adcock offered an invocation.

#### DISCUSSION ITEMS

##### 1. Republic Services Annual Report

Mark Sherwood from Republic Services attended the City Council Work Session. He gave an annual report on Republic Service's footprint in the area and the numbers served in Santaquin City. (See attached presentation.) Councilor Mecham inquired later in the meeting about the contract renewal period for Republic Services. He encourage city staff to get bids from other companies for garbage services when the contract expires.

##### 2. What Do You Love About Santaquin 10 Year Celebration Discussion

Council members discussed possibilities to recognize and celebrate the winners from the last 10 years of the "What Do You Love About Santaquin?" photo contest. Council members suggested that the 10 winners be recognized at the Orchard Days celebration as well as the art room in the Chieftain Museum. Council members also suggested that community members vote on an overall winner and then possibly display that photo in the new city hall building.

##### 3. Upcoming Agenda Items

Manager Beagley went over items on the upcoming Regular City Council meeting agenda.

#### ADJOURNMENT

Councilor Keel 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 6:04 p.m.

ATTEST:

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**Daniel M. Olson, Mayor**

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**Amalie R. Ottley, City Recorder**

DRAFT





# Santaquin City

## 2024 MSW / Recycling Report

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# Sustainability in Action

**Mark Sherwood**

Municipal Services / Gov Affairs Manager

**McKenna Tupai**

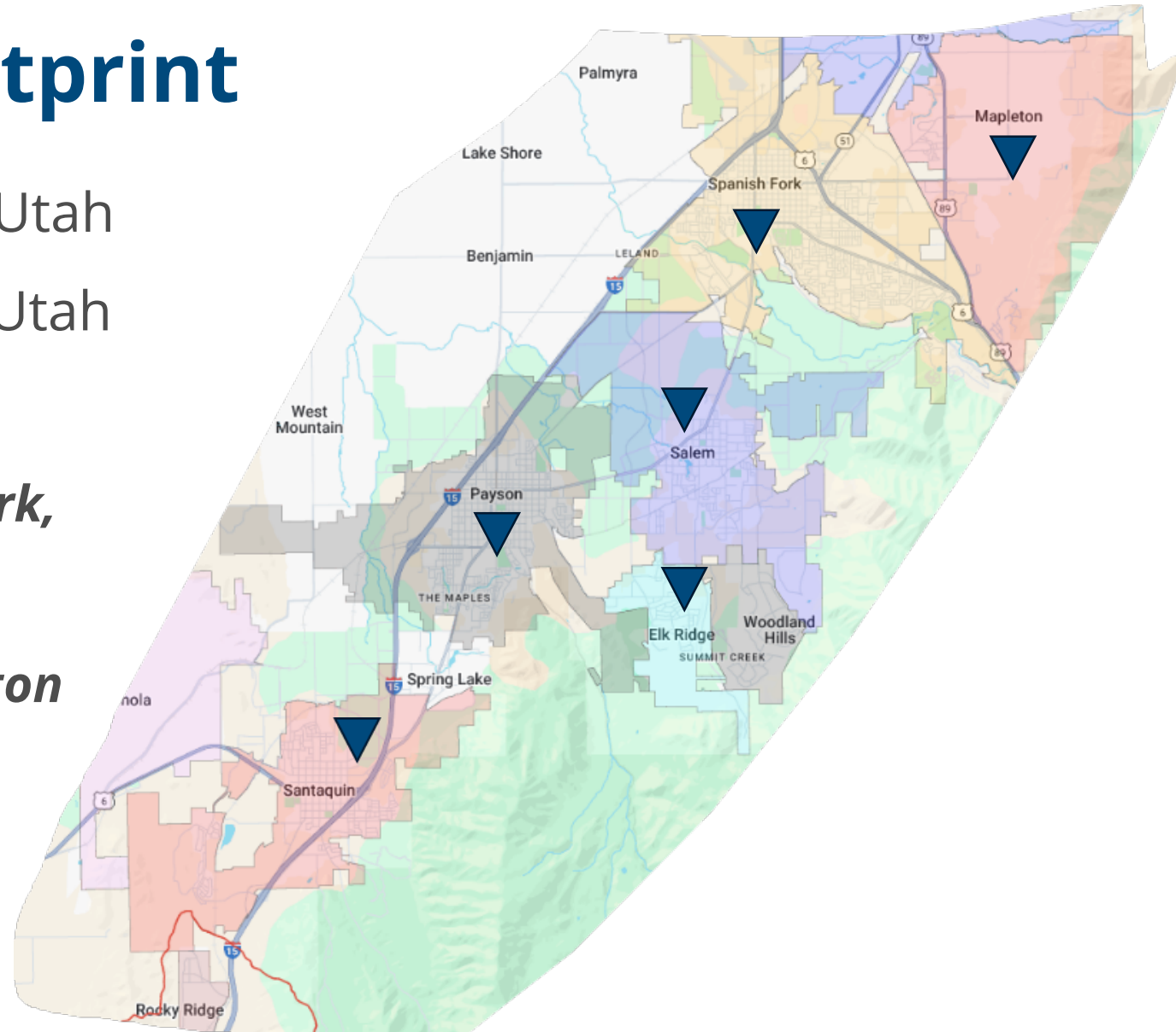
Municipal Contract Administrator

# Republic's Footprint

☆ 26 Municipalities in Utah

☆ Leader in Southern Utah  
County

☆ *Salem, Spanish Fork,  
Payson, Elk Ridge,  
Santaquin, Mapleton*



# Santaquin Service Team

- ✳️ **12** Republic Services drivers servicing your city
- ✳️ Drivers servicing **4,901** homes **10x** each month
- ✳️ Over **375,000** carts were picked up last year!



# Republic Services in the community

- ★ 2024 Sponsored City Events
  - Santaquin Orchard Days
- 2025 Sponsored City Events
  - Santaquin Orchard Days



# 2024 Hauled Material

## Residential

 Recycling

## Volume in tons

372.88

 Garbage

6,965



# Santaquin Service Highlights

 292 Added homes

 373 Tons diverted from landfill

 1,314 Can Services

# Items to Review

- ✧ Future Growth
- ✧ Best Practices
- ✧ General Industry Update



# Fall 2024 Industry Update

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Continuing to evolve, from a focus on Recycling and Solid Waste, to Circularity, Environmental Services and Climate Action benefits.





# OVERVIEW

## Recycling and Solid Waste

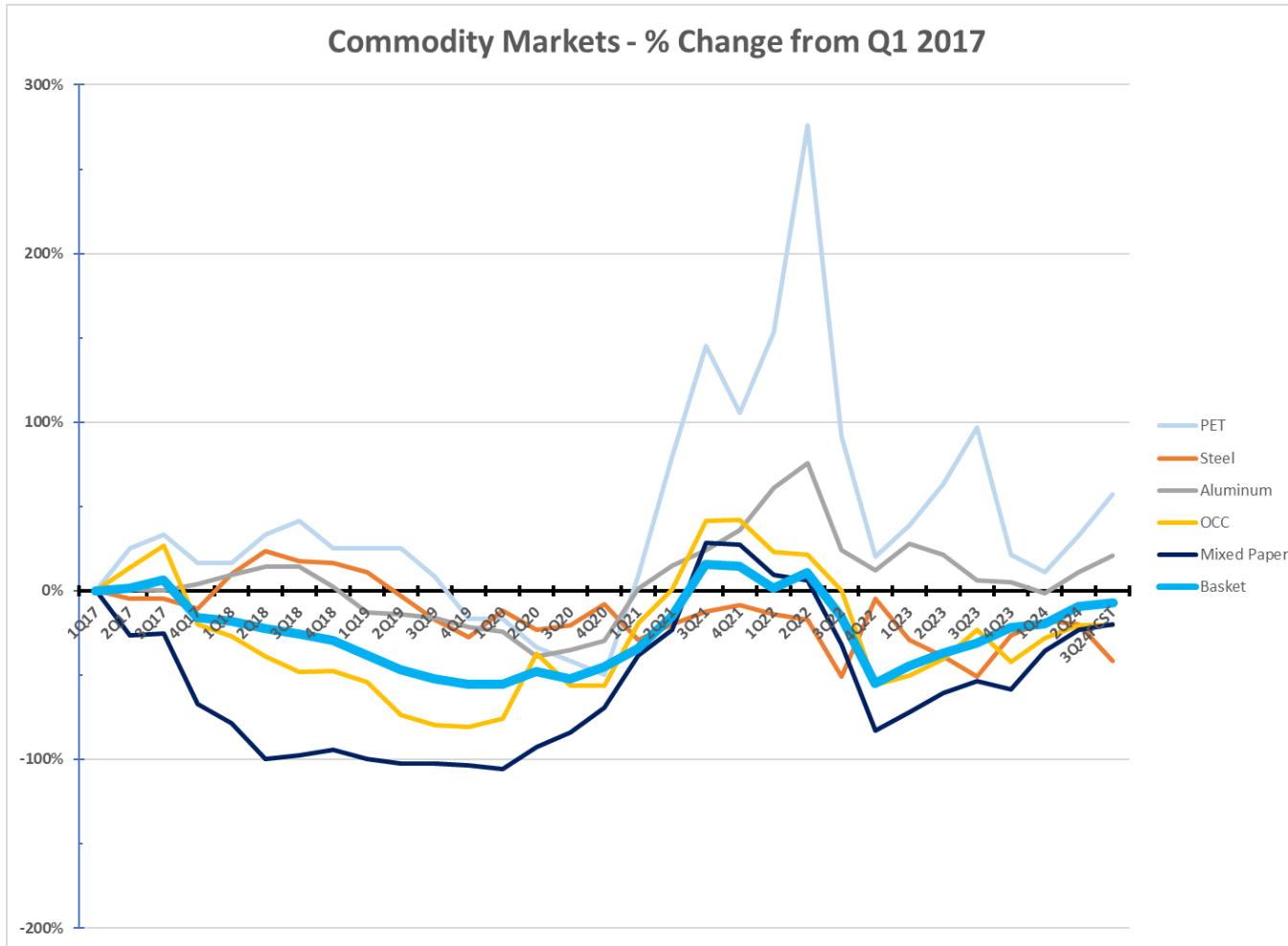
- Recycling commodities continue a slow rise, but still have not recovered from China Sword in 2017
- Average costs increases to serve Municipal contracts continue to be high and above annual price adjustments, driving higher pricing requirements
- Extended Producer Responsibility (EPR) legislation continues momentum, adding layers and complexity to programs

## Sustainability and Environmental Responsibility

- Electrification of collection fleets is ahead of plan, and full contract conversions are now possible
- Plastic circularity is happening now, with coverage of the US by 2026
- PFAS related focus and projects are on the rise

# Recycling and Solid Waste

# COMMODITIES AND MARKET VALUES

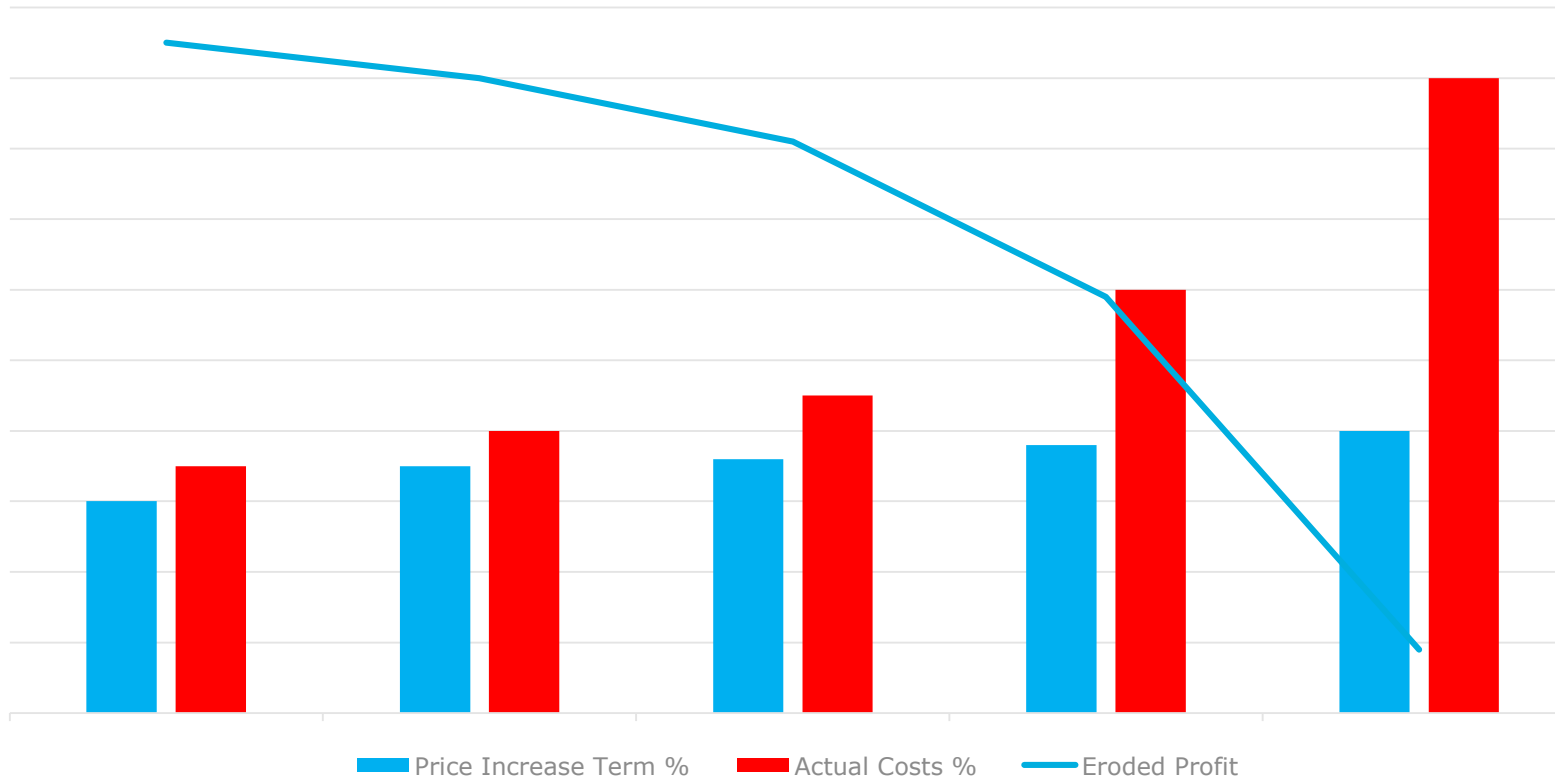


**The “Commodity Basket” average continues to improve YoY since the pandemic, but is still below Pre-China Sword levels (Approx 7%)**

Long term curbside recycling programs should be based on a “fee for service”, and not rely on commodity values to fund the program.

# REASONS FOR MAJOR CONTRACT PRICING RESETS

Contract Erosion - Price Increases v Costs  
(Illustrative)



## Compounded Erosion

- Most contracted Annual PI terms are disconnected from Actual Costs
- This annual “gap” erodes contract profits and leads to significant price corrections that create challenges
- Contract terms must allow for coverage of actual costs attributed to topics outside the hauler’s control

Multi-year gaps between the “Annual Price Increase Terms” and “Actual Costs” lead to bad contracts and significant pricing corrections

# Sustainability & EV Fleet Conversions

# EV RESEARCH LEADS TO FULL CONVERSIONS

## Technology Research Program

- Internal program to place and evaluate trucks in various market and terrain conditions
- Entering 4<sup>th</sup> year with trucks on routes
- Expanding research trucks to 24 markets in 2024

## 2024 Research Markets \*

- |                   |                        |                   |
|-------------------|------------------------|-------------------|
| ▪ Baltimore, MD   | ▪ Fort Collins, CO     | ▪ Richmond, CA    |
| ▪ Bend, OR        | ▪ Fremont, CA          | ▪ Salem, OR       |
| ▪ Boise, ID       | ▪ Gardena, CA          | ▪ Salinas, CA     |
| ▪ Carlsbad, CA    | ▪ Huntington Beach, CA | ▪ Santa Ana, CA   |
| ▪ Chicago, IL     | ▪ Long Beach, CA       | ▪ Stockton, CA    |
| ▪ Chula Vista, CA | ▪ Pacheco, CA          | ▪ Wilsonville, OR |
| ▪ Daly City, CA   | ▪ Phoenix, AZ          |                   |
| ▪ Fairfield, CA   | ▪ Rancho Cordova, CA   |                   |

\* Low qty (1-2) trucks for evaluation purposes; Should not be marketed by municipality as these are subject to movement to other markets as needed.



Boise ID



Santa Ana CA



Phoenix AZ

## Municipal Conversion Program

- September 2024 – Louisville CO becomes the first municipality in America to fully convert their collection fleet



Louisville CO

# PLASTIC CIRCULARITY UPDATE – POLYMER CENTERS AND BLUE POLYMERS



Production / food grade pellets sold to CPG companies to create new packages



Residents purchase, use and recycle plastics in curbside cart



Collection trucks take plastics to traditional MRF



MRF bales of plastics transported to Polymer Center



Chipped, washed flakes transported to Blue Polymers for production preparation



## Polymer Centers

- Center #1 opened in Las Vegas in Dec 2023
- Center #2 announced in Indianapolis – Planned opening in 2025
- Centers #3 and #4 planned announcements in late 2024

## Blue Polymers

- Blue Polymer #1 – Groundbreaking in Buckeye AZ in Sept 2024.
- Blue Polymer #2 – Co-located in Indianapolis with Polymer Center
- Blue Polymer #3 and #4 planned announcements in late 2024



**REGULAR CITY COUNCIL MEETING**

Tuesday, February 18<sup>th</sup>, 2025, 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 Art Adcock, Brian Del Rosario, Travis Keel, Lynn Mecham, and Jeff Siddoway.

Others present included City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, City Recorder Amalie Ottley, Emergency Manager Chris Lindquist, Finance Director Shannon Hoffman, Chad Holman, Kevin Marchant, Keela & Andrew Goudy, Hannah Tervort, and other various members of the public.

**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. 02-04-2025 City Council Work Session Minutes
2. 02-04-2025 City Council Regular Meeting Minutes
3. 02-07-2025 City Council Budget Planning Meeting
4. 02-08-2025 City Council Budget Planning Meeting
5. City Expenditures from 1-31-2025 to 2-17-2025 in the amount of \$847,203.44
6. Resolution 02-03-2025 - Surplus Property

Councilor Del Rosario made a motion to approve the Consent Agenda items 1 through 6 to include amended budget planning meeting minutes with additional presentations to be amended in the next meeting. Councilor Mecham seconded the motion.

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



The motion passed.

## **RECOGNITIONS**

### **7. February Volunteer of the Month - Keela Goudy**

Mayor Olson recognized the February Volunteer of the Month Keela Goudy by reading the following statement.

*“Keela Goudy has been an invaluable volunteer for Santaquin City for many years. Beginning as early as 1990, she volunteered alongside her mother prior to the dedication of the Chieftain Museum. In 2015, she joined the Museum Board and served until 2019, when the board merged with the Community Services Board, where she continues to serve today.*

*Keela has dedicated hundreds of hours as a museum docent, leading tours and contributing to events like Spooky Night at the Museum. She is also actively assisting with the development of the Museum Experiential Master Plan and Operations Plan, an ongoing project that will shape the museum's future.*

*In addition to her work with the museum, Keela has served on the Miss Santaquin Committee since 2010 and has been a co-director since 2019. For the past 13 years, she has been a member of the Nebo Education Foundation, which reviews and awards grants written by teachers. Keela has also spent her life serving in her church and cherishes her current assignment at the Payson temple.*

*Born and raised in Santaquin, Keela attended elementary school in what is now the Chieftain Museum, before moving on to junior and senior high school in Payson. She later attended Snow College and BYU, where she earned a Bachelor of Science in Education. Her teaching career began at the same building where she attended elementary school. When the school closed, she transitioned to Santaquin Elementary and later to Payson, where she completed 29 years of service with the Nebo School District.*

*Keela married her sweetheart, Andrew Goudy, in 1983, and together they raised two children, Hayden and Hannah, in Santaquin. Their family has since grown to include four beautiful grandchildren.*

*Keela's hobbies include vocal performing, both as a soloist and in choirs, and she has had the opportunity to perform at various events throughout her life. She also enjoys camping with her family and helping Andrew on their farm with the cows.*

*“Keela is a great example of someone who truly cares about Santaquin's history and its current residents. Her desire to serve and improve the quality of life for our community is exemplary. We are so grateful to work with her each year,” said Community Services Director John Bradley.*

*Thank you, Keela, for your outstanding volunteer spirit. You have shown generations of residents how to support and build a strong community.”*

Keela attributed her willingness to serve to the example her mother set for her in Santaquin over the years.

## **PUBLIC FORUM**

Santaquin resident and business owner Kevin Marchant came to the meeting to propose an idea for a business to the Mayor and City Council members. He proposed opening a multi-use sports complex on the south side of the city. He asked if the city had property that the council would be willing to provide to Mr. Marchant for the purpose of the business. Mayor Olson discussed with Mr. Marchant the need to meet with him and city staff to further discuss possible agreements and the process to move forward.

## **BUILDING PERMIT & BUSINESS LICENSE REPORT**

Assistant Manager Bond presented the Building Permit Report. 42 residential units have been issued building permits in the current calendar year. In comparison, 163 single and multi-family residential units have been built in the current fiscal year (July 1, 2024 – June 30, 2025). 5 new business licenses have been issued in the last two weeks.

## **NEW BUSINESS**

### **8. Resolution 02-04-2025 - Cooperative Wildfire System Participation Commitment Statement for 2025**

Manager Beagley introduced Resolution 02-04-2024 Cooperative Wildfire System Participation Commitment Statement for 2025. Emergency Manager Chris Lindquist explained how the city benefits from wildfire mitigation in the foothills. He discussed the participation commitment agreement that will support these efforts on the east bench.

Councilor Adcock made a motion to approve Resolution 02-04-2025 Cooperative Wildfire System Participation Commitment Statement for 2025. Councilor Mecham seconded the motion.

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

The motion passed.

## **REPORTS BY STAFF, COUNCIL MEMBERS, AND MAYOR OLSON**

Assistant Manager Bond went over items at the upcoming Development Review Committee and Planning Commission meetings. Assistant Manager Bond and Manager Beagley encouraged members of the public and the city council to watch DRC and Planning Commission, so they are aware of active applications and developments in the city.

Manager Beagley reported on the final budget rankings as presented in the budget planning meetings. Individual council members and staff ranked personnel requests, equipment and vehicle requests, and capital projects according to importance. Those individual rankings were then evaluated and put into an overall ranking report. Funds were broken up by where funds could possibly come from in the budget. The budget ranking report is not the budget but is a tool used to formalize the overall budget that is then approved at a meeting later in the year. (See attached.)

Councilor Del Rosario reported on the progress of the American Disabilities Act entrance on the south side of the Chieftain Museum as well as new carpet in the upstairs art room. He indicated that the art festival will take place on June 28<sup>th</sup> this year. He added that Kyle Vincent and his students will also be working on another city mural in May. Councilor Del Rosario also reported on a grant that the Payson Santaquin Area Chamber of Commerce received that will be used to promote and benefit small home business in the area.

Councilor Adcock reported on recent water meetings that he has attended. He discussed upcoming city employee and senior activities.

Councilor Siddoway encouraged members of the community to follow the current legislative session and bills being proposed.

Councilor Mecham thanked city staff for their dedicated work and time spent on the budget review meetings. He also reported that the Les Schwab building construction is under way.

Councilor Keel reported on the Library's Valentine's Day Fundraiser and the Youth City Council activities.

Mayor Olson discussed a proposed bill at the legislature that would require truck drivers to be more carefully vetted and screened for violent criminal histories. Mayor Olson expressed his support for the bill in light of Sergeant Bill Hooser's death last year. Mayor Olson also discussed a program in Utah called "My Hometown." He indicated that the program is being considered in Santaquin City. "My Hometown" is a program supported by The Church of Jesus Christ of Latter-Day Saints implemented in cities to provide resources to residents. "My Hometown" offers classes, learning, and volunteer opportunities for community members in need. Council members and staff discussed the city's possible obligation to the program. Councilor Del Rosario expressed concern that a program implemented by the city be non-denominational and not sponsored by any one church. Lastly, Mayor Olson indicated that the city will submit a letter of intent to the Utah County Auditor's office to address a possible tax increase in the coming fiscal year.

#### **CLOSED SESSION**

Councilor Keel made a motion to enter into a Closed Session to discuss pending or reasonably imminent litigation; collective bargaining; and/or the purchase, exchange, or lease of real property, a proposed development agreement, a project proposal, or a financing proposal related to the development of land owned by the State. 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 Closed Session began at 8:36 p.m.

Present at the Closed Session included Mayor Dan Olson, City Manager Norm Beagley, Assistant City Manager Jason Bond, Legal Counsel Brett Rich, Council Member Travis Keel, Council Member Lynn Mecham, Council Member Jeff Siddoway, Council Member Brian Del Rosario, and Council Member Art Adcock.

Councilor Keel made a motion to end the Closed Session and return to the Regular City Council 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 Closed Session ended at 9:27 p.m.

**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.

The meeting was adjourned at 9:28 p.m.

ATTEST:

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**Daniel M. Olson, Mayor**

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**Amalie R. Ottley, City Recorder**

SANTAQUIN CITY COUNCIL  
110 S. CENTER  
SANTAQUIN, UT  
84655



### **Proposal for Acquisition of City Property for a Multi-Sports Facility**

This proposal outlines my intentions for acquiring city-owned property to develop a state-of-the-art multi-sports facility. The facility will serve as a central hub for athletic development, community engagement, and economic development, fostering a healthier and more active community. The proposed location is Nebo Way, which offers accessibility and space to accommodate various sports activities.

The goal of this project is to provide residents with a modern, multi-purpose sports facility that caters to diverse athletic and recreational needs. The facility will feature amenities including indoor sports fields, training areas, and spectator seating, ensuring inclusiveness for all age groups and skill levels.

**Proposed Amenities:** Batting Cages (5), Hit Trax (3-5), Indoor field (1) {Football, Baseball, Lacrosse, Soccer, etc.}, Wrestling, On-site Parking, Spectator stands and ADA compliance.

**City Benefits:** The facility will encourage residents of all ages to participate in healthy activities with the potential to reduce healthcare costs and improve overall well-being. The facility will also attract regional sport teams and events, drawing in visitors and increasing revenue for local businesses as well as for the city. This facility will create job opportunities, from facility maintenance to event management, to stimulating economic growth. The development of such a facility will further solidify the city's reputation as a vibrant and progressive community invested in health, wellness, and youth development.

I respectfully request the city council's approval to acquire city property for the development of the multi-sports facility. This initiative will significantly contribute to community well-being, economic vitality, and youth engagement. I look forward to collaborating with Santaquin City in making this vision a reality.

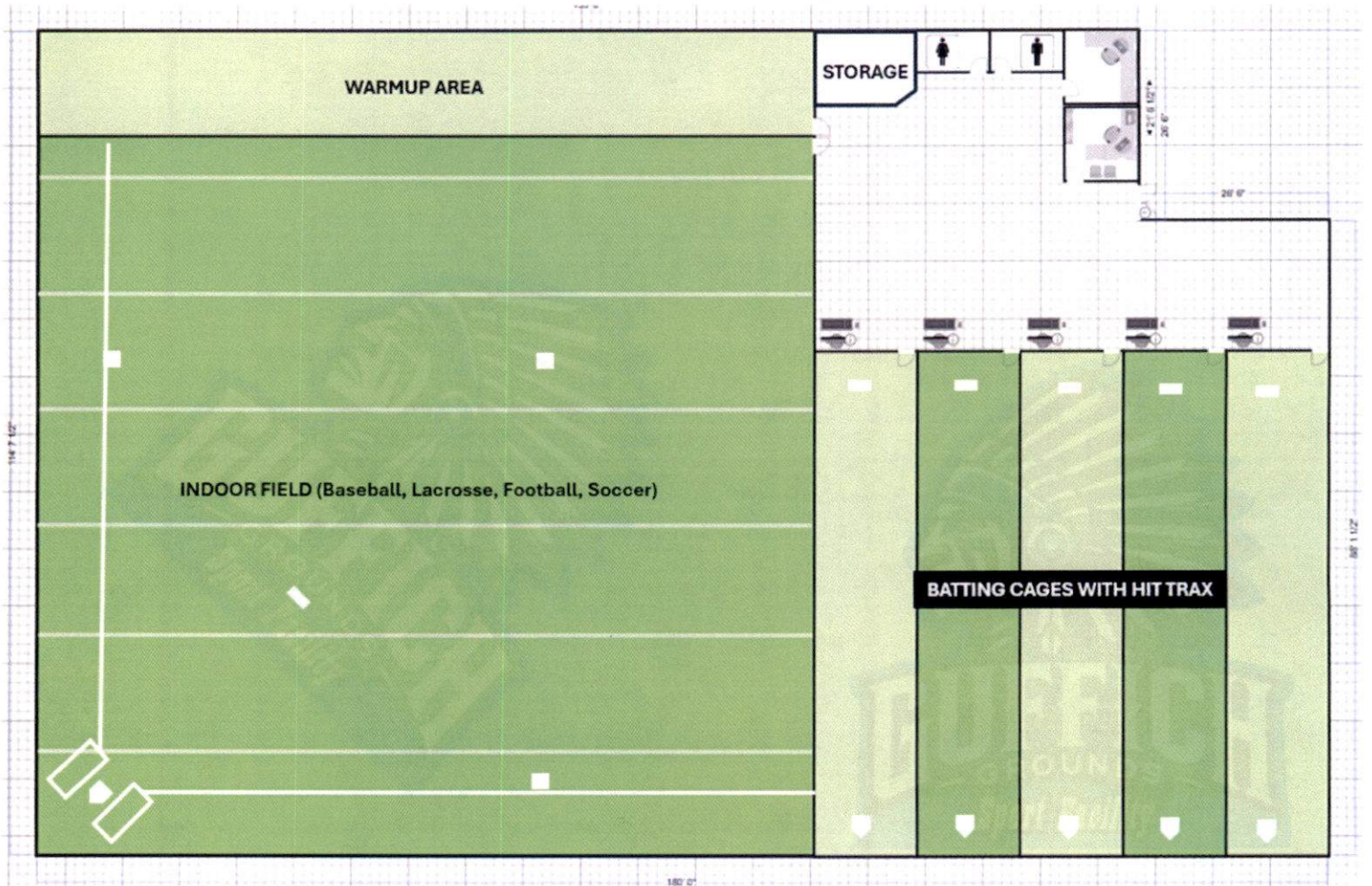
**Kevin Marchant, Owner**  
Marchants Family Properties, LLC  
[kmarchant13@gmail.com](mailto:kmarchant13@gmail.com)

Marchants Family Properties, LLC  
1348 Sageberry Dr.  
Santaquin, UT 84655

Proposed Name and Logo:



Proposed Facility Blueprint:



# **Guffich Grounds Sport Facility Policies and Procedures**

## **1. Introduction**

Welcome to Guffich Grounds Sport Facility. Our multi-sport facility is dedicated to providing a safe, enjoyable, and inclusive environment for all participants, spectators, and staff. These policies and procedures ensure smooth operations and the well-being of all users.

## **2. Facility Usage**

All users must register and sign a waiver before participating in any activities. Facility hours are [TBA]. Special event hours will be posted in advance. Proper attire, including appropriate footwear, must be worn at all times. Personal belongings should be stored in designated areas. The facility is not responsible for lost or stolen items.

## **3. Code of Conduct**

Respect all players, coaches, officials, and staff. No abusive language, physical altercations, or harassment will be tolerated. Alcohol, drugs, and smoking (including vaping) are prohibited on facility grounds. Any destruction or vandalism of property will result in suspension and possible legal action.

## **4. Booking and Reservations**

Fields and other facility spaces must be booked in advance through our online system or at the front desk. Reservations are on a first-come, first-served basis. Cancellations must be made at least 1 week in advance to avoid penalties.

## **5. Safety and Emergency Procedures**

In case of an emergency, contact facility staff immediately. Fire exits must be kept clear at all times. Participants should report any unsafe conditions to management.

## **6. Membership and Fees**

Membership options are available for individuals and families. Pricing details can be found at [TBA]. Fees must be paid before facility use. Refund policies are subject to approval and depend on the nature of the request.

## **7. Equipment and Facility Care**

Equipment must be returned to designated storage areas after use. Users are responsible for any damage caused by misuse of equipment or facilities. All athletes must have proper equipment for use of the facility.

## **8. Youth and Group Activities**

All minors under 16 must be supervised by a parent/guardian or authorized coach. Group bookings require a designated representative responsible for participant behavior.

## **9. Special Events and Tournaments**

Events and tournaments must be approved by facility management. Additional fees may apply for event bookings. Event organizers are responsible for ensuring compliance with facility policies.

## **10. Enforcement and Consequences**

Facility management reserves the right to remove any individual who violates these policies. Repeated violations may result in suspension or permanent ban from the facility. Appeals regarding penalties can be submitted in writing to [kmarchant13@gmail.com](mailto:kmarchant13@gmail.com). By using this facility, all participants agree to abide by these policies and procedures. Thank you for your cooperation in maintaining a safe and enjoyable environment for all.

## FACILITY USE AGREEMENT AND WAIVER

### Participant Information

Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Emergency Contact: \_\_\_\_\_ Phone: \_\_\_\_\_

### Guardian information if 'Participant' is a minor (< 18 years old)

Guardian Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_  
Relationship to Participant: \_\_\_\_\_

This agreement is made between Guffich Grounds Sports Facility ("Facility") and the undersigned participant or legal guardian ("Participant", as listed above). By signing this document, the Participant agrees to the following terms:

**1. Description of Activity** – The Participant acknowledges that they will be engaging in recreational or competitive activities at the Facility, including but not limited to sports, training gear, and fitness programs. The Participant agrees to follow all Facility rules and regulations.

**2. Release of Liability** – The Participant understands that participation in sports and physical activities involves inherent risks, including but not limited to injury, illness, and property damage. The Participant voluntarily assumes all such risks and releases the Facility, its owners, employees, and affiliates from any and all claims, liabilities, or damages arising from participation.

**3. Indemnification** – The Participant agrees to indemnify and hold harmless the Facility, its staff, and representatives from any claims, costs, or damages that may arise due to their participation, including legal fees incurred as a result of any claim brought against the Facility.

**4. Medical Treatment Authorization** – In the event of an injury or medical emergency, the Participant authorizes the Facility and its staff to obtain medical treatment on their behalf if necessary. The Participant understands that they are responsible for any medical costs incurred.

**5. Acknowledgment and Signature** – By signing below, the Participant (or legal guardian, if applicable) acknowledges that they have read, understood, and agreed to the terms outlined in this agreement.

**Participant Name:** \_\_\_\_\_

**Guardian Name (if Participant is a minor):** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Facility Representative Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

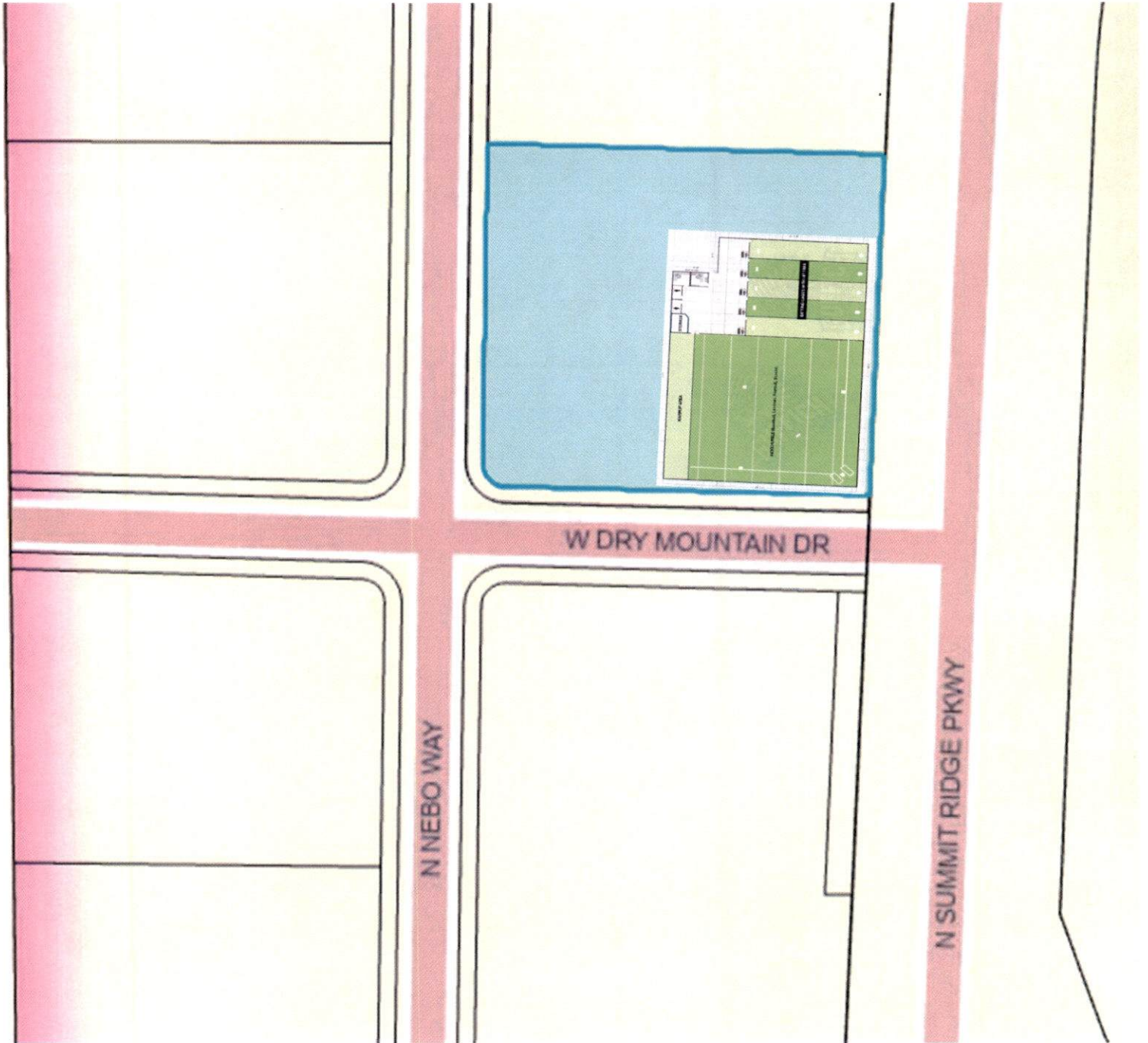


## Initiation Fees & Membership Fees

An **initiation fee** is a one-time non-refundable charge that new members pay when joining Guffich Grounds Sport Facility. It is separate from the monthly or annual membership dues and is typically used to cover administrative costs, facility maintenance, or special perks for new members.

Fees		
Fee Type	Frequency	Purpose
Initiation Fee	One Time Fee (New Members)	Covers administrative costs, facility maintenance, and onboarding
Membership Fees	Monthly	Helps with ongoing facility improvements, equipment upgrades and members services
	Annually	

Initiation & Membership Fees					
Field and Cage Time: Participant(s) will be given (2) 1-hour sessions a week. Teams will have precedence to the field. If you are late to your scheduled time, you may not inconvenience other participants and must finish up your practice at your scheduled time. If a participant or team fails to show up, the current participant or team may continue to practice.					
Individual		Family		Teams	
Initiation Fee	Membership	Initiation Fee	Membership	Initiation Fee	Membership
\$65	\$75/Month \$800/Annual	\$120	\$225/Month \$2250/Annual	\$200	\$350/Month \$3350/Annual
***13% savings on annual membership***		***17% savings on annual membership***		***20% savings on annual membership***	
One Time Use					
***No Initiation Fee with one time use***					
Individual		Family		Teams	
Field	(1) Cage	Field	(2) Cages	Field	(3) Cages
\$25/hour	\$15/hour	\$75/hour	\$65/hour	\$150/hour	\$130/hour
Guffich Grounds Sports Facility					



Marchants Family Properties, LLC  
1348 Sageberry Dr.  
Santaquin, UT 84655

Item # 4.

# Santaquin City Budget

## 2025-2026 Fiscal Year

### FULL TIME PERSONNEL REQUESTS - GENERAL FUND

Position	Department	Funding	Estimated Cost	RANK
Full-time - Police Officer (NEW)	Public Safety - Police	General Fund	\$107,000	1
Full-time - Parks & Grounds Maintenance (PT to FT)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$43,000	2
Current Employees - COLA Increase starting in Oct	All Departments	Enterprise Funds/General Fund	\$125,000	3
Full-time - Administrative Battalion Chief (NEW)	Public Safety - Fire	Transfer to Fire from General Fund	\$135,000	4
Full-time - Police Officer (NEW)	Public Safety - Police	General Fund	\$107,000	5
Full-time - Parks & Grounds Maintenance (NEW)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$60,000	6
Full-time - Children's Librarian (NEW)	Community Services - Library	General Fund	\$71,000	7
Full-time - Fire Captian (NEW)	Public Safety - Fire	Transfer to Fire from General Fund	\$120,000	8
Full-time - Fire Captian (NEW)	Public Safety - Fire	Transfer to Fire from General Fund	\$120,000	9
Full-time - Fire Captian (NEW)	Public Safety - Fire	Transfer to Fire from General Fund	\$120,000	10
TOTAL - New FT Personnel Requests - General Fund			\$1,008,000	

### FULL TIME PERSONNEL REQUESTS - ENTERPRISE FUNDS/COMBINED FUNDS

Position	Department	Funding	Estimated Cost	RANK
Full-time Public Works Operator (PT to FT)	Public Works - Water/PI/Sewer/Streets	Enterprise Funds/General Fund	\$16,000	1
Full-time PW Admin Assistant (PT to FT)	Public Works - Water/PI/Sewer/Streets	Enterprise Funds/General Fund	\$35,000	2
Full-time Public Works Operator (New)	Public Works - Water/PI/Sewer/Streets	Enterprise Funds/General Fund	\$66,000	3
TOTAL - New FT Personnel Requests - Enterprise Funds			\$117,000	

### PERSONNEL ONGOING

Position	Department	Funding	Estimated Cost	
Full-time - Engineer/Project Manager (Carry Over)	CD -Engineering	General Fund	\$150,000	X
Employee Insurance Benefits (15% Increase same plan structure)	All Departments	Enterprise Funds/General Fund	\$120,000	X
TOTAL - Personnel Ongoing			\$270,000	

# Santaquin City Budget

2025-2026 Fiscal Year

## PART TIME PERSONNEL REQUESTS - GENERAL FUND

Position	Department	Funding	Estimated Cost	RANK
Seasonal - Additional Parks & Grounds Mnt (NEW)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$6,750	1
Seasonal - Additional Parks & Grounds Mnt (NEW)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$6,750	2
On-Call - Firefighters (From 2 to 3)	Public Safety - Fire	Transfer to Fire from General Fund	\$8,000	3
On-Call - Firefighters (From 3 to 4)	Public Safety - Fire	Transfer to Fire from General Fund	\$8,000	4
On-Call - EMS (From 2 to 3)	Public Safety - Fire	Transfer to Fire from General Fund	\$7,100	5
Seasonal - Additional Parks & Grounds Mnt (NEW)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$6,750	6
Part -Time - Admin Asst - Passport Agent	Administrative Services - Admin	General Fund	\$33,600	7
Part-time - Library Clerk (4 Additional Hours)	Community Services - Library	Transfer to CS-Library from General Fund	\$4,000	8
Part-time - Sports Program Assistant (NEW)	Community Services - Sports	Transfer to CS-Sports from General Fund	\$24,000	9
Seasonal - Additional Parks & Grounds Mnt (NEW)	Public Works - Parks/Cemetery/Bldgs	General Fund	\$6,750	10
Seasonal - PW Maintenance - Streets (NEW)	Public Works - Streets	General Fund	\$15,000	11
Part-time - Recreation Aide (8 Additional Hours)	Community Services - Admin	Transfer to CS-Admin from General Fund	\$5,700	12
Part-time - Museum Director (NEW)	Community Services - Museum	Transfer to CS-Museum from General Fund	\$27,500	13
Part-time - Seniors Staff (8 Additional Hours)	Community Services - Seniors	Transfer to Seniors from General Fund	\$5,700	14
Part-time - Museum Intern (NEW)	Community Services - Museum	Transfer to CS-Museum from General Fund	\$5,000	15
TOTAL - New PT Personnel Requests - General Fund			\$170,600	

## PART TIME PERSONNEL REQUESTS - ENTERPRISE FUNDS/COMBINED FUNDS

Position	Department	Funding	Estimated Cost	Rank
Seasonal - PW Maintenance - Water (NEW)	Public Works - Water/PI	Water/PI Enterprise Funds	\$15,000	1
TOTAL - New PT Personnel Requests - Enterprise Funds			\$15,000	

# Santaquin City Budget

## 2025-2026 Fiscal Year

### CAPITAL EQUIPMENT REQUESTS - GENERAL FUND

Type of Equipment	Department	Funding	Estimated Cost	RANK
Dump Trailer	Public Works - Parks	Transfer to Capital Vehicles/Equipment from General Fund	\$12,000	1
PPE Replacement (Increase annual by \$5,200 operational)	Public Safety - Fire	Transfer to Fire Fund from General Fund	\$5,200	2
Top Dresser	Public Works - Parks	Transfer to Capital Vehicles/Equipment from General Fund	\$25,000	3
Mini Excavator & Trailer (Shared CS & PW)	CS & PW - Parks	Transfer to Capital Vehicles/Equipment from General Fund	\$85,000	4
Equipment Replacement Program (Annual Set-Aside \$50K-\$75K)	Public Safety - Fire	Transfer to Capital Vehicle & Equipment from General Fund	\$75,000	5
Radio Replacement Program (Annual Set-Aside \$4K-\$5K)	Public Safety - Fire	Transfer to Capital Vehicle & Equipment from General Fund	\$5,000	6
Recreation Activity Building Fitness Equipment	CS/Sports - Classes	Transfer to Capital Vehicles/Equipment from General Fund	\$91,000	7
(2) Pumps & (6) Ventilators (Possible Financing 15K)	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$60,000	8
Trenching Attachment	Public Works - Parks	Transfer to Capital Vehicles/Equipment from General Fund	\$8,000	9
Passport Equipment	Admin Services - Admin	Transfer to Capital Vehicle & Equipment from General Fund	\$6,000	10
Crack Sealer	Public Works - Streets	Transfer to Capital Vehicles/Equipment from General Fund	\$90,000	11
Carpet Cleaner	Public Works - Gov Bldgs	Transfer to Capital Vehicles/Equipment from General Fund	\$6,000	12
(2) Large Bay Fans	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$14,000	13
TOTAL - New Equipment Request - General Fund			\$482,200	

### CAPITAL EQUIPMENT - ENTERPRISE FUNDS/OTHER FUNDS

Type of Equipment	Department	Funding	Estimated Cost	RANK
PI Auto Flushing Valves - 4 Parks	Public Works - PI	Transfer to Capital Vehicles/Equipment from General Fund	\$20,000	1
20' Trench Box	Public Works - Water/Sewer	Transfer to Capitial Projects from Enterprise Funds	\$20,000	2
TOTAL - New Equipment Requests - Enterprise Funds			\$40,000	

# Santaquin City Budget

2025-2026 Fiscal Year

## CAPITAL VEHICLE REQUESTS - GENERAL FUND

Type of Vehicle	Department	Funding	Estimated Cost	RANK
(1) Police Ford F-150 Trucks	Public Safety - Police	Transfer to Capital Vehicles/Equipment from General Fund	\$71,000	1
(1) Police Ford F-150 Trucks	Public Safety - Police	Transfer to Capital Vehicles/Equipment from General Fund	\$71,000	2
(1) Police Ford F-150 Trucks	Public Safety - Police	Transfer to Capital Vehicles/Equipment from General Fund	\$71,000	3
Fire Ford F-250 3/4 Ton Truck	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$75,000	4
(1) Police Ford F-150 Trucks	Public Safety - Police	Transfer to Capital Vehicles/Equipment from General Fund	\$71,000	5
Building Inspection - Ford Maverik Hybrid AWD	CD - Building	Transfer to Capital Vehicles/Equipment from General Fund	\$32,000	6
Fire Ford F-250 3/4 Ton Truck	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$75,000	7
Used 12 Person Van	CS - Adminsitration	Transfer to Capital Vehicles/Equipment from General Fund	\$35,000	8
TOTAL - New Vehicle Requests - General Fund			\$501,000	

## CAPITAL VEHICLES REQUESTS - ENTERPRISE FUNDS/OTHER FUNDS

Type of Vehicle	Department	Funding	Estimated Cost	RANK
Used 10-Wheeled Dump Truck (\$100K to \$150K)	Public Works - Sewer	Transfer to Capital Projects from Enterprise Funds	\$150,000	1
(1) Used Utility Truck	Public Works - Wtr/Swr/PI	Transfer to Capital Projects from Enterprise Funds	\$50,000	2
Used Vactor Truck (\$300K to \$350K)	Public Works - Wtr/Swr/PI	Transfer to Capital Projects from Enterprise Funds	\$350,000	3
(1) Used Utility Truck	Public Works - Wtr/Swr/PI	Transfer to Capital Projects from Enterprise Funds	\$50,000	4
TOTAL - New Vehicle Requests - Enterprise Funds			\$600,000	

## CAPITAL VEHICLES ORDER REQUESTS - GENERAL FUND (WILL REQUIRE BONDING)

Type of Vehicle	Department	Funding	Estimated Cost	Yes	No
Tactical Water Tender (Auth to Order - FY27-28 Financial Obligation)	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$850,000	X	X
Engine/Pumper (Auth to Order - FY27-28 Financial Obligation)	Public Safety - Fire	Transfer to Capital Vehicles/Equipment from General Fund	\$1,300,000		X
10-Wheeled Snowplow (Ordered - Financial Impact FY 27-28)	Public Works - Streets	Transfer to Capital Vehicles/Equipment from General Fund	\$285,000	X	
TOTAL - New Vehicle Order Requests - General Funds			\$2,435,000		

# Santaquin City Budget

## 2025-2026 Fiscal Year

### CAPITAL PROJECTS/INITATIVES - GENERAL FUND

Project Description	Department	Funding	Estimated Cost	RANK
Employee Timekeeping Solution - Annual Cost	Admin - All	Transfer to Capital Computer from GF/Ent Fund	\$10,000	1
Employee Evaluation Software - Annual Cost	Admin - All	Transfer to Capital Computers from GF/Ent Funds	\$7,000	2
New Library - Construction ONLY (no FFE)	CS - Library	Transfer to Capital Projects from GF/State Funding/Donations	\$2,100,000	3
Public Safety Building Remodel - Additional Living Space	Public Safety - Fire	Transfer to Capital Projects from General Fund	\$100,000	4
Temporary Storage Building - Shared with PW	Public Safety - Fire & PW	Transfer to Capital Projects from General Fund	\$100,000	5
West Side Center Street Trail - Royal Land Dr to 770 N (\$210K - \$245K)	Public Works - Parks	Transfer to Capital Projects from General Fund	\$245,000	6
Santaquin Dowdle Puzzle	CS - Admin	Transfer to Capital Projects from General Fund	\$69,000	7
<b>TOTAL - Capital Projects Requests - General Fund</b>			<b>\$2,631,000</b>	

### CAPITAL PROJECTS/INITATIVES - ENTERPRISE FUNDS/OTHER FUNDS

Project Description	Department	Funding	Estimated Cost	Yes	No
Water Line Replacement - Ductile Iron (Annual Projects and/or Set Aside)	Public Works - Water	Water Enterprise Fund - Capital Projects	\$150,000	X	
Water Meter Replacement - Year 2 (Authorized in FY24-25)	Public Works - Water	Water Enterprise Fund - Capital Projects	\$175,000	X	
Santaquin Main Street Widening - Year 2 (Carry Over Project)	CS - Engineering	Transfer from Capital Roads - Grant Funds	\$2,750,000	X	
Santaquin Peaks Improvements - Phase III (Carry Over Project)	CS - Engineering	CDRA	\$500K-\$750K	X	
<b>TOTAL - Capital Projects Requests - Enterprise Funds</b>			<b>\$495,000</b>		

### CAPITAL PROJECTS/INITATIVES - REQUIRE BONDING/OUTSIDE FUNDING SOURCE

Project Description	Department	Funding	Estimated Cost	Yes	No
New Fire Station 142	Public Safety - Fire	Transfer to Capital Projects from General Fund	\$9,200,000		X
<b>TOTAL - Capital Projects Requests - General Fund - Bonding</b>			<b>\$9,200,000</b>		

# Santaquin City Budget

## 2025-2026 Fiscal Year

### CAPITAL PROJECTS/INITIATIVES - IMPACT FEE ELIGIBLE

Project Description	Department	Funding	Estimated Cost	Rank
<b>Water Impact Fees</b>				
New Culinary Well location Study & Design - Carry Over from last FY	Public Works - Water	Water Impact Fees	\$240,000	X
<b>Pressurized Irrigation Impact Fees</b>				
PRV Connection to ULS Pipeline	Public Works - PI	PI Impact Fees	\$410,000	X
<b>Sewer Impact Fees</b>				
Design & Construcion of WRF Improvements - Carry Over from last FY	Public Works - Sewer	Sewer Impact Fees	\$8,000,000	X
<b>Parks Impact Fee</b>				<b>RANK</b>
Recreation Activity Building - Phase II - Part A (HVAC, Elect, Plumbing, etc)	CS - Sports/Classes	Park Impact Fees	\$750,000	1
Buildling for Equipment @ Cemetery - Phase II	Public Works - Cemetery	Park Impact Fees	\$25,000	2
City Center Block Development - Water Feature	Public Works - Parks	Park Impact Fees	\$145,000	3
Centennial Park - Replace Playground Equipment (incr capacity \$150K to \$350K)	Public Works - Parks	Park Impact Fees/GF	\$350,000	4
Harvest View Park - Future Phase Additional Ballfield or Soccer Field	Public Works - Parks	Park Impact Fees	\$1,000,000	5
Trail - Center St to Canyon Rd	Public Works - Parks	Park Impact Fees	\$1,000,000	6
Skate Park - Select Location & Construction	Public Works - Parks	Park Impact Fees	\$450,000	7
Trail - Summit Ridge to Highland Dr	Public Works - Parks	Park Impact Fees	\$1,000,000	8
Cemetery Property Purchase (Repayment to GF - 4 YR Obligation)	Public Works - Cemetery	Park Impact Fees	\$330,000	X
TOTAL - New Capital Project Requests - Park Impact Fee Eligible			\$5,050,000	
<b>Public Safety Impact Fees</b>				
Public Safety Impact Fee Study	Community Dev	Public Safety Impact Fees	\$15,000	X
Fire Ladder Engine (Ordered - Financial Impact FY 27-28)	Public Safety - Fire	Public Safety Impact Fees	\$1,717,656	X
<b>Storm Drain Impact Fees</b>				
Property Acquisition - East Bench Debris Basins (Carry Over from last FY)	Public Works - Storm Water	Storm Water Impact Fee	\$2,000,000	X



# Santaquin City Budget

## 2025-2026 Fiscal Year

### TOTAL GENERAL FUND REQUESTS

TOTAL - New FT Personnel Requests - General Fund	\$1,008,000
TOTAL - New PT Personnel Requests - General Fund	\$170,600
TOTAL - New Equipment Request - General Fund	\$482,200
TOTAL - New Vehicle Requests - General Fund	\$501,000
TOTAL - Capital Projects Requests - General Fund	\$2,631,000
<b>TOTAL</b>	<b>\$4,792,800</b>

### TOTAL ENTERPRISE FUND REQUESTS

TOTAL - New FT Personnel Requests - Enterprise Funds	\$117,000
TOTAL - New PT Personnel Requests - Enterprise Funds	\$15,000
TOTAL - New Equipment Requests - Enterprise Funds	\$40,000
TOTAL - New Vehicle Requests - Enterprise Funds	\$600,000
TOTAL - Capital Projects Requests - Enterprise Funds	\$495,000
<b>TOTAL</b>	<b>\$1,267,000</b>

**SANTAQUIN CITY CORPORATION**  
**Check Register**  
**CHECKING - ZIONS - 02/15/2025 to 02/28/2025**

<b>Payee Name:</b>	<b>Payment Date:</b>	<b>Amount:</b>	<b>Description:</b>	<b>Ledger Account:</b>
ADCOCK, ARTHUR LEE	2/27/2025	\$334.92	Per Diem & Mileage for ULCT Spring Conference	1041230 - EDUCATION, TRAINING & TRAVEL
AMBIENTE H2O INC.	2/20/2025	\$859.23	Ware plates for WAS pumps	5240550 - WRF - EQUIPMENT MAINTENANCE
Anderson, Cael	2/18/2025	\$34.63	Paper check replacement for returned payroll direct deposit	1015800 - SUSPENSE
BACKMAN, JACKIE	2/27/2025	\$74.00	Jackie URPA Conference Per Diem	6740230 - EDUCATION, TRAINING, & TRAVEL
BEAGLEY, NORM	2/27/2025	\$183.00	Meal Per Diem - UCMA & ULCT Midyear Conference	1043230 - EDUCATION, TRAINING & TRAVEL
BEAGLEY, NORM	2/27/2025	\$386.62	Mileage & Meal Per Diem - Utah City Engineers Assoc Conference	1043230 - EDUCATION, TRAINING & TRAVEL
BEAGLEY, NORM	2/27/2025	\$400.62	Mileage & Meal Per Diem - Utah Water Users Conference	1043230 - EDUCATION, TRAINING & TRAVEL
		\$970.24		
BIGGS, ATHENA & JOSHUA *	2/20/2025	\$175.06	Refund: 5000344 - BIGGS, ATHENA & JOSHUA *	5113110 - ACCOUNTS RECEIVABLE
BLAZE MASTER FIRE PROTECTION	2/20/2025	\$26,000.00	New Fire Alarm for PSB	4140707 - PUBLIC SAFETY BUILDING REMODEL
BRADLEY, JOHN	2/27/2025	\$74.00	John URPA Conference Per Diem	6740230 - EDUCATION, TRAINING, & TRAVEL
BRIDGESOURCE, LLC	2/27/2025	\$279.80	DEF for Snow Plows	1060240 - SUPPLIES
BUFFO'S TERMITE & PEST CONTROL	2/27/2025	\$170.00	Harvest View	1070300 - PARKS GROUNDS SUPPLIES
CALLAWAY, JASON	2/20/2025	\$102.60	RWAU Conference	5140230 - EDUCATION, TRAINING & TRAVEL
CALLAWAY, JASON	2/20/2025	\$102.60	RWAU Conference	5240230 - EDUCATION, TRAINING & TRAVEL
CALLAWAY, JASON	2/20/2025	\$102.60	RWAU Conference	5440230 - EDUCATION, TRAINING & TRAVEL
		\$307.80		
CARQUEST AUTO PARTS STORES	2/20/2025	\$56.62	Filter for welder	1060250 - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	2/20/2025	\$20.70	Filter for Pats truck	5140250 - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	2/20/2025	\$40.92	Washer Fluid	1060240 - SUPPLIES
CARQUEST AUTO PARTS STORES	2/20/2025	\$44.72	Oil and filter change	5140250 - EQUIPMENT MAINTENANCE
CARQUEST AUTO PARTS STORES	2/27/2025	\$292.50	Batteries for floor scrubber	1051300 - BUILDINGS & GROUND MAINTENANCE
		\$455.46		
CENTRAL UTAH 911	2/27/2025	\$286.00	Central Utah 911, VPN Connection 2025	1054340 - CENTRAL DISPATCH FEES
CHEMTECH-FORD, INC	2/20/2025	\$30.00	Bac-T testing for Les Schwab Site plan	1022450-997 - (INSP&TESTING)Les Schwab
CHEMTECH-FORD, INC	2/20/2025	\$107.00	Effluent testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	2/20/2025	\$150.00	Water testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	2/20/2025	\$30.00	Water testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	2/27/2025	\$107.00	Effluent testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	2/27/2025	\$150.00	Water testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
		\$574.00		
CHILD SUPPORT SERVICES/ORS	2/28/2025	\$170.31	Garnishment - Child Support	1022420 - GARNISHMENTS

CODALE ELECTRIC SUPPLY	2/20/2025	\$142.88	Streetlight Conduit Repair for Tanner Flats subdivision	1022450-980 - (INSP&TESTING)Tanner Flats - Phase 2
CORPORATE TRADITIONS	2/20/2025	\$50.00	Pat on Back - Feb Luncheon	1043480 - EMPLOYEE RECOGNITIONS
COSTCO	2/27/2025	\$209.14	Annual Costco Membership Renewal	1043210 - BOOKS,SUBSCRIPTIONS,MEMBERSHIP
CRABB, CHLOE	2/20/2025	\$500.00	miss santaquin scholarship reimbursement	6440300 - MISS SANTAQUIN SCHOLARSHIP
DEL ROSARIO, BRIAN	2/27/2025	\$334.92	Per Diem & Mileage for ULCT Spring Conference	1041230 - EDUCATION, TRAINING & TRAVEL
DEL ROSARIO, BRIAN	2/27/2025	\$74.00	Brian URPA Conference Per Diem	6740230 - EDUCATION, TRAINING, & TRAVEL
		\$408.92		
DELCO WESTERN	2/20/2025	\$1,821.00	Chlorine maintenance parts	5140250 - EQUIPMENT MAINTENANCE
DELCO WESTERN	2/20/2025	\$817.10	Chlorinator Maintenance	5140250 - EQUIPMENT MAINTENANCE
		\$2,638.10		
EFTPS	2/18/2025	\$6,735.90	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	2/18/2025	\$14,886.80	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	2/18/2025	\$28,801.04	Social Security Tax	1022210 - FICA PAYABLE
		\$50,423.74		
EPIC ENGINEERING	2/20/2025	\$1,016.00	Epic Engineering Testing For Silver Oaks Subdivision	1022450-928 - (INSP& TESTING)Silver Oaks Phase 1
EPIC ENGINEERING	2/20/2025	\$126.00	Epic Engineering Testing for Ostler Subdivision	1022450-942 - (INSP&TESTING)Ostler
EPIC ENGINEERING	2/20/2025	\$74.00	Epic Engineering Testing for Highland Drive Overlay	4540200 - ROAD MAINTENANCE
EPIC ENGINEERING	2/20/2025	\$2,855.00	Epic Engineering Testing for Tanner Flats Subdivision	1022450-980 - (INSP&TESTING)Tanner Flats - Phase 2
EPIC ENGINEERING	2/20/2025	\$7,820.50	Epic Engineering Testing for Stratton Acres Subdivision	1022450-952 - (INSP&TESTING)Stratton Acres
EPIC ENGINEERING	2/20/2025	\$30.00	Epic Engineering Testing for Bello Corner Subdivision	1022450-992 - (INSP)Bellow Corner
EPIC ENGINEERING	2/20/2025	\$1,355.00	Epic Engineering Testing for O'Reilly Site plan	1022450-971 - (INSP&TESTING)O'Reilly Auto Parts
		\$13,276.50		
EVA, SHAD	2/20/2025	\$102.60	RWAU Conference	5140230 - EDUCATION, TRAINING & TRAVEL
EVA, SHAD	2/20/2025	\$102.60	RWAU Conference	5240230 - EDUCATION, TRAINING & TRAVEL
EVA, SHAD	2/20/2025	\$102.60	RWAU Conference	5440230 - EDUCATION, TRAINING & TRAVEL
		\$307.80		
FLEETPRIDE	2/20/2025	\$9.20	Wheel seal for snow plow.	1060250 - EQUIPMENT MAINTENANCE
GUNTHERS HEATING, COOLING, PLUMBING & SOLAR	2/20/2025	\$356.62	Council Chambers and Conference Room HVAC programing	1051300 - BUILDINGS & GROUND MAINTENANCE
HATFIELD, PAT	2/20/2025	\$102.60	RWAU Conference	5140350 - SAFETY & PPE
HATFIELD, PAT	2/20/2025	\$102.60	RWAU Conference	5240350 - SAFETY & PPE
HATFIELD, PAT	2/20/2025	\$102.60	RWAU Conference	5440350 - SAFETY & PPE
		\$307.80		
HUMPHRIES INC	2/27/2025	\$164.06	Medical Supplies OXYGEN	7657242 - EMS - SUPPLIES
HURST, ROD	2/27/2025	\$189.10	Reimburse Rodney, 2 Blauer uniform shirts	1054240 - SUPPLIES
INGRAM BOOK GROUP	2/27/2025	\$20.99	books	7240210 - BOOKS, SUBSCRIPTIONS & MEMBERSHIPS
INGRAM BOOK GROUP	2/27/2025	\$1,362.74	books	7240600 - LIBRARY-CLEF FUNDS (STATE GRANT)

INGRAM BOOK GROUP	2/27/2025	\$702.25	books	7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES
INGRAM BOOK GROUP	2/27/2025	\$205.03	books	7240600 - LIBRARY-CLEF FUNDS (STATE GRANT)
INGRAM BOOK GROUP	2/27/2025	\$293.99	books	7240770 - LIBRARY BOARD FUND RAISER EXPENDITURES
		\$2,585.00		
INTERMOUNTAIN FARMERS, INC.	2/27/2025	\$2,857.14	Fertilizer and Pre-emergent	1070300 - PARKS GROUNDS SUPPLIES
INTERMOUNTAIN FARMERS, INC.	2/27/2025	-\$2,857.14	Fertilizer and Pre-emergent	1070300 - PARKS GROUNDS SUPPLIES
INTERMOUNTAIN FARMERS, INC.	2/27/2025	\$263.89	Fertilizer for Harvest View	1070300 - PARKS GROUNDS SUPPLIES
INTERMOUNTAIN FARMERS, INC.	2/27/2025	\$2,044.99	Pre-emergent for Park Strips	1060240 - SUPPLIES
		\$2,308.88		
KEEL, TRAVIS	2/27/2025	\$334.92	Per Diem & Mileage for ULCT Spring Conference	1041230 - EDUCATION, TRAINING & TRAVEL
KEITH JUDDS PRO-SERVICE, INC	2/20/2025	\$35.00	Emissions - 2015 Taurus	1043250 - EQUIPMENT MAINTENANCE
KNOX COMPANY	2/27/2025	\$170.00	Knoxbox antenna medvaults	7657242 - EMS - SUPPLIES
L.N. CURTIS & SONS	2/20/2025	\$10,000.00	SCBA Cylinders	7657740 - FIRE - CAPITAL-VEHICLES & EQUIPMENT
LANDMARK EXCAVATING, INC.	2/20/2025	\$250,698.49	Landmark Progress Payment for Main Street Widening	4540306 - MAIN STREET WIDENING
LEGG, NICHOLAS	2/20/2025	\$680.00	Bail Refund - Legg	1022430 - COURT FINES AND FORFEITURES
LERWILL, AUSTIN	2/20/2025	\$96.71	Reimburse Austin Lerwill, Dog Food	1054706 - POLICE - K-9 EXPENDITURES
LGG INDUSTRIAL, INC.	2/27/2025	\$135.16	PW56 Hydraulic hose repair	1060250 - EQUIPMENT MAINTENANCE
LGG INDUSTRIAL, INC.	2/27/2025	\$18.06	Hose for pressure washer	1060240 - SUPPLIES
		\$153.22		
MARSHALL, THOMAS	2/20/2025	\$18.50	REISSUE CHECK 02/28/2024 WITNESS FEE	1015800 - SUSPENSE
MARSHALL, THOMAS	2/19/2025	-\$18.50	REISSUE CHECK 02/28/2024 SHREDDED CHK BEFORE DEPOSIT WITNESS FEE	1015800 - SUSPENSE
		\$0.00		
MHC SIGN AND DESIGN	2/27/2025	\$135.00	SCBA Tank Lables	7657250 - FIRE - EQUIPMENT MAINTENANCE
MILLER, SARAH JANE	2/27/2025	\$74.00	Sarah URPA Conference Per Diem	6740230 - EDUCATION, TRAINING, & TRAVEL
MOUNTAIN ALARM	2/20/2025	\$160.00	Alarm monitoring for City Hall	1051300 - BUILDINGS & GROUND MAINTENANCE
MOUNTAIN ALARM	2/20/2025	\$73.33	Alarm Monitoring (Public Safety)	1051300 - BUILDINGS & GROUND MAINTENANCE
		\$233.33		
MOUNTAINLAND SUPPLY	2/20/2025	\$519.64	Parts for PRV's	5140240 - SUPPLIES
MOUNTAINLAND SUPPLY	2/20/2025	\$264.29	Grate for cemetery field drain.	1077300 - CEMETERY GROUNDS MAINTENANCE
MOUNTAINLAND SUPPLY	2/20/2025	\$89.85	Gaskets for meters.	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	2/20/2025	\$89.85	Gaskets for meters.	5440242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	2/27/2025	\$2,944.00	Meters for new construction	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	2/27/2025	\$2,944.00	Meters for new construction	5240242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	2/27/2025	\$2,944.00	Meters for new construction	5440242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	2/27/2025	\$168.60	Water Hydrant repair Rec Building	1051300 - BUILDINGS & GROUND MAINTENANCE
MOUNTAINLAND SUPPLY	2/27/2025	\$304.40	Water and PI parts	5140240 - SUPPLIES
MOUNTAINLAND SUPPLY	2/27/2025	\$304.40	Water and PI parts	5440240 - SUPPLIES

		\$10,573.03		
NELSON, JAN	2/20/2025	\$18.50	REISSUE CHECK 11/15/2023 WITNESS FEE	1015800 - SUSPENSE
NELSON, JAN	2/19/2025	-\$18.50	REISSUE CHECK 11/15/2023 DID NOT RECEIVE WITNESS FEE	1015800 - SUSPENSE
		\$0.00		
NIELSEN & SENIOR, ATTORNEYS	2/27/2025	\$27,078.80	Legal Services - Criminal Prosecution	1043331 - LEGAL
NIELSEN & SENIOR, ATTORNEYS	2/27/2025	\$6,724.26	Legal Services - General Civil	1043331 - LEGAL
		\$33,803.06		
NIELSON PLUMBING & MECHANICAL LLC	2/27/2025	\$16,380.00	PI Meter Project	4140829 - PI METER UPGRADE PROJECT
NORTHWEST PIPE COMPANY	2/27/2025	\$541.55	Cone section for PI flush station	5440240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	2/27/2025	\$15.74	Fuses for trucks	1060250 - EQUIPMENT MAINTENANCE
PEERY, CANDICE *	2/20/2025	\$164.32	REISSUE CHECK 06/21/2024 UTILITY REFUND	1015800 - SUSPENSE
PEERY, CANDICE *	2/19/2025	-\$164.32	REISSUE CHECK 06/21/2024 NEVER RECEIVED UTILITY REFUND	1015800 - SUSPENSE
		\$0.00		
PRINCIPAL LIFE INSURANCE COMPANY	2/27/2025	\$82.85	COBRA - Mark Bell	1022501 - DENTAL
PRINCIPAL LIFE INSURANCE COMPANY	2/27/2025	\$118.94	Dental Premium - Surviving Spouse Benefit - Hooser	1054145 - SURVIVING SPOUSE BENEFIT PROGRAM
PRINCIPAL LIFE INSURANCE COMPANY	2/27/2025	\$619.06	Vision Premiums - March 2025	1022501 - DENTAL
PRINCIPAL LIFE INSURANCE COMPANY	2/27/2025	\$5,802.36	Dental Premiums - March 2025	1022501 - DENTAL
		\$6,623.21		
REDMOND MINERALS, INC	2/20/2025	\$930.28	Road Salt	1060240 - SUPPLIES
REDMOND MINERALS, INC	2/20/2025	\$1,836.64	Road Salt	1060240 - SUPPLIES
REDMOND MINERALS, INC	2/20/2025	\$1,781.52	Road Salt	1060240 - SUPPLIES
		\$4,548.44		
REVCO	2/20/2025	\$597.51	Copy Machine Lease - City Hall	4340300 - COPIER CONTRACT
ROCKY MOUNTAIN POWER	2/20/2025	\$39.12	509 FIRESTONE DRIVE	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	2/20/2025	\$16.26	1250 S CANYON ROAD	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	2/20/2025	\$4.73	80 E 770 N	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	2/20/2025	\$22.22	154 E 950 S	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	2/20/2025	\$44.78	415 TRAVERTINE WAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	2/20/2025	\$47.42	1005 S RED BARN	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	2/20/2025	\$22.22	1026 E MAIN STREET	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	2/20/2025	\$612.97	1100 S CANYON ROAD	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	2/20/2025	\$20.53	1000 N CENTER PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	2/20/2025	\$406.55	1213 N Center Public Works Building	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	2/20/2025	\$803.25	10 W GINGER GOLD ROAD (LIFT STATION)	5240270 - UTILITIES
ROCKY MOUNTAIN POWER	2/20/2025	\$13,438.53	1215 N CENTER	5240500 - WRF - UTILITIES
ROCKY MOUNTAIN POWER	2/20/2025	\$21.88	1852 S Bluff St.	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	2/20/2025	\$27.42	115 W 860 N - STRONGBOX	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	2/20/2025	\$31.36	1269 S RED CLIFF DRIVE	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	2/20/2025	\$33.78	150 S 900 E	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	2/20/2025	\$46.17	1230 Bluff St.	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	2/20/2025	\$69.15	1595 S LONGVIEW ROAD	1060270 - UTILITIES - STREET LIGHTS

ROCKY MOUNTAIN POWER	2/20/2025	\$206.25	759 Badger Way	1060270 - UTILITIES - STREET LIGHTS
		\$15,914.59		
Roos, Mason	2/18/2025	\$207.79	Paper check replacement for returned payroll direct deposit	1015800 - SUSPENSE
RURAL WATER ASSOCIATION OF UTAH	2/20/2025	\$385.00	RWAU Conference Registration (Pat, Shad and Jason)	5140230 - EDUCATION, TRAINING & TRAVEL
RURAL WATER ASSOCIATION OF UTAH	2/20/2025	\$385.00	RWAU Conference Registration (Pat, Shad and Jason)	5240230 - EDUCATION, TRAINING & TRAVEL
RURAL WATER ASSOCIATION OF UTAH	2/20/2025	\$385.00	RWAU Conference Registration (Pat, Shad and Jason)	5440230 - EDUCATION, TRAINING & TRAVEL
		\$1,155.00		
SANTAQUIN CITY UTILITIES	2/28/2025	\$125.00	Cemetery	1022350 - UTILITIES PAYABLE
SANTAQUIN CITY UTILITIES	2/28/2025	\$805.00	Utilities	1022350 - UTILITIES PAYABLE
		\$930.00		
SCOTT, LINDSAY	2/27/2025	\$74.00	Lindsay URPA Conference Per Diem	6740230 - EDUCATION, TRAINING, & TRAVEL
SELECTHEALTH, INC	2/27/2025	\$52.00	HSA Admin Fees - March 2024	1043310 - PROFESSIONAL & TECHNICAL
SELECTHEALTH, INC	2/27/2025	\$889.00	Health Insurance - March 2024 - Surviving Spouse Benefit - Hooser	1054145 - SURVIVING SPOUSE BENEFIT PROGRAM
SELECTHEALTH, INC	2/27/2025	\$68,122.00	Health Insurance Premiums - March 2024	1022500 - HEALTH INSURANCE
		\$69,063.00		
SHAUNA JO EVES	2/27/2025	\$74.00	Shauna Jo URPA Conference Per Diem	6740230 - EDUCATION, TRAINING, & TRAVEL
SHRED-IT US JV LLC	2/27/2025	\$176.84	Document Shredding Servcies	1043310 - PROFESSIONAL & TECHNICAL
SIDDOWAY, JEFFREY	2/27/2025	\$334.92	Per Diem & Mileage for ULCT Spring Conference	1041230 - EDUCATION, TRAINING & TRAVEL
SKM INC	2/20/2025	\$400.00	SCADA Maintenance	5240310 - PROFESSIONAL & TECHNICAL SVCS
SMITH, BAYLIE & LOGAN *	2/20/2025	\$92.70	Refund: 6209814 - SMITH, BAYLIE & LOGAN *	5113110 - ACCOUNTS RECEIVABLE
SOUTHERN TIRE MART, LLC	2/27/2025	\$454.54	Tires for PW 72	5140250 - EQUIPMENT MAINTENANCE
SOUTHERN TIRE MART, LLC	2/27/2025	\$454.54	Tires for PW 72	5440250 - EQUIPMENT MAINTENANCE
SOUTHERN TIRE MART, LLC	2/27/2025	\$454.55	Tires for PW 72	1060250 - EQUIPMENT MAINTENANCE
SOUTHERN TIRE MART, LLC	2/27/2025	\$454.55	Tires for PW 72	5240250 - EQUIPMENT MAINTENANCE
		\$1,818.18		
SPIRES, MATHEW *	2/20/2025	\$39.14	Refund: 6400984 - SPIRES, MATHEW *	5113110 - ACCOUNTS RECEIVABLE
STAPLES	2/20/2025	\$38.31	Case of Copy Paper	1042240 - SUPPLIES
STAPLES	2/20/2025	\$38.31	Case of Copy Paper	6740240 - SUPPLIES
STAPLES	2/20/2025	\$72.36	Binders	1043240 - SUPPLIES
STAPLES	2/27/2025	\$20.75	Mouse/Highlighters	1068240 - SUPPLIES
STAPLES	2/27/2025	\$5.56	Mouse Pad	1068240 - SUPPLIES
		\$175.29		
STUART C. IRBY CO.	2/20/2025	\$53,793.23	Street lights for new developments	1022530 - STREET LIGHTS (NEW DEVELOPMENT)
THATCHER COMPANY	2/27/2025	\$3,069.00	T-Chlor for WRF	5240510 - WRF - CHEMICAL SUPPLIES
UTAH COUNTY AUDITOR - ACCOUNTS RECEIVABLE	2/27/2025	\$2,467.03	Everbridge Software - Annual Cost	4340612 - EVERBRIDGE CONTRACT

UTAH COUNTY LODGE #31	2/28/2025	\$253.00	FOP Dues (Ut County Lodge #31)	1022425 - FOP DUES
UTAH LEAGUE OF CITIES & TOWNS	2/20/2025	\$710.00	ULCT Spring Conference Registration for Jason Bond & Norm Beagley	1043230 - EDUCATION, TRAINING & TRAVEL
UTAH LEAGUE OF CITIES & TOWNS	2/20/2025	\$1,975.00	ULCT Spring Conference Registration for Mayor & Council Memebers	1041230 - EDUCATION, TRAINING & TRAVEL
		\$2,685.00		
UTAH STATE RETIREMENT	2/26/2025	\$5.00	Traditional IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	2/26/2025	\$91.64	Retirement Loan Payment	1022325 - RETIREMENT LOAN PAYMENT
UTAH STATE RETIREMENT	2/26/2025	\$406.35	Post Retirement (After 7/2010)	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	2/26/2025	\$1,174.25	401K - Tier 1 Parity	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	2/26/2025	\$1,573.00	Roth IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	2/26/2025	\$2,079.17	457	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	2/26/2025	\$5,686.91	401K	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	2/26/2025	\$30,319.89	State Retirement	1022300 - RETIREMENT PAYABLE
		\$41,336.21		
VANCON, INC	2/20/2025	\$12,350.00	Vancon CMGC services for WRF phase 3 Expansion	5640783 - WRF UPGRADE (ADDITIONAL TRAIN) PROJECT
WALL, MIKE	2/20/2025	\$72.00	Grammarly Reimbursement, Mike Wall	1054210 - BOOKS, SUBSCRIPT, MEMBERSHIPS
WALMART BRC - GE CAPITAL RETAIL BANK	2/27/2025	\$36.00	SENIOR LUNCH	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	2/27/2025	\$56.73	YOUTH CLASSES	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	2/27/2025	\$56.80	SPOUSE BIRTHDAY GIFTS-PD	1054240 - SUPPLIES
WALMART BRC - GE CAPITAL RETAIL BANK	2/27/2025	\$63.76	YOUTH CLASSES	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	2/27/2025	\$156.95	SENIOR LUNCH	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	2/27/2025	\$178.45	SENIOR LUNCH	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	2/27/2025	\$180.76	DC AUCTION/CONCERT-PD	1054240 - SUPPLIES
WALMART BRC - GE CAPITAL RETAIL BANK	2/27/2025	\$212.67	SENIOR LUNCH	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	2/27/2025	\$338.47	SENIOR LUNCH	7540480 - FOOD
		\$1,280.59		
WANG, VICTORIA	2/27/2025	\$82.00	Interpreter Services - Justice Court	1042310 - PROFESSIONAL & TECHNICAL
<b>TOTAL:</b>		<b>\$648,179.91</b>		



# SANTAQUIN CITY FIRE & EMS DEPARTMENT

Fire Chief Ryan Lind  
firechief@santaquin.org

*Phone: 801-754-3211*

*Cell: 385-329-6271*

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To: Mayor Olson and City Council Members  
From: Ryan Lind, Fire Chief  
Date: February 28<sup>th</sup>, 2025  
RE: Out of State Travel

The International Association of Arson Investigators' annual training is scheduled for March 9<sup>th</sup> to March 12<sup>th</sup> in Wendover Nevada, with practical portions held at Wendover Utah Airport. As per Santaquin City Employee Policy, I am seeking permission to attend this Out of State training. This conference allows me to gain the required training hours to maintain my certification in fire investigations and is something that I budget for each year. I will be driving my work truck to Wendover and staying at the Hotel where the classroom portion is held. Please let me know if you have any questions regarding this travel



# RESOLUTION 03-01-2025

## A RESOLUTION APPROVING THE SANTAQUIN CITY FISCAL YEAR (FY) 2024-2025 BUDGET AMENDMENT #4

**WHEREAS**, the City of Santaquin is a fourth-class city in the State of Utah with the responsibility of providing essential government services for its residents; and

**WHEREAS**, on June 18, 2024, Santaquin City (“**City**”) adopted the Budget for Santaquin City for the Fiscal Year 2024-2025; and

**WHEREAS**, on September 3, 2024, Santaquin City (“**City**”) approved Budget Amendment #1 for Santaquin City for the Fiscal Year 2024-2025; and

**WHEREAS**, on November 19, 2024, Santaquin City (“**City**”) approved Budget Amendment #2 for Santaquin City for the Fiscal Year 2024-2025; and

**WHEREAS**, on January 21, 2025, Santaquin City (“**City**”) approved Budget Amendment #3 for Santaquin City for the Fiscal Year 2024-2025; and

**WHEREAS**, the City desires now to further amend the Agency FY2024-25 Budget accordingly;

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

**SECTION 1:** The attached document represents adjustments to the Fiscal Year 2024-2025 Budget.

**SECTION 2:** This Resolution shall become effective upon passage.

Approved on this 4<sup>th</sup> day of March, 2025.

SANTAQUIN CITY

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Daniel M. Olson, Mayor

Attest:

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Amalie R. Ottley, City Recorder

Councilmember Art Adcock  
Councilmember Brian Del Rosario  
Councilmember Travis Keel  
Councilmember Lynn Mecham  
Councilmember Jeff Siddoway

Voted \_\_\_\_  
Voted \_\_\_\_  
Voted \_\_\_\_  
Voted \_\_\_\_  
Voted \_\_\_\_

## Santaquin City

Fiscal Year 2024-2025 - Budget Amendment (4)

March 4, 2025

<b>Budget Changes by Fund:</b>		Prior Budget	Amendment (4) [Change]	Final Budget	
<b>General Fund</b>					
<u>Revenues:</u>					
10-38-100	Interest Earnings	\$ 450,000.00	\$ 22,000.00	\$ 472,000.00	Increase Revenue - Additional interest revenues earned
10-38-930	Police - Donations	\$ 16,600.00	\$ 67,400.00	\$ 84,000.00	Increase Revenue - Funds donated to PD for sending officers to National Police Week - Hooser Memorial - See memo
10-38-945 (NEW)	Police - Contract Services	\$ -	\$ 5,000.00	\$ 5,000.00	Increase Revenue - New GL for revenue received for Contract Services with other agencies. - See memo
<b>Total Changes to Revenues:</b>			<b>\$ 94,400.00</b>		
<u>Expenditures:</u>					
10-51-300	Buildings & Grounds Maintenance	\$ 58,000.00	\$ 13,000.00	\$ 71,000.00	Increase Expense - Rental home repairs
10-54-110	Salaries & Wages (Police)	\$ 1,396,252.00	\$ 5,000.00	\$ 1,401,252.00	Increase Expense - Wages paid for Contract Services with other agencies - See memo
10-54-707	Use of Donated Funds	\$ 16,600.00	\$ 67,400.00	\$ 84,000.00	Increase Expense - Donations funds used to send officers to National Police Week - Hooser Memorial - See memo
10-90-500	Transfer to CS-Seniors Fund	\$ 57,000.00	\$ 9,000.00	\$ 66,000.00	Increase Expense - Additional funds transferred to offset reduction in MAG Funding
<b>Total Changes to Expenditures:</b>			<b>\$ 94,400.00</b>		
<b>CS - Seniors</b>					
<u>Revenues:</u>					
75-34-440	Mountainland Association of Govts	\$ 21,000.00	\$ (9,000.00)	\$ 12,000.00	Decrease Revenue - MAG funding decreased for FY24-25 - See memo
75-39-100	Transfer from General Fund	\$ 57,000.00	\$ 9,000.00	\$ 66,000.00	Increase Revenue - Additional funds transferred to offset reduction in MAG Funding
75-39-990	Contribution from Fund Balance	\$ 21,000.00	\$ 2,400.00	\$ 23,400.00	Increase Revenue - Requests by CS to use additional Eldred Funds to purchase Seniors program equipment
<b>Total Changes to Revenues:</b>			<b>\$ 2,400.00</b>		
<u>Expenditures:</u>					
75-40-482	Eldred Fund Expenses	\$ 2,000.00	\$ 2,400.00	\$ 4,400.00	Increase Expense - Request by CS to purchase additional Seniors program equipment - See memo
<b>Total Changes to Expenditures:</b>			<b>\$ 2,400.00</b>		

# Santaquin City

Fiscal Year 2024-2025 - Budget Amendment (4)

March 4, 2025

## Transfers

### General Fund Transfers:

### Other Fund Transfers:

<u>Acct No</u>	<u>Acct Description</u>	<u>Amount</u>		<u>Acct No</u>	<u>Acct Description</u>	<u>Fund</u>	<u>Amount</u>
10-90-500	Transfer to CS - Senior Citizens	\$ 9,000.00	→	75-39-100	Transfer from General Fund	CS - Senior Citizens	\$ (30,759.91)

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# Santaquin City

Fiscal Year 2024-2025 - Budget Amendment (4)

March 4, 2025

## Transfers

### General Fund Transfers:

### Other Fund Transfers:

<u>Acct No</u>	<u>Acct Description</u>	<u>Amount</u>		<u>Acct No</u>	<u>Acct Description</u>	<u>Fund</u>	<u>Amount</u>
10-90-500	Transfer to CS - Senior Citizens	\$ 9,000.00	→	75-39-100	Transfer from General Fund	CS - Senior Citizens	\$ 9,000.00

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# Memorandum

**To:** Santaquin City Mayor and City Council  
**From:** Chief Rodney Hurst  
**cc:** Norm Beagley  
**Date:** February 27, 2025  
**Re:** Budget Amendment

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The tragic events that affected our city last May remain in our collective memory. On or around May 16, 2025, the name of the deceased employee will be permanently inscribed on both the State Police Officer Memorial and the Federal Police Officer Memorial in Washington, D.C. These memorials serve as the law enforcement equivalent to the distinguished veterans' memorials in the nation's capital.

Over the past ten months, employees of the Santaquin City Police Department, along with local business owners, have worked diligently to raise funds to ensure the Hooser family and nine Santaquin City Police Officers can attend this significant honor. Through these efforts, we successfully raised sufficient funds to fully cover the costs of the trip to Washington, D.C., without utilizing any dedicated allocations from the police budget.

This budget amendment will consolidate and transfer the raised funds to the appropriate expenditure account.

# Memorandum

**To:** Santaquin City Mayor and City Council  
**From:** Chief Rodney Hurst  
**cc:** Norm Beagley  
**Date:** February 27, 2025  
**Re:** Budget Amendment Overtime

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The Santaquin City Fee Schedule for police contact services was modified and formally adopted approximately one year ago. This revision was primarily intended to accommodate a request from Brigham Young University (BYU) Police Services for additional law enforcement support during athletic events.

This budget amendment will establish a specific line item with a dedicated allocation to ensure accurate tracking of related expenditures.



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To: Mayor & City Council  
From: John Bradley, Community Services Director  
Date: March 4, 2025  
**RE: Senior MAG Funding**

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Santaquin City receives funding from Mountainland Association of Governments (MAG) to reimburse us for some of the costs associated with the Senior meal program. Senior staff members track meal attendance and submit monthly reports to MAG. They have a formula that determines how much Santaquin will be reimbursed.

However, this past year after the current fiscal year budget was created, MAG updated each City with the news that they would not be able to reimburse cities the amounts they had previously. They had some challenges with their overall program funding.

In summary, we anticipate we will now be about \$9,000 short in the MAG revenue line item. We would need to reduce the estimated revenue and transfer the requested amount from the General Fund. This would allow us to keep a balanced budget.

**Staff Recommendation:** Approve transfer of \$9,000 from General Fund to CS Senior Fund 75 Account.





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To: Mayor & City Council  
From: John Bradley, Community Services Director  
Date: March 4, 2025  
**RE: Access to Senior Fund Balance**

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Senior programs are expanding and request access to Senior Fund Balance/PTIF account. Fund balance has a balance of \$8,000. Funds requested would cover the following items:

Senior Kitchen Equipment-\$900  
Senior Event Supplies-\$500  
Senior Fitness Equipment-\$1000

Total: \$2400

Description: Kitchen equipment includes some small appliances and a new table that is the right height for food preparation. Fitness equipment provides unique equipment like steps and bands that Seniors benefit from participation in Senior specific classes. Events for Seniors are free and growing in popularity. The funds help pay for additional event supplies. Both types of equipment will be long-lasting equipment that will benefit Senior Programs for years to come.

**Staff Recommendation:** Approve transfer from Senior Fund Balance/PTIF to 75 CS Senior Account.



## MEMORANDUM

February 27, 2025

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To: Santaquin City Mayor and City Council  
From: Jon Lundell, P.E., City Engineer  
**RE: Water Conservation Element General Plan update Engineering assistance**

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Mayor and Council Members,

In December 2024 it was reported to the Mayor & Council Members that Santaquin City had received a grant for \$20,000 from the Utah Division of Water Resources (DWRe). This grant is to assist the City with the creation of a Water Element that will be added to the General plan as required by Utah Code 10-9a-403.

Staff reached out to Hansen, Allen, and Luce Engineers (HAL) and requested a proposal for assistance with this effort. The City has used HAL for multiple projects related to the City's water infrastructure. HAL also helps us maintain the City's water modeling.

HAL's proposal includes the needed effort to model the current system and anticipated future demands; to review our current efforts and city code related to water conservation; develop a water conservation program; and all related documentation and coordination to develop a viable water element for the General Plan that will meet the requirements stated within Utah Code.

Attached you will find a copy of the proposed agreement with HAL to perform this work for your reference.

Please contact me with any questions or concerns that you may have.

### **Recommended Motion:**

Motion to award a contract to Hansen, Allen and Luce, Inc for the creation of the General Plan Water Element in a not to exceed amount of \$16,400.00.

# RESOLUTION No. 03-02-2025

## A RESOLUTION OF THE SANTAQUIN CITY COUNCIL AWARDING AN ENGINEERING SERVICES CONTRACT TO HANSEN, ALLEN & LUCE, INC. FOR PREPARATION OF WATER USE ELEMENT OF THE SANTAQUIN CITY GENERAL PLAN

**WHEREAS**, the City of Santaquin, a municipality in Utah County, Utah, has a need to update our General Plan to include a Water Use Element, as required by Utah State Code; and

**WHEREAS**, Santaquin City has utilized the professional services of Hansen, Allen & Luce, Inc. for multiple water master plans, water rights assistance, water facility design services, water modeling, and more; and

**WHEREAS**, Santaquin City and Hansen, Allen & Luce, Inc. desire to enter into this contract to facilitate this work updating the City's General Plan to include the required Water Use Element;

### NOW THEREFORE, BE IT RESOLVED BY THE SANTAQUIN CITY COUNCIL THAT:

1. The Santaquin City Council approves the attached Hansen, Allen & Luce, Inc. Engineering Services Contract for updating the City's General Plan to include the required Water Use Element.
2. The Mayor is authorized to execute said Contract and to take all actions necessary to effectuate the same and the terms and conditions set forth therein.
3. This Resolution shall be effective upon approval.

**PASSED AND APPROVED** this 4<sup>th</sup> day of March, 2025.

\_\_\_\_\_  
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

**HANSEN, ALLEN & LUCE, INC.**  
**ENGINEERING SERVICES AGREEMENT**

THIS ENGINEERING SERVICES AGREEMENT (this "AGREEMENT") is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Santaquin City ("CLIENT") and HANSEN, ALLEN & LUCE, INC., a Utah corporation authorized to do business in Utah ("HAL"), who agree as follows:

1. PROJECT. CLIENT desires to engage HAL to provide engineering, technical, and other services as described below in connection with CLIENT'S project (the "PROJECT"). The PROJECT is described as follows: Assist with updating the Water Use Element of the Santaquin City General Plan.
2. SCOPE OF SERVICES. HAL shall provide certain specified services (the "SERVICES") on the PROJECT in accordance with this AGREEMENT, the Hansen, Allen & Luce, Inc. Standard Terms and Conditions ("STANDARD TERMS") attached hereto as Exhibit A, and the Scope of Services ("SCOPE OF SERVICES") attached hereto as Exhibit B. HAL shall not be responsible to provide any services not expressly contained in the STANDARD TERMS or the SCOPE OF SERVICES.
3. FEES. CLIENT shall reimburse HAL for services provided under this AGREEMENT on a time and expense basis in accordance with the HAL Standard Fee Schedule ("FEE SCHEDULE") attached as Exhibit C. CLIENT hereby agrees that all fees and charges set forth in the FEE SCHEDULE are acceptable to CLIENT, and CLIENT further agrees to pay all fees and charges to HAL in accordance with this AGREEMENT and FEE SCHEDULE.
4. SCHEDULE. SERVICES will be completed within 120 calendar days following written authorization from the CLIENT to HAL to proceed.
5. ATTACHMENTS AND EXHIBITS. All attachments and exhibits referenced in or attached to this AGREEMENT are incorporated herein and are made a part of this AGREEMENT.
6. CLIENT has read and understood the terms and conditions set forth on this AGREEMENT, the STANDARD TERMS, and all ATTACHMENTS and EXHIBITS and agrees that such items are hereby incorporated into and made a part of this AGREEMENT.


IN WITNESS WHEREOF, CLIENT and HAL have executed this AGREEMENT as of the date first above written.

CLIENT: Santaquin City

By: \_\_\_\_\_

Its: \_\_\_\_\_

HANSEN, ALLEN & LUCE, INC.

By:  \_\_\_\_\_  
Digitally signed by Steven Jones  
DN: cn=Steven Jones, o=Hansen, Allen & Luce, ou=Engineering, email=steve@halengineers.com, c=US, #1.3.6.1.5.2.3.2.28-0700

Its: CEO

**EXHIBIT A**  
**HANSEN, ALLEN & LUCE, INC.**  
**STANDARD TERMS AND CONDITIONS**

The standard terms and conditions set forth herein are attached to and made a part of the Engineering Services Agreement (the "AGREEMENT") between Hansen, Allen & Luce, Inc. ("HAL"), a Utah corporation and CLIENT (as defined in the AGREEMENT).

All capitalized terms which are not specifically defined herein shall have the meanings assigned to such terms in the AGREEMENT.

ARTICLE 1. SERVICES. The SERVICES to be provided by HAL are limited to and shall be as set forth in the SCOPE OF SERVICES attached to the AGREEMENT as Exhibit B.

ARTICLE 2. BILLING. Unless otherwise expressly provided in the AGREEMENT, billings will be based on actual accrued time, costs and expenses. CLIENT agrees to pay invoices upon receipt. If payment is not received by HAL within 30 days of the invoice date, the amount due shall bear interest at a rate of 1.5 percent per month (18 percent per annum), before and after judgement and CLIENT shall pay all costs of collection, including without limitation reasonable attorneys' fees (provided, however, if interest provided in this ARTICLE 2 exceeds the maximum interest allowed under any applicable law, such interest shall automatically be reduced to the maximum interest allowable by applicable law). If CLIENT has any objection to any invoice or part thereof submitted by HAL, CLIENT shall so advise HAL in writing, giving CLIENT's reasons, within 14 days of receipt of such invoice. Payment of the invoice shall constitute final approval of all aspects of the work performed to date as well as the necessity thereof. If the PROJECT or the AGREEMENT is terminated in whole or part prior to the completion of the SERVICES, then HAL shall be paid for work performed prior to HAL's receiving or issuing written notice of such termination and in addition HAL shall be reimbursed for any and all expenses associated with the termination of the PROJECT or the AGREEMENT, including without limitation any "shut-down" costs.

ARTICLE 3. NOT USED

ARTICLE 4. NOT USED

ARTICLE 5. DOCUMENTS. CLIENT shall furnish, or cause to be furnished, such reports, data, studies, plans, specifications, documents and other information deemed necessary by HAL for the proper performance of the SERVICES. HAL shall be entitled to rely upon documents provided by the CLIENT in performing the SERVICES. All documents provided by CLIENT shall remain the property of CLIENT; provided, that HAL shall be permitted at HAL's discretion to retain copies of such documents for HAL's files. The CLIENT acknowledges HAL's documents (including but not limited to data, reports, Drawings, Specifications, Record Drawings, and other deliverables) as instruments of professional service. Nevertheless, the documents prepared under this Agreement shall become the property of the CLIENT upon completion of the work and payment in full of all monies due to HAL. The CLIENT shall not reuse or make any modifications to the documents without prior written authorization of HAL. The CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold HAL harmless from any claim, liability or cost (including reasonable attorneys' fees and defense costs) arising or allegedly arising out of any unauthorized reuse or modification of the documents by the CLIENT or any person or entity that acquires or obtains the documents from or through the CLIENT without the written authorization of HAL.

CLIENT shall not rely in any way on any Document unless it is signed or sealed by HAL or one of its Consultants. Files, tests, data, graphics, or other media that are furnished by one party to the other that are not signed or sealed by HAL are furnished only for convenience. Any conclusions or information obtained or derived from such files will be at the user's sole risk. Because data stored in electronic media format can deteriorate or be modified inadvertently or otherwise without authorization of the data's creator, the party receiving electronic files agrees that it will perform acceptance tests or procedures within 60 days, after which the receiving party shall be deemed to have accepted the data thus transferred. Any transmittal errors detected within the 60-day acceptance period will be corrected by the party delivering the electronic files. When transferring documents in electronic media format, the transferring party makes no representations as to long-term compatibility, usability, or readability of such documents resulting from the use of software application packages, operating systems, or computer hardware differing from those used by the documents' creator.

ARTICLE 6. OPINIONS REGARDING COST. In providing opinions of probable construction cost, the CLIENT understands that HAL has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of HAL's qualifications and experience. HAL makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to the bid or actual costs.

ARTICLE 7. INDEMNITY. HAL hereby agrees to indemnify and hold harmless CLIENT and CLIENT's officers, employees, agents, successors and assigns from and against any and all losses, damages and liabilities to the extent caused by any negligent acts, errors or omissions of HAL or HAL's consultants of any tier, or their officers, employees or agents, with respect to the AGREEMENT or the performance of HAL's SERVICES. CLIENT hereby agrees to indemnify and hold harmless HAL and HAL's consultants of any tier and their officers, directors, employees, agents, successors and assigns from and against any and all losses, damages and liabilities to the extent caused by the negligent acts, errors or omissions of CLIENT or CLIENT's other consultants or contractors, or their officers, employees or agents, with respect to the AGREEMENT or the performance of HAL's SERVICES.

Notwithstanding any provision of the AGREEMENT to the contrary, HAL shall not be liable or responsible for any costs, expenses, losses, damages, or liability beyond the amounts, limits, coverage, or conditions of the insurance held by HAL. CLIENT agrees, at its sole cost and expense, to indemnify, defend and hold HAL and its officers, employees, contractors, and representatives harmless from all costs and liability (including without limitation attorney's fees, witness costs, courts costs, labor and direct expenses, losses and judgements) resulting from construction PROJECTS if HAL is not retained to perform construction phase services on the PROJECT, or for claims brought by third parties that are found to be without merit as to HAL. CLIENT shall have the right to investigate, negotiate and settle, with HAL's concurrence, any such suit or claim.

ARTICLE 8. INSURANCE.

- (A) HAL shall maintain or cause to be maintained on its behalf insurance policies of the types required below with insurance companies authorized to do business in the State of Utah, (i) having a Best Insurance Reports rating of "A" or better and a financial size category of "VII" or higher, or (ii) otherwise being acceptable to CLIENT with coverage limits and provisions at least sufficient to satisfy the requirements set forth below.
- (1) Workers' Compensation Insurance: Statutory workers' compensation insurance. Such insurance shall also include employer's liability insurance in a limit of no less than \$1,000,000. No owner or officer may be excluded.
  - (2) General Liability Insurance: Commercial general liability insurance on an occurrence basis arising out of claims for bodily injury (including death) and property damage. Such insurance shall provide coverage for ongoing operations and products-completed operations, blanket contractual, broad form property damage, personal and advertising injury, and independent contractors with a \$1,000,000 minimum limit per occurrence for combined bodily injury and property damage, provided the general policy aggregate shall apply separately to HAL on a per project basis. Any aggregate limit that does not apply separately to the premises shall be at least double the required per occurrence limit. HAL shall provide a certificate of insurance verifying completed operations coverage for a period of not less than two years after project completion.
  - (3) Automobile Liability Insurance: Automobile liability insurance for HAL's liability arising out of the use of owned (if any), leased (if any), non-owned and hired vehicles of HAL, with a \$1,000,000 minimum limit per accident for combined bodily injury and property damage and containing appropriate no-fault insurance provisions wherever applicable. All owned and/or leased automobiles shall be covered using symbol "1" (any auto).
  - (4) Professional Liability Insurance: Professional liability insurance for HAL's liability arising out of the rendering professional advice, including design and engineering work on the CLIENT's behalf in an amount not less than \$2,000,000 each claim, \$2,000,000 aggregate.
  - (5) Excess Liability Insurance: The amounts of insurance required in the foregoing subsections (1), (2), (3), (4), this subsection may be satisfied by HAL purchasing coverage in the amounts specified or by any combination of primary and excess insurance, so long as the total amount of insurance meets the required limits specified above.
- (B) Evidence of Insurance: On or before the effective date of each policy and on an annual basis at least 10 days prior to each policy anniversary, HAL shall furnish the CLIENT with (1) certificates of insurance or binders, in a form acceptable to CLIENT, evidencing all of the insurance required by the provisions of this Article 8 and (2) a schedule of the insurance policies held by or for the benefit of HAL and required to be in force by the provisions of this Article 8. Such certificates of insurance/binders shall be executed by each insurer or by an authorized representative of each insurer where it is not practical for such insurer to execute the certificate itself. Such

**HANSEN, ALLEN & LUCE, INC.**  
STANDARD TERMS AND CONDITIONS (cont.)

certificates of insurance/binders shall identify underwriters, the type of insurance, the insurance limits and the policy term and shall specifically list the special provisions enumerated for such insurance required by this Article 8. Upon request, HAL will promptly furnish CLIENT with copies of all insurance policies, binders and cover notes or other evidence of such insurance relating to the insurance required to be maintained by HAL.

ARTICLE 9. FORCE MAJEURE. HAL is not responsible for damages or delays in performance caused by factors beyond HAL's control, including but not limited to strikes, lockouts, work slowdowns or stoppages, accidents, acts of God, failure of any governmental or other regulatory authority to act in a timely manner, failure of the CLIENT to furnish timely information or approve or disapprove of HAL's services or work product promptly, or delays cause by faulty performance by CLIENT or by contractor(s) or any level. When such delays beyond HAL's reasonable control occur, the CLIENT agrees HAL is not responsible for damages, nor shall HAL be deemed to be in default of this AGREEMENT.

ARTICLE 10. CORPORATE PROTECTION. It is intended by the parties to this AGREEMENT that HAL's professional services in connection with the project shall not subject HAL's individual employees, officers or directors to any personal legal exposure for the risks associated with this PROJECT. Therefore, and notwithstanding anything to the contrary contained herein, the CLIENT agrees that as the CLIENT'S sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against HAL, a Utah corporation, and not against any of HAL's employees, officers or directors.

ARTICLE 11. EXTENSION OF PROTECTION. The CLIENT agrees to extend any and all liability limitations and indemnifications provided by the CLIENT to HAL to those individuals and entities HAL retains for performance of the services under this AGREEMENT, including but not limited to HAL's officers and employees and their heirs and assigns, as well as HAL's consultants and their officers, employees, heirs and assigns.

ARTICLE 12. STANDARD OF CARE. The SERVICES will be performed in accordance with generally accepted engineering principles and practices existing at the time of performance for the locality where the SERVICES were performed.

ARTICLE 13. GOVERNING LAW. The CLIENT and HAL agree that all disputes arising out of or in any way connected to this AGREEMENT, its validity, interpretation and performance and remedies for breach of contract, or any other claims related to this AGREEMENT shall be governed by the laws of the State of Utah.

ARTICLE 14. MEDIATION. In an effort to resolve any conflicts that arise during the design or construction of the PROJECT or following the completion of the PROJECT, the CLIENT and HAL agree that all disputes between them arising out of or relating to this AGREEMENT shall be submitted to nonbinding mediation unless the parties mutually agree otherwise.

ARTICLE 15. LEGAL ACTION. All legal actions by either party against the other arising from the AGREEMENT, or for the failure to perform in accordance with the applicable standards of care provided in the AGREEMENT, or for any other cause of action, shall be barred 2 years from the date the claimant knew or should have known of its claim: provided, however, no legal actions shall be asserted by CLIENT or HAL after 4 years from the date of substantial completion of the SERVICES.

ARTICLE 16. LITIGATION ASSISTANCE. The SCOPE OF SERVICES does not include costs of HAL for required or requested assistance to support, prepare, document, bring, defend, or assist in litigation undertaken or defended by the CLIENT. All such services required or requested of HAL except for suits or claims between the parties to the AGREEMENT will be reimbursed as mutually agreed, and payment for such services shall be in accordance with this AGREEMENT, unless and until otherwise required by a court or arbitrator.

ARTICLE 17. CHANGES. CLIENT may make or approve changes by written change order within the SCOPE OF SERVICES. CLIENT shall pay any additional costs of such changes at the rates set forth in the current FEE SCHEDULE.

ARTICLE 18. TERMINATION. Either the CLIENT or HAL may terminate this AGREEMENT at any time with or without cause upon giving the other party thirty (30) calendar days prior written notice. The CLIENT shall within

**HANSEN, ALLEN & LUCE, INC.**  
STANDARD TERMS AND CONDITIONS (cont.)

thirty (30) calendar days of termination pay HAL for all services rendered and all costs incurred up to the date of termination, in accordance with the compensation provisions of this AGREEMENT.

ARTICLE 19. SURVIVAL. All obligations arising prior to the termination of the AGREEMENT and all provisions of the AGREEMENT allocating the responsibility or liability between CLIENT and HAL shall survive the completion of the SERVICES and the termination of the AGREEMENT.

ARTICLE 20. NO THIRD PARTY BENEFICIARIES. No rights or benefits are provided by the AGREEMENT to any person other than the CLIENT and HAL and the AGREEMENT has no third-party beneficiaries.

ARTICLE 21. INTEGRATION. The AGREEMENT and all the exhibits and attachments thereto constitute the entire agreement between the parties and cannot be changed except by a written instrument signed by all parties thereto.





Mr. Jon Lundell  
Santaquin City  
110 S. Center Street  
Santaquin, UT 84655

December 24, 2024

**RE: Update to Santaquin General Plan**

Dear Mr. Lundell,

We are pleased to offer our assistance in updating the water use element of the General Plan of Santaquin City (the City).

**PROJECT UNDERSTANDING**

The City requires assistance with updating the water and land use element of its General Plan to comply with Utah Code §10-9a-403(f). The statute requires the City to meet new General Plan requirements integrating water and land planning. The City must adopt and implement this new integrated water and land use element by December 31, 2025.

Items for consideration include the following:

- Existing and future water demands
- Current conservation efforts
- Potential future conservation programs
- Implementation of water resources planning in the General Plan

**SCOPE OF WORK**

Based upon this understanding, we propose the following Scope for Services for completion of this project as described below.

**Task 1 – Existing and Future Water Demands**

***Objective:***

Review projected water use demands from planned development. Understand the impacts to existing and planned infrastructure. Meet with City planners to coordinate planning efforts.

***Input:***

- 1) Information from City personnel
- 2) Development plans
- 3) Density assumptions from the master plan

## EXHIBIT B: SCOPE OF SERVICES

Mr. Lundell  
December 24, 2024  
Page 2

### **Activities:**

- 1) Analyze the effect of permitted development or patterns of development on water demand and water infrastructure
- 2) Meeting with City planners to identify planned development and identify consistency with previous assumptions
- 3) Review existing water use data and determine remaining capacity available for future growth
- 4) Identify future potential capacity needs and identify potential water source options

### **Output:**

- 1) Projected water use
- 2) Water supply and demand gap
- 3) Inputs into future tasks

## **Task 2 – Review Water Conservation Efforts**

### **Objective:**

Review the existing water conservation plan to understand previous efforts and identify trends in water conservation. Identify concerns with water conservation. Collaborate on strategies to promote conservation and reduce existing and future demands.

### **Input:**

- 1) Information from City personnel
- 2) Water Conservation Plan

### **Activities:**

- 1) Review the City's Water Conservation Plan and prioritize issues to address
- 2) Identify and provide analysis of the City's current conservation measures
- 3) Identify methods of reducing water demand and per capita water use for future development
- 4) Identify methods of reducing water demand and per capita water use for existing development

### **Output:**

- 1) Water conservation concerns
- 2) Inputs into future tasks

## **Task 3 – Water Conservation Program Development**

### **Objective:**

Develop a list of strategies to help address concerns in water conservation. Review potential programs to mitigate those concerns, with a particular focus on landscaping modifications and revised ordinances aimed at reducing water consumption.

## EXHIBIT B: SCOPE OF SERVICES

Mr. Lundell  
December 24, 2024  
Page 3

### ***Input:***

- 1) Information from City personnel
- 2) Outputs from Task 2

### ***Activities:***

- 1) Assist the City in developing a variety of waterwise landscaping options, including low water use landscaping standards for new commercial/multifamily development
- 2) Identify opportunities for the City to modify operations and/or change ordinances to eliminate or reduce conditions that waste water
- 3) Identify other strategies to address concerns in water conservation to include in the General Plan

### ***Output:***

- 1) Strategies for reducing water use
- 2) Inputs into future tasks

## **Task 4 – Documentation and Coordination**

### ***Objective:***

Adequately document findings from previous tasks. Provide documentation for City personnel to incorporate into the General Plan.

### ***Input:***

- 1) Outputs from previous tasks

### ***Activities:***

- 1) Consult with the Division of Water Resources for information and technical resources regarding regional water conservation goals
- 2) Provide planning support as requested by the City including continued coordination with City personnel
- 3) Document efforts in a technical memorandum or similar and assist with including findings in the final General Plan

### ***Output:***

- 1) Comprehensive documentation for the water and land use element of the General Plan

## EXHIBIT B: SCOPE OF SERVICES

Mr. Lundell  
December 24, 2024  
Page 4

### SCHEDULE

We propose to complete this project by July 31, 2025.

### PROPOSED FEE

Our estimated fee for completing the work described is \$16,400. The work will be invoiced on an hourly plus reimbursable expenses basis. Work will be performed only at the written authorization of Santaquin City personnel. Santaquin will only be invoiced for actual effort expended. Estimated labor hours and fees per task are shown in the table below.

Task	Labor Hours	Fees
Existing and Future Water Demands	21	\$3,800
Review Water Conservation Efforts	23	\$3,900
Water Conservation Development Program	22	\$4,100
Documentation and Coordination	25	\$4,600
<b>Totals</b>	<b>91</b>	<b>\$16,400</b>

### ASSUMPTIONS

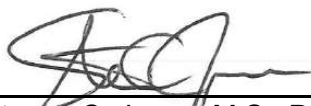
Our scope of work and fee have been developed and estimated assuming the project will proceed in general conformance with HAL's proposal. As part of this Scope of Work, the following assumptions were made. If circumstances arise which cause these assumptions not to be valid, a change in the Scope of Work and engineering fee will be necessary:

- 1) The City will respond promptly to all requests for data and information. All data listed as inputs in the scope are available and will be provided to HAL by the City.

Thank you for your consideration. Please contact us with any questions on this proposal.

Sincerely,

**HANSEN, ALLEN & LUCE, INC.**

  
\_\_\_\_\_  
Steven C. Jones, M.S., P.E.  
CEO

**EXHIBIT C  
STANDARD FEE SCHEDULE  
2025**

**PERSONNEL CHARGES**

Client agrees to reimburse Hansen, Allen & Luce, Inc. (HAL), for personnel hourly rates related to the completion of the project, in accordance with the following:

Managing Professional III .....	\$239
Managing Professional II .....	\$230
Managing Professional I .....	\$218
Senior Professional III .....	\$206
Senior Professional II .....	\$197
Senior Professional I .....	\$182
Professional III.....	\$171
Professional II.....	\$154
Professional I.....	\$145
Professional Intern.....	\$133
Environmental Scientist I .....	\$125
Environmental Scientist II .....	\$140
Engineering Student Intern .....	\$86
Water Resource Specialist I .....	\$146
Water Resource Specialist II .....	\$169
Professional Geologist I.....	\$159
Professional Geologist II.....	\$173
Geologist .....	\$149
Senior Designer.....	\$145
Designer .....	\$133
Senior Field Technician .....	\$162
Field Technician .....	\$105
CAD Operator.....	\$116
Public Relations Specialist.....	\$165
Administrative Assistant .....	\$80
Professional Land Surveyor.....	\$163
1 Man GPS Surveying Services.....	\$183
Drone Pilot .....	\$220
Expert Legal Services.....	\$360

**DIRECT CHARGES**

Client also agrees to reimburse HAL for all other costs related to the completion of the project. Charges shall include, but not be limited to, the following:

Communication, Computer, Reproduction .....	\$7 per labor hour
Out-of-town per diem allowance (lodging not included) .....	\$80 per day
Vehicle .....	\$0.72 per mile
Outside consulting and services .....	Cost plus 10%
Other direct expenses incurred during the project .....	Cost plus 10%
Trimble GPS Unit .....	\$160 per day
Data Logger/Transducer.....	\$160 per week
Credit Card Payment Fee .....	3.5% of Payment Amount

INTEREST CHARGE AFTER 30 DAYS FROM INVOICE DATE..... 1.5% per month

Note: Annual adjustments to personnel and expense charges will occur in January of each year.

# Santaquin City Resolution 03-03-2025

## A RESOLUTION OF THE SANTAQUIN CITY COUNCIL APPROVING A MEMORANDUM OF UNDERSTANDING REGARDING TEMPORARY FUNDING OF CONSTRUCTION PERMIT REVIEW PROCESSES

**WHEREAS**, Santaquin City (“City”) is a political subdivision of the State of Utah and has a responsibility to provide for the health, safety, and welfare of the City and its residents; and

**WHEREAS**, Comcast of Wasatch, Inc. (“Comcast”) is constructing a cable system within the City, which requires a large volume of construction permits and related field work to be reviewed and inspected by a limited Community Development and Public Works staff, potentially resulting in backlogs and delays; and

**WHEREAS**, to mitigate the negative effects of the increased volume of construction permits and related field work, Comcast is willing to provide temporary funding to expand the City’s staffing capabilities (“Permit Funding”), anticipating less potential for delays in the permitting and/or inspection and related field work processes; and

**WHEREAS**, the City and Comcast desire now to enter into a memorandum of understanding, setting forth appropriate terms and conditions pertaining to said Permit Funding; and

**WHEREAS**, the City Council finds that the terms and conditions of the attached Memorandum of understanding, are in the best interests of the City and desires to adopt said agreement.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of Santaquin City, Utah as follows:

**Section 1.** The attached Memorandum of Understanding sets forth terms and conditions consistent with the interests of Santaquin City, Utah, and is hereby adopted and approved.

**Section 2.** The Mayor is hereby authorized to execute said Memorandum of Understanding and to take actions necessary to implement the terms and conditions thereof.

**Section 3.** This Resolution shall take effect on the date it is adopted by the Santaquin City Council.

Approved and adopted this 18<sup>th</sup> day of February, 2025.

\_\_\_\_\_  
Daniel M. Olson, Santaquin City Mayor

Attest:

\_\_\_\_\_  
Amalie R. Ottley, Santaquin City Recorder

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

## MEMORANDUM OF UNDERSTANDING

On March 24, 2024, **Santaquin City, Utah (hereinafter, “City”)**, granted **Comcast of Wasatch, Inc.** (hereinafter, “Comcast”) a cable franchise to construct, operate, and maintain a cable system within the City boundaries. The construction of the cable system will bring an additional competitive choice to residents and businesses in the City for cable, broadband, telecommunications and other services.

Comcast’s construction of its cable system will require the review and processing of a number of construction permits issued by the City and related field work, which will require time and effort that exceeds the capacity of present City staffing levels. This exceedance of the City’s staffing capacity could interfere with the timely processing of Comcast and other permit applications.

It is in the public interest to ensure permit applications continue to be processed in a timely manner.

In recognition of the temporary burden its construction project will place on the City’s permitting resources, Comcast has offered to provide funding for additional temporary staffing in the City’s permitting department and related field work. This Memorandum of Understanding documents the terms of that funding.

### **The City and Comcast agree as follows:**

1. Comcast will provide funding in the amount of \$10,000 per month for an initial period of six months (hereinafter “Permit Funding”). The Permit Funding may be extended on a month-to-month basis by mutual agreement of Comcast and the City, which extension shall be documented in writing (e-mail or letter) by authorized representatives of each party.
2. The City agrees to use the Permit Funding to hire additional temporary staffing for the permitting office and related field work or to cover regular and or overtime costs incurred by City staff. The City has and shall continue to determine the number of additional staff needed but in no case less than the personnel that the City determines necessary to process timely permits and related field work. The City may also use the Permit Funding for additional equipment needed for the temporary staff (for example computers and other office equipment, vehicle usage, etc.), or for equipment or software that improves the overall operation of the City’s permitting processes.
3. The City shall have sole discretion in the employment and hiring processes, setting wages, applicant qualifications, work hours, and all other terms of employment of anyone employed and or hired using the Permit Funding. Comcast shall have no employer-employee relationship with anyone employed or hired using the Permit Funding. Comcast shall have no liability for or duty to anyone employed or hired by the City using the Permit Funding.
4. In consideration of the Permit Funding, the City agrees that Comcast’s permit applications will be processed in a timely manner in order to help Comcast keep the project on schedule and ensure that residents and businesses have access to the competitive options for cable, broadband, telecommunications and other services as soon as possible. However, any person hired using the Permit Funding need not work exclusively on Comcast permit applications and related field work. It is understood that



all permit applicants may benefit from the increased permit processing capacity made available by this program. Nothing in this Memorandum of Understanding is intended or shall be construed to provide preferential treatment to Comcast in the priority or sufficiency of construction permit applications.

5. This MOU is solely between the City and Comcast. It extends no rights to any third-party beneficiaries nor shall such persons have a right to assert any claims arising out of this MOU.
6. Comcast agrees that the Permit Funding is provided voluntarily by the company and shall not constitute a tax or a cable franchise fee, nor be deducted from future cable franchise fee payments or any other payment owed the City pursuant to the cable franchise.

Agreed to by:

FOR COMCAST OF WASATCH, INC.  
UTAH

FOR SANTAQUIN CITY,

\_\_\_\_\_  
\_\_\_\_\_

Name: \_\_\_\_\_

\_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_

Name:

Title:

Date:

# MEMO



To: Mayor Olson and City Council

From: Aspen Stevenson, Planner

Date: March 4, 2025

RE: **Kaden Hartshorn & Zakary Barker's Request to Amend Commercial Recreation Parking**

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Kaden Hartshorn and Zakary Barker plan to open a 9,000-square-foot gym in the Santaquin Peaks Industrial Park. The site includes 32 parking spaces, which will be shared with another unit. However, during the conceptual review, it was determined that the gym would require 93 parking stalls. To address this issue, they are requesting an amendment to Santaquin City Code 10.48.040 (Number of Parking Spaces Required). They propose changing the Commercial Recreation parking requirement from one parking space for every two patrons to one parking space for every five patrons, which would result in a 60% reduction in the required number of parking spaces. If the proposal passes, the parking requirement for the proposed gym will go from 93 stalls to 38 stalls.

Commercial Recreation is defined as *“an establishment providing completely enclosed recreation activities. Accessory uses may include the preparation and serving of food and/or the sale of equipment related to the enclosed uses. Included in this definition shall be bowling, roller or ice skating, billiards, indoor and outdoor swimming pools, tennis clubs, strength training and related amusements. This does not include theaters.”*

The applicants are seeking a parking reduction for all commercial recreation facilities to a 1:5 ratio. This reduction will impact smaller gyms and clubs, large chain gyms like Vasa Fitness, bowling alleys, swimming pools, skating rinks, and other similar amusement centers.

Research has been conducted on nearby cities and their parking requirements for similar uses.

Payson 13.10.040 Parking Spaces Required – General: 1 stall/200 sq ft for Amusement Centers, Recreation Centers, Reception Centers, Health Clubs and Spas, and similar uses.

Spanish Fork 15.4.16.120 Parking: 1:100 square feet or 1:5 seats, whichever is greater for Auditorium, Stadium, Event Center, Private Clubs, Health Clubs, Theaters. 1:400 square feet for Instructional Studio.

Springville 11-6-113 Off-Street Parking: Health or amusement uses require 1 stall for every 150 square feet. Aquatic or recreation centers require 1 stall for every 250 square feet.

Salem 14-13-030 Standards: Dance, music and similar studios require 1 space every 200 square feet of building size.

Lindon 17.18.070 Minimum Number Required Cultural, amusement and recreation require one stall per 3½ person capacity in the building or facility, based on maximum use of all facilities at the same time.

City staff conducted a case study of five smaller gyms located throughout Southern Utah County. Pictures were taken at various times throughout the day. The results indicate that in Springville, Spanish Fork, and Salem, the gym parking lots were less crowded due to the variety of gym options available in the area. In contrast, the parking lot at 180 Fitness in Payson was consistently packed throughout the day, as it is the only gym in Payson. Kaden and Zakary's gym will be the first to open in Santaquin, making 180 Fitness in Payson the most comparable. All parking lot photos can be found within the case study attached as Attachment 3.

The attached draft ordinance has the proposed code amendment.

The Planning Commission reviewed the proposed code amendment and applicant's proposal on February 25, 2025, and made the following motion.

Commissioner Hoffman made a motion to forward a negative recommendation to the City Council for the (gym parking requirements) ordinance amendment as currently presented and to consider other options. Commissioner Weight seconded the motion.

Commissioner Hoffman, Yes; Commissioner, Moak; Commissioner Nixon, Absent; Commissioner Romero, Yes; Commissioner Tolman, Yes; Commissioner Weight, Yes; Commissioner Wood, Yes; The motion passed.

**Motion:** "Motion to (approve/deny) the proposed code amendment, which reduces commercial recreation parking requirement to 1 parking stall per 5 patrons."

### Attachments

1. Application and Applicant Letter
2. Draft Ordinance
3. Case Study
  - a. Anytime Fitness – Springville, UT
  - b. Bending Iron Gym – Spanish Fork, UT
  - c. 180 Fitness – Salem, UT
  - d. Fitclub – Salem, UT
  - e. Total Fitness – Payson, UT

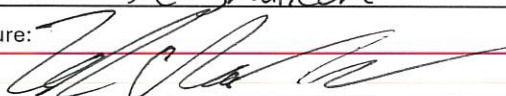
# Code Amendment

110 S. Center Street, Santaquin, Utah 84655  
80-754-1011 [www.santaquin.org](http://www.santaquin.org)



**Note:** This application, in addition to any and all required materials for submission of your request, must be turned into the Community Development Department in order to be placed on an agenda. Depending on the date of application, the Community Development Department will inform you of the day and time in which your request will be considered. It is recommended that any questions or concerns be addressed to the respective City Office before this application is submitted. Meetings are held at 110 S. Center Street, Santaquin.

Application fee \$400.00

Applicant Information	
Applicant Name: <u>Zakary Barker</u>	
Applicant Address: <u>968 W. Fox Run Ave. Santaquin, UT 84655</u>	
Email: <u>barkerzakary@gmail.com</u>	Phone: <u>801-971-2505</u>
Applicant Signature: 	Date: <u>02/11/2023</u>
Ordinance Text Change Application Information	
Proposed Code Section to be Amended: _____	
Proposed language for the code change: _____ _____ _____ _____	
Explanation for the proposed code change: _____ _____ _____ _____ _____	

Use Additional Sheets if necessary

To whom it may concern,

We would like to submit this proposal to amend the Parking Code for specified parking required for Commercial Recreational Facilities. As stated in **10.48.040 NUMBER OF PARKING SPACES REQUIRED** in the city municipal code. It currently states under Commercial Recreational, "1 parking space per 2 patrons, based on the design capacity of the facility." in regards to Fitness facilities. We propose to create a parking sub-section based on the sqft size of these commercial buildings in regards to parking spaces. Another option we propose is to amend the commercial recreational section to allow 5 patrons to 1 parking space, this will still ensure that everyone can benefit and utilize the full extent of these facilities, without consuming extra property devoted only to parking and taking away from the natural beauty of this community.

The original ordinance may be feasible for a major fitness facility over 20,000 sqft, where more than 100+ individuals are utilizing a facility at one time. In the facility that we are proposing this is not the case, and I believe would benefit future developments as well. Our building floor is 9,200 sq ft and will need to have 15,066 sq ft of parking. Over double the 6,300 sq ft size footprint to accommodate the number of parking spots required under current code standards. That is why we would like to look at limiting per square footage limitation. However, it may be economical to consider changing the entire sub-section to a 5 to 1 ratio, considering the time and rotation of those individuals coming in and out of the facility at any given moment. The average amount of time spent at the gym ranges from 45-60 minutes. The maximum amount of time used is around 90 minutes and that time is only utilized by less than <10% of individuals utilizing the fitness facility.

Information collected from other private gyms comparable to our size shows that there is a need for less parking concerning sqft on average from data collected from 7 other private gyms comparable to ours. Ranging from Draper to Provo they all are around 292.6 sq ft per 1 stall. Also in that same regard, the average number of members at one time is 14.75; these data points take into consideration both private fitness, group classes such as cross-fit, and private facilities that take specialized athletes. Understanding that there are different requirements per city code and the data is collected from other significantly bigger cities, we would like to amend the code here in Santaquin to fulfill the needs of our community and help others in this commercial space.

If we could come to a solution to either create a parking sub-section based on the sqft size of the commercial recreational building in regards to parking space or change it for everything under that subsection to be a 5 to 1 ratio for parking limited to that commercial recreational space. That is what we hope to accomplish here today. We appreciate your time and consideration on this matter. We would love to answer any questions that may arise. Feel free to reach out to us and we can provide additional data or any information you may need.

Sincerely,  
Kaden Hartshorn  
Zakary Barker

## ORDINANCE NO. 03-01-2025

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY PARKING REQUIRMENTS FOR COMMERCIAL RECREATION USES, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.**

**WHEREAS**, the City of Santaquin is a fourth-class city of the state of Utah; and

**WHEREAS**, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

**WHEREAS**, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10, Chapter 16, Section 080 and Title 10, Chapter 48, Section 040 to modify parking requirements for Commercial Recreation uses; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on February 25, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

**WHEREAS**, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Santaquin City, State of Utah, as follows:

### **Section I. Amendments**

**Title 10 Chapter 48 Section 040 is amended as follows:** (underlined text is added, stricken text is deleted)

#### **10.48.040 GENERAL PARKING STANDARDS**

B. Minimum Requirements: The number of off street spaces required below for each land use is established as minimum requirements:

Commercial recreation	1 parking space per <del>2</del> <u>5</u> patrons, based on the design capacity of the facility
-----------------------	-------------------------------------------------------------------------------------------------

**Section II. Severability**

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

**Section III. Contrary Provisions Repealed**

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

**Section IV. Codification, Inclusion in the Code, and Scrivener’s Errors**

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

**Section V. Posting and Effective Date**

This ordinance shall become effective at 5:00 p.m. on Wednesday, March 5, 2025. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 4<sup>th</sup> day of March 2025.

\_\_\_\_\_  
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

STATE OF UTAH                    )  
                                                  ) ss.  
COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 4<sup>th</sup> day of March 2025, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY PARKING REQUIRMENTS FOR COMMERCIAL RECREATION USES, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 4<sup>th</sup> day of March 2025.

\_\_\_\_\_  
Amalie R. Ottley  
Santaquin City Recorder

(SEAL)



AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
                                          ) ss.  
COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at [www.santaquin.org](http://www.santaquin.org), at the City Hall Building at 110 S. Center Street 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.

\_\_\_\_\_  
AMALIE R. OTTLEY  
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_ 2025, by AMALIE R. OTTLEY.

My Commission Expires:

\_\_\_\_\_  
Notary Public

Residing at Utah County

# Gym Parking Case Study

# Santaquin Requirements

- Required parking for the site location: ½ Gym ½ Warehouse & Office Space
- Currently have 39 spots
- Proposed gym is 9,000 sq ft = 93 spots
- Warehouse needs 8 spots
- Occupant load of proposed gym is 186 occupants

# of Stall per Occupant	# of Parking Stalls	Additional Required
2	101	62
3	70	31
4	55	16
5	46	8

# Anytime Fitness Springville

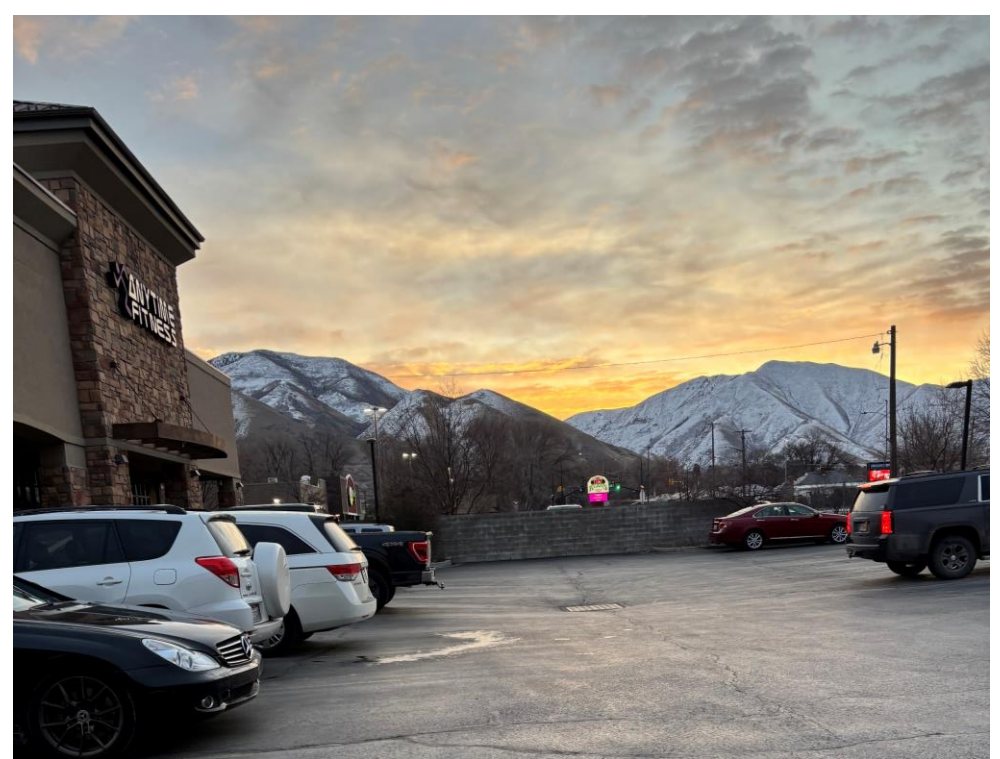
- Approx 20 spots
- 8,000 sq ft
- Share parking with Papa Murphy's, Tree House Learning Art Center, Orion, Bear River Mutual, Sanaa Studios, Chromotherapy, Direct Insurance.

# Midday Wed 2/12



Item # 13.

# Morning Thurs 2/13



# Morning Tues 2/18



Item # 13.

# Bending Iron Gym – Spanish Fork

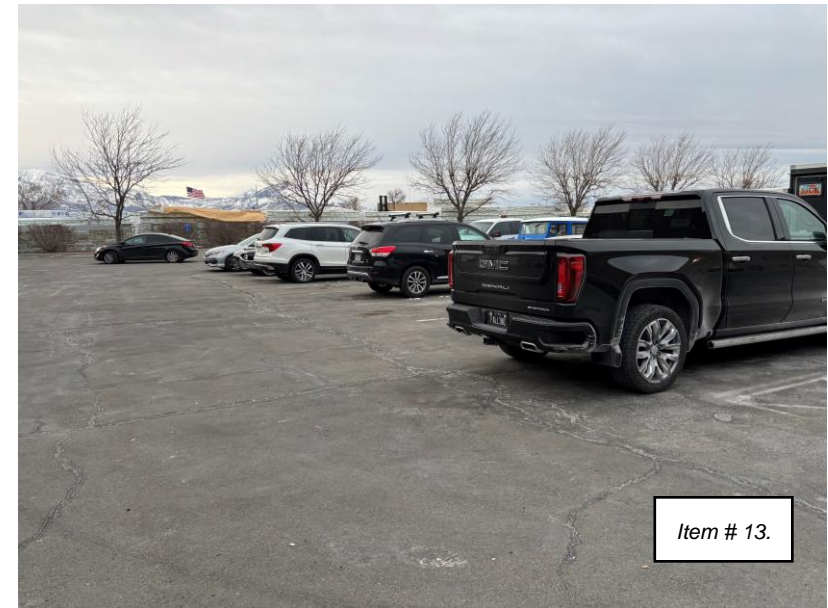
- Approx. 60 spots
- Shares parking with Disaster Plus, Zab Translation Solutions, Two Bros Auto Glass, Warner & Associates Construction
- Industrial zone



# Midday Wed 2/12



# Morning Thurs 2/13



Item # 13.

# Morning Tues 2/18



# 180 Fitness - Salem

- Approx. 90 spots
- Shares parking with Division of Child and Family Services, Swan Smiles & Orthodontics, Creekside RV Repair, Salon De La Paz, Omega Martial Arts, CCBank, and many others.

Midday  
Wed  
2/12



# Evening Wed 2/12



Item # 13.

# Morning Thurs 2/13



Item # 13.

# Fitclub - Salem

- Approx. 18 spots
- Approx. 3,600 square feet
- Individual parking lot



# Midday Wed 2/12



# Evening Wed 2/12



# Morning Thurs 2/13



# Total Fitness - Payson

- Approx 12,000 sq ft required to have 60 spots
- Approx. 35 spots
- Payson City overflow parking for Main Street in the back

Midday  
Wed  
2/12



Item # 13.

# Morning Thurs 2/13



Item # 13.



# Morning Tues 2/18



# Midday Tues 2/18



Item # 13.



# MEMO



To: Mayor Olson and City Council

From: Aspen Stevenson, Planner

Date: March 4, 2025

RE: **Code Amendment To Permit Detached ADUs in the R-15 Residential Zone**

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After selecting five Moderate Income Housing Strategies for 2025, it is proposed that the City Council amend Santaquin City Code Title 10 Chapter 16 Section 080 and Title 10 Chapter 20 Section 100 to permit detached accessory dwelling units in the R-15 Residential Zone. The proposed code amendment will satisfy Strategy 1 (E) of the Moderate Income Housing which is referenced below.

Strategy 1 (E) Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones.

Implementation Plan – Santaquin City will consider modifying zoning regulations to expand the area where detached accessory dwelling units are permitted. Considerations to permit detached accessory dwelling units in the R-15 Zone will be reviewed by the Planning Commission and City Council.

Benchmarks and Timeline – A legislative process will be initiated to consider permitting detached accessory dwelling units in the R-15 Zone before June 1, 2025. Possible action will be implemented before August 1, 2025.

The attached draft ordinance has the proposed code amendment.

The Planning Commission reviewed the proposed code amendment on February 25, 2025 and made the following motion.

Commissioner Tolman made a motion to recommend approval of the proposed code amendment, which permits detached accessory dwelling units within the R-15 zone. Commissioner Romero seconded the motion.

Commissioner Hoffman, Yes; Commissioner Moak, Absent; Commissioner Nixon, Absent; Commissioner Romero, Yes; Commissioner Tolman, Yes; Commissioner Weight, Yes; Commissioner Wood, Yes; The motion passed.

**Motion:** "Motion to approve Ordinance 03-02-2025, an ordinance, which permits detached accessory dwelling units within the R-15 Residential zone."

## ORDINANCE NO. 03-02-2025

**AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO PERMIT DETACHED ACCESSORY DWELLING UNITS IN THE R-15 RESIDENTIAL ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER'S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.**

**WHEREAS**, the City of Santaquin is a fourth-class city of the state of Utah; and

**WHEREAS**, the City Council has specific authority pursuant to Title 10, Chapter 9a Utah Code Ann. (1953 as amended) to adopt a zoning plan including an ordinance and map which divide the municipality into districts or zones and within such districts to regulate the erection, construction, reconstruction, alteration, repair and uses of buildings and structures and the uses of land; and

**WHEREAS**, the state legislature has granted general welfare power to the City Council, independent, apart from, and in addition to, its specific grants of legislative authority, which enables the city to pass ordinances which are reasonably and appropriately related to the objectives of that power, i.e. providing for the public safety, health, morals, and welfare; and

**WHEREAS**, the City Council desires to amend Santaquin City Code Title 10, Chapter 16, Section 080 and Title 10, Chapter 20, Section 100 to permit detached accessory dwelling units in the R-15 Residential Zone; and

**WHEREAS**, the City Council hereby implements one of their strategies in the Moderate-Income Housing Plan, as required by Utah Code Annotated 10-9a-408, in order address the need for moderate income housing within Santaquin City; and

**WHEREAS**, the Santaquin City Planning Commission held a public hearing on February 25, 2025, which hearing was preceded by the posting of public notice in at least three public places within the City limits of Santaquin City; and

**WHEREAS**, after the noted public hearing, the Santaquin City Planning Commission forwarded a recommendation to the City Council;

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of Santaquin City, State of Utah, as follows:

### **Section I. Amendments**

**Title 10 Chapter 16 Section 080 is amended as follows:** (underlined text is added, stricken text is deleted)

#### **10.16.080 ACCESSORY DWELLING UNITS**

- C. Detached (i.e., Cottages, Casitas): Detached accessory dwelling units shall be allowed in the Main Street Residential (MSR) area of the Main Street Business

District zone, the Residential R-8 zone, ~~and~~ the Residential R-10 zone, and the Residential R-15 zone, subject to the following criteria:

**Title 10 Chapter 20 Section 100 is amended as follows:** (underlined text is added, stricken text is deleted)

**10.20.100 R-15 RESIDENTIAL ZONE**

A. Objectives And Characteristics: The objectives of establishing the R-15 Residential Zone are to encourage the creation and maintenance of residential areas within the City which are characterized by medium sized lots on which single-family dwellings are situated, surrounded by well kept lawns, trees, and other plantings. A minimum of vehicular and pedestrian traffic and quiet residential conditions favorable to family living are also characteristic of this zone.

In order to accomplish the objectives and purposes of this title and to promote the characteristics of this zone, the following regulations shall apply in the R-15 Zone. (Ord. 2-01-2002, 2-5-2002, eff. 2-5-2002)

B. Permitted Uses: Land uses in the R-15 Residential Zone are permitted as follows. Alphabetic use designations in the table below have the following meanings:

P	The listed use is a permitted use within the represented area, based on City development standards and ordinances.
C	The listed use requires a conditional use permit within the represented area in addition to complying with all applicable development standards and ordinances.
N	The listed use is a prohibited use within the represented area.

Use	R-15
<u>Accessory Use</u>	<u>P</u>
Adult daycare	C
Assisted living facility - large	C
Assisted living facility - small	P/C
Caretaker facilities associated with a permitted or conditional use	C

Cemeteries	P
Child daycare centers	C
<a href="#">Dwelling, accessory unit attached</a>	<a href="#">P</a>
<a href="#">Dwelling, accessory unit detached</a>	<a href="#">P</a>
<a href="#">Dwellings, single-family detached</a>	<a href="#">P</a>
Golf courses and golf clubhouses (private and public)	P
Gravel, sand, earth extraction, and mass grading when necessary to accomplish the intent of a development project permitted within and in association with the R-15 Zone and with City Council approval and Planning Commission recommendation for approval of a plan detailing the scope and time schedule for the work to be done	C
Home occupations, in accordance with SCC 10.40	P/C
Large scale developments	C
Parks	P
Public and quasi-public buildings	P
Recreational vehicle (RV) parks	N
Religious center	P
Residential facilities for persons with a disability pursuant to SCC 10.60	P
Residential facilities for the elderly pursuant to SCC 10.56	P
Residential support facility	P
Schools	P
Sheltered workshop	C
<del>Single family dwellings and related accessory uses</del>	<del>P</del>

Telecommunications sites. See SCC 10.16.340 paragraph D	
Temporary uses, subject to the provisions of SCC 10.16.300	P
Treatment facility	N

(Ord. 07-01-2011, 7-27-2011, eff. 7-28-2011; amd. Ord. 03-02-2014, 4-16-2014, eff. 4-17-2014; Ord. 02-01-2018, 2-7-2018, eff. 2-8-2018)

**Section II. Severability**

If any part of this ordinance or the application thereof to any person or circumstances shall, for any reason, be adjudged by a court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not affect, impair or invalidate the remainder of this ordinance or the application thereof to other persons and circumstances, but shall be confined to its operation to the section, subdivision, sentence or part of the section and the persons and circumstances directly involved in the controversy in which such judgment shall have been rendered. It is hereby declared to be the intent of the City Council that this section would have been adopted if such invalid section, provisions, subdivision, sentence or part of a section or application had not been included.

**Section III. Contrary Provisions Repealed**

Any and all other provisions of the Santaquin City Code that are contrary to the provisions of this Ordinance are hereby repealed.

**Section IV. Codification, Inclusion in the Code, and Scrivener’s Errors**

It is the intent of the City Council that the provisions of this ordinance be made part of the Santaquin City Code as adopted, that sections of this ordinance may be re-numbered or re-lettered, and that the word ordinance may be changed to section, chapter, or other such appropriate word or phrase in order to accomplish such intent regardless of whether such inclusion in a code is accomplished. Typographical errors which do not affect the intent of this ordinance may be authorized by the City without need of public hearing by its filing a corrected or re-codified copy of the same with the City Recorder.

**Section V. Posting and Effective Date**

This ordinance shall become effective at 5:00 p.m. on Wednesday, March 5, 2025. Prior to that time, the City Recorder shall deposit a copy of this ordinance in the official records of the City and place a copy of this ordinance in three places within the City.

PASSED AND ADOPTED this 4<sup>th</sup> day of March 2025.

\_\_\_\_\_  
Daniel M. Olson, Mayor

Councilmember Art Adcock	Voted	___
Councilmember Elizabeth Montoya	Voted	___
Councilmember Lynn Mecham	Voted	___
Councilmember Jeff Siddoway	Voted	___
Councilmember David Hathaway	Voted	___

ATTEST:

\_\_\_\_\_  
Amalie R. Ottley, City Recorder

STATE OF UTAH                    )  
                                          ) ss.  
COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that the above and foregoing is a true, full, and correct copy of an ordinance passed by the City Council of Santaquin City, Utah, on the 4<sup>th</sup> day of March 2025, entitled

**“AN ORDINANCE AMENDING SANTAQUIN CITY CODE TO MODIFY REGULATIONS FOR DETACHED ACCESSORY DWELLING UNITS AND PERMIT DETACHED ACCESSORY DWELLING UNITS IN THE R-10 RESIDENTIAL ZONE, PROVIDING FOR CODIFICATION, CORRECTION OF SCRIVENER’S ERRORS, SEVERABILITY, AND AN EFFECTIVE DATE FOR THE ORDINANCE.”**

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Corporate Seal of Santaquin City Utah this 4<sup>th</sup> day of March 2025.

\_\_\_\_\_  
Amalie R. Ottley  
Santaquin City Recorder

(SEAL)

AFFIDAVIT OF POSTING

STATE OF UTAH                    )  
                                          ) ss.  
COUNTY OF UTAH                )

I, AMALIE R. OTTLEY, City Recorder of Santaquin City, Utah, do hereby certify and declare that prior to the ordinance taking effect, I posted a short summary of the ordinance on the Utah Public Notice Website as required by Utah State Code 10-3-711(1)(b) as a Class A Notice and Santaquin City Code 1-2-050(D)

I further certify that copies of the ordinance were posted online at [www.santaquin.org](http://www.santaquin.org), at the City Hall Building at 110 S. Center Street 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.

\_\_\_\_\_  
AMALIE R. OTTLEY  
Santaquin City Recorder

The foregoing instrument was acknowledged before me on this \_\_\_\_ day of \_\_\_\_ 2025,  
by AMALIE R. OTTLEY.  
My Commission Expires:

\_\_\_\_\_



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

**RESOLUTION 03-01-2025-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 Number 71:002:0009 which is 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 March 4, 2025.

Approved on this 4<sup>th</sup> day of March 2025

---

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 **PRECISION MILLWORK**, a Utah S Corporation 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 1.1938 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 by May 1st, 2025, which of the aforementioned options shall be selected. In the event that a Septic System for each building/structure built on the 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 and South 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.

**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 (Four Hundred and Seventeen Thousand, Eight Hundred and Thirty Dollars) (\$417,830) 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 30 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 March 20, 2025, 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 Utah S 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 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: Precision Millwork  
1133 N 450 W,  
Suite C  
Springville, UT 84663

With a Copy to: N/A

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 \_\_\_\_\_

**BUYER:**

**Buyer Name:** \_\_\_\_\_

**DATE:** \_\_\_\_\_, 20\_\_\_\_. \_\_\_\_\_  
**Title**

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/she is authorized to execute this document and who executed the same.

Notary Public \_\_\_\_\_

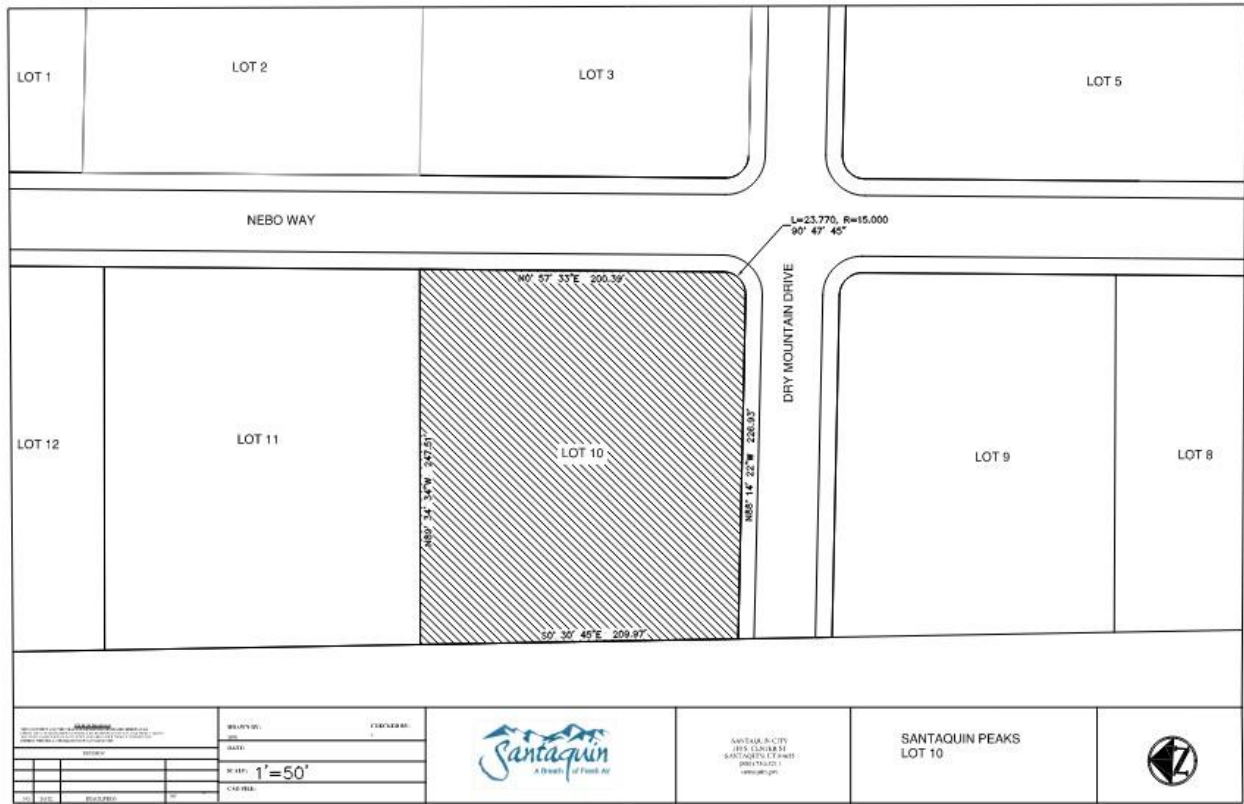
# EXHIBIT A

## DESCRIPTION OF THE PROPERTY

### LEGAL DESCRIPTION:

Lot 10, SANTAQUIN PEAKS INDUSTRIAL PARK - AMENDED, Santaquin, Utah, according to the official plat thereof on file in the office of the Recorder, Utah County, Utah.

Tax #: 71:002:0010



## 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

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**

# PRECISION MILLWORK

INITIAL CITY APPROVAL

HYPERION ARCHITECTS

CLAYTON ENGLAND  
OWNER | ARCHITECT  
clayton@hyperionarchitects.com  
801.231.0725



# Program

HYPERION ARCHITECTS

Planned Square Footage: 27,845 sf

## Program Brief

	Est. SF
<b>Office</b>	
10 Offices (82 sf/office)	~1,144 sf
Women's Bathroom	~120 sf
Men's Bathroom	~120 sf
ADA Restroom	~60 sf
Open Office Space	~300 sf
Entry and Mezzanine	~200 sf
Conference Room	~240 sf
Break Room	~196 sf
Storage (Throughout)	~125 sf
Fire Riser	~50 sf
Game Room	~180 sf
Circulation Space	~565 sf
<b>Total Office Space</b>	<b>~3,300 sf</b>
<b>Manufacturing</b>	
Air Compressor Space	~200 sf
Employee Lockers	~50 sf
Package Receiving	~50 sf
Tooling Room	~130
Paint Area	~2,500 sf
Manufacturing Space	~18,333 sf
Circulation Space	~3,432 sf
<b>Total Manufacturing Space:</b>	<b>~24,695 sf</b>

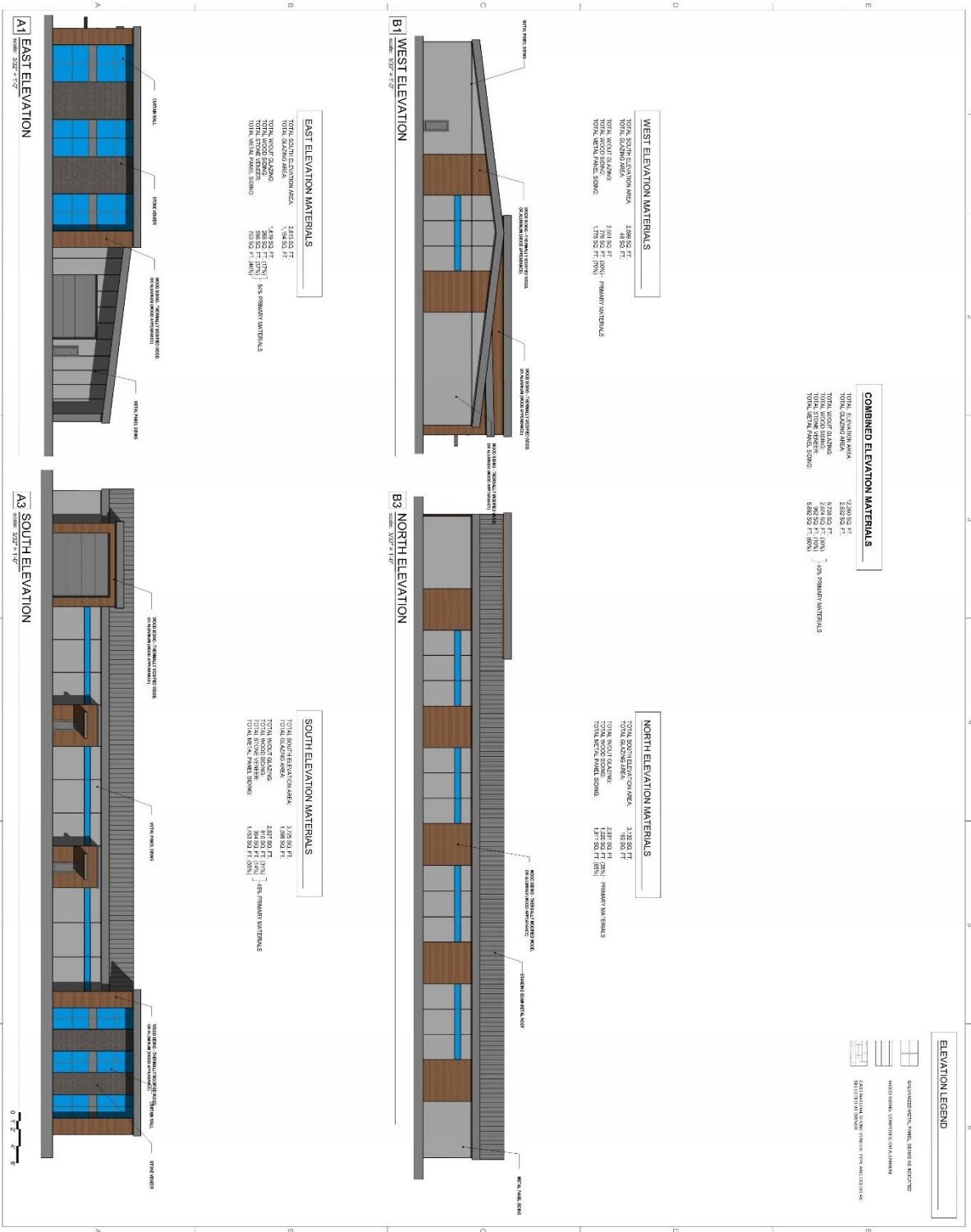
## Additional Features

- Fire Control and Protection, Potential Addition of new CNC + Molder, Circulation Efficiency in Design (Horseshoe vs. One Way); Security Integration, Moisture and Humidity Control, Several Points of Access to Mannu.



PRECISION MILLWORK  
February 28, 2025 | p. 2





**(FAMILY) RESIDENCE**

1234 TEST ADDRESS AVE.  
SOMEWHERE, UTAH 84000

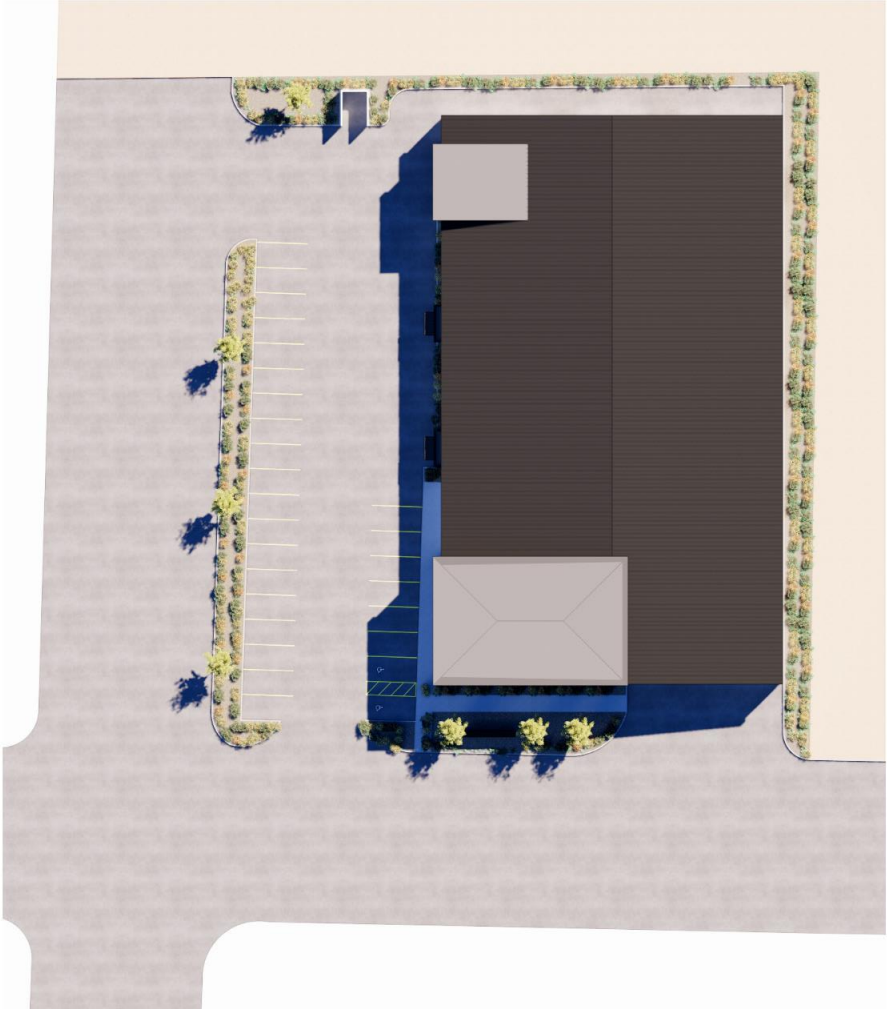
HYPERION ARCHITECTS

A201

INITIAL CITY APPROVAL

Site Rendering

HYPERION ARCHITECTS



Item # 15.

# Rendering

HYPERION ARCHITECTS



Rendering

HYPERION ARCHITECTS



Rendering

HYPERION ARCHITECTS



# Rendering

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## HYPERION ARCHITECTS





# Rendering

HYPERION ARCHITECTS



# Rendering

HYPERION ARCHITECTS

