



CITY COUNCIL REGULAR MEETING

Tuesday, July 01, 2025, at 7:00 PM
Council Chambers at City Hall Building and Online
110 S. Center Street, Santaquin, UT 84655

MEETINGS HELD IN PERSON & ONLINE

The public is invited to participate as outlined below:

- **In Person** – The meeting will be held in the Council Chambers on the Main Floor in the City Hall Building
 - **YouTube Live** – Some public meetings will be shown live on the Santaquin City YouTube Channel, which can be found at <https://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.](#) 06-17-2025 City Council Work Session Minutes
- [2.](#) 06-17-2025 City Council Regular Meeting Minutes

Bills

- [3.](#) City Expenditures from 06-14-2025 to 06-27-2025 in the amount of \$2,552,345,94

RECOGNITIONS, APPOINTMENTS, & PUBLIC FORUM

Recognitions

- [4.](#) Employee of the Month - Jennifer Wagner

Appointments

5. Community Services Board - Cameron McGary

Public Forum

6. Chamber of Commerce Report

FORMAL PUBLIC HEARING

7. Cemetery 2 Annexation

BUILDING PERMIT & BUSINESS LICENSE REPORT

ORDINANCES, & DISCUSSION & POSSIBLE ACTION ITEMS

Ordinances

Resolutions

8. Resolution 07-01-2025 - Award of Engineering Services Contract to PUSH Consulting

9. Resolution 07-02-2025 - Cemetery 2 Lease Agreement

CONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

10. Resolution 07-01-2024-CDA - Sale of Real Property

RECONVENE OF THE SANTAQUIN COMMUNITY DEVELOPMENT AND RENEWAL AGENCY

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, or deployment of security personnel, devices, or systems.)


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, in three physical locations (Santaquin City Hall, Zions Bank, Santaquin Post Office), and on the State of Utah's Public Notice Website, <https://www.utah.gov/pmn/index.html>. A copy of the notice may also be requested by calling (801)754-1904.

BY:



Amalie R. Ottley, City Recorder



CITY COUNCIL WORK SESSION MEETING

Tuesday, June 17th, 2025, at 5:30 PM

Grey Cliffs Development

MINUTES

ROLL CALL

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

Others present included City Manager Norm Beagley and Assistant City Manager Jason Bond

OFF-SITE FIELD TRIP

Mayor Olson, members of the City Council, and staff went on an off-site field trip to tour the Grey Cliffs Development during the work session. No official business was conducted.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder



REGULAR CITY COUNCIL MEETING

Tuesday, June 17th, 2025, at 7:00 p.m.
Council Chambers at City Hall and Online

MINUTES

Mayor Olson called the meeting to order at 7:23 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, Glade Nielson (Sunrise Engineering), Troy Frazier, Kelly Frazier, Jacob Frazier, Kacey Keel, and other 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. 06-03-2025 City Council Work Session Minutes
2. 06-03-2025 City Council Regular Meeting Minutes
3. City Expenditures from 05-31-2025 to 06-13-2025 in the amount of \$1,960,529.03

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

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

The motion passed.

PUBLIC FORUM

Troy Frazier, a resident of Santaquin, attended the meeting to address the City Council in the public forum. He discussed with the mayor and council their future plans for the City of Santaquin with regards to farmland and support of agriculture in the area. He indicated that he owns a large plat of land that has enough space for farm animals but is currently zoned for residential uses, which does not allow cows to be placed on his land. Mayor Olson stated that the protection of property by the U.S. Constitution is of highest regard for the council. Assistant Manager Bond and Manager Beagley discussed Mr. Frazier's desire to possibly rezone his property to allow for cows on his property. Mr. Frazier was hoping for an idea of how the council would consider a zone change on his property. Mr. Frazier also indicated that as horses would be allowed on his property, he was concerned why cows would not. Mayor Olson and the council indicated that Mr. Frazier would need to go through the formal process of requesting the rezone. Councilor Del Rosario inquired about the impetus of code enforcement on the property. Mr. Frazier and Assistant City Manager Bond indicated that one of the Frazier's neighbors reported the cows on the property.

BUILDING PERMIT & BUSINESS LICENSE REPORT

Assistant Manager Bond presented the Building Permit Report. 157 residential units have been issued building permits in the current calendar year. In comparison, 277 single and multi-family residential units have been issued building permits in the current fiscal year (July 1, 2024 – June 30, 2025). 1 new business licenses has been issued in the last two weeks.

RESOLUTIONS

4. Resolution 06-06-2025 – Adoption of the Fee Schedule

Mayor Olson and Manager Beagley introduced Resolution 06-06-2025 – Adoption of the Fee Schedule. The updates to the fee schedule include cost of living increases on utility fees, updated costs of streetlights and meters, as well as other costs that have increased over the past year. Rentals for city buildings have also increased as costs to keep up with rentals have increased due to labor on the city's behalf for cleaning and building attendant wages.

Councilor Del Rosario made a motion to approve Resolution 06-06-2025 – Adoption of the Fee Schedule. Councilor Siddoway seconded the motion.

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

The motion passed.

5. Resolution 06-07-2025 – Summit Creek Rodeo Club Agreement

Manager Beagley introduced Resolution 06-07-2025 – Summit Creek Rodeo Club Agreement. The agreement sets forth terms and conditions for the operation of the rodeo club as a contracted program through the City.

Councilor Del Rosario made a motion to approve Resolution 06-07-2025 Approving An Agreement with the Summit Creek Rodeo Club Regarding Facilities Use And Mutual Assistance. Councilor Siddoway 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 on upcoming Development Review Committee and Planning Commission meeting agendas.

Manager Beagley announced the upcoming Public Hearing for the proposed Property Tax Increase on August 7th at 7:00 p.m. He also announced that the three candidates for the mayor and city council positions are currently unopposed. He reported on the ongoing construction projects throughout the city.

Councilor Del Rosario had nothing to report.

Councilor Adcock reported on an upcoming Mt. Nebo Water Agency meeting on July 1st in Payson. He expressed concerns about the heat and dryness in Utah, especially in regard to fireworks this upcoming celebration season. Councilor Adcock discussed a greater expansion than currently planned for the Water Reclamation Facility to support the future growth of the city and encouraged more involvement for council members. He reminded everyone about the upcoming Hometown Market nights. Councilor Adcock inquired if the Murdock Ford would have a ribbon cutting. Mayor Olson indicated that the Murdock family will arrange a ribbon cutting with their family at a time that works well for them.

Manager Beagley addressed the areas of the city where fireworks are not allowed, like the benches, all of Summit Ridge, and the hillsides. He indicated that the Fire Department has or will post ample signage to inform residents of restrictions.

Councilor Siddoway echoed concerns about dryness in the canyon as many campers are leaving their fires without distinguishing them.

Councilor Mecham had nothing to report.

Councilor Keel reported on the Library's kick off to the Summer Reading Program for which more than 1300 people had signed up to participate. He indicated that the Youth City Council is working on electing a new mayor and he is looking forward to working with them this year.

Mayor Olson expressed concerns regarding motorcycles in town and young kids who are not driving safely in town and how to educate and get the word out about safety. Mayor Olson and Manager Beagley discussed the Central Utah Project (CUP) water line and tie-ins. Mayor Olson reported that he would attend an upcoming UDOT Transportation Commission meeting.

CLOSED SESSION

Councilor Mecham made a motion to enter into a closed session to discuss pending or reasonably imminent litigation; collective bargaining; and/or the purchase, 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 Keel 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 8:10 p.m.

Present at the closed session included Mayor Dan Olson, Council Member Travis Keel, Council Member Lynn Mecham, Council Member Jeff Siddoway, Council Member Art Adcock, Council Member Brian Del Rosario, City Manager Norm Beagley, Assistant City Manager Jason Bond, and Legal Counsel Brett Rich (Amalie, we had two visitors for a portion of the closed session. Bill Gammell and Wayne Humphries joined the meeting at a later time.

Councilor Del Rosario made a motion to end the closed session. Councilor Siddoway seconded the motion.

The Closed Session ended at 9:36 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 9:36 p.m.

ATTEST:

Daniel M. Olson, Mayor

Amalie R. Ottley, City Recorder

SANTAQUIN CITY CORPORATION
Check Register
CHECKING - ZIONS - 06/14/2025 to 06/27/2025

Payee Name:	Payment Date:	Amount:	Description:	Ledger Account:
APPARATUS EQUIPMENT & SERVICE, INC (HAIX)	6/19/2025	\$1,671.50	fire boots	7657240 - FIRE - SUPPLIES
APPARATUS EQUIPMENT & SERVICE, INC (HAIX)	6/19/2025	\$1,189.40	Liquid Spring Repair	7657252 - EMS - EQUIPMENT MAINTENANCE
		\$2,860.90		
AUTOZONE STORES LLC 06112	6/26/2025	\$7.59	Part for Genie Lift	1060240 - SUPPLIES
BALLSTAEDT, ISIAAH *	6/26/2025	\$110.29	Refund: 1306233 - BALLSTAEDT, ISIAAH *	5113110 - ACCOUNTS RECEIVABLE
BCP DEVELOPMENT	6/26/2025	\$35,000.00	Public Infrastructure Improvements Reimburse for Main Street Per Dev. Agreement	5940733 - REIMBURSEMENT - SANTAQUIN ESTATE DA
BCP DEVELOPMENT	6/26/2025	\$38,000.00	Public Infrastructure Improvements Reimburse for 900 E. Trail & Landscaping Per Dev. Agreement	5740735 - SANTAQUIN ESTATES REIMBURSEMENT
		\$73,000.00		
BETTIS, RICHARD	6/19/2025	\$100.00	Marriage of employee	1022375 - EMPLOYEE SIGNIFICANT EVENT FUN
BLOMQUIST HALE CONSULTING	6/19/2025	\$580.64	Employee Assistance Program - June 2025	1022506 - EAP
BUFFO'S TERMITE & PEST CONTROL	6/27/2025	\$170.00	Buffo's Pest Control-Harvest View Park	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
BUSINESS SOLUTIONS GROUP	6/26/2025	\$180.00	Envelopes for Court	1042240 - SUPPLIES
BUSINESS SOLUTIONS GROUP	6/26/2025	\$475.72	AP Checks	1043240 - SUPPLIES
		\$655.72		
Carson, Maclee	6/23/2025	\$38.79	Paper check issued for returned direct deposit with payday 06/20/2025	1015800 - SUSPENSE
Carson, Maclee	6/23/2025	-\$38.79	Direct deposit returned for payday 06/20/2025	1015800 - SUSPENSE
		\$0.00		
CENTRAL UTAH 911	6/26/2025	\$11,839.00	Central Utah 911, Spillman Flex Server	1054340 - CENTRAL DISPATCH FEES
CENTURY EQUIPMENT COMP	6/19/2025	\$35.40	PW 70 REPAIR	1070250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/19/2025	\$35.40	PW 70 REPAIR	1077250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/19/2025	\$54.88	PW71 Backhoe Repair	1060250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/19/2025	\$54.88	PW71 Backhoe Repair	1070250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/19/2025	\$54.88	PW71 Backhoe Repair	5140250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/19/2025	\$54.88	PW71 Backhoe Repair	5240250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/19/2025	\$54.89	PW71 Backhoe Repair	5440250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/19/2025	\$51.20	PW 70 FILTERS	1060250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/19/2025	\$51.20	PW 70 FILTERS	1070250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/19/2025	\$51.20	PW 70 FILTERS	5140250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/19/2025	\$51.20	PW 70 FILTERS	5240250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/19/2025	\$51.20	PW 70 FILTERS	5440250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/26/2025	\$51.57	Latch for PW71 Backhoe	1060250 - EQUIPMENT MAINTENANCE
CENTURY EQUIPMENT COMP	6/26/2025	\$51.27	Supplies	1060240 - SUPPLIES
		\$704.05		
CHAD LILJENQUIST 242 PARTNERS, LLC	6/26/2025	\$46,521.69	Public Infrastructure Improvements Reimburse for Frontage Rd. Per Dev. Agreement	1089850 - REIMBURSEMENT - SR COMMERCIAL DEVELOPMENT
CHELSEA ROWLEY	6/26/2025	\$744.96	Youth City Council Parade and other supplies	1041670 - YOUTH CITY COUNCIL EXPENSES
CHEMTECH-FORD, INC	6/19/2025	\$107.00	Effluent Testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/19/2025	\$107.00	Effluent Testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/19/2025	\$150.00	Water Testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/19/2025	\$1,470.00	Lead and Copper AP Testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/26/2025	\$164.00	Effluent testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/26/2025	\$150.00	Water Testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/26/2025	\$107.00	Effluent Testing	5240310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/27/2025	\$60.00	Water testing	5140310 - PROFESSIONAL & TECHNICAL SVCS
CHEMTECH-FORD, INC	6/27/2025	\$30.00	Water Testing For Chlorinator	5140310 - PROFESSIONAL & TECHNICAL SVCS
		\$2,345.00		

CHILD SUPPORT SERVICES/ORS	6/20/2025	\$170.31	Garnishment - Child Support	1022420 - GARNISHMENTS
CHILD, TANNER	6/26/2025	\$30.00	Work Boot-T Child	1060350 - SAFETY & PPE
CHILD, TANNER	6/26/2025	\$30.00	Work Boot-T Child	1070350 - SAFETY - PPE
CHILD, TANNER	6/26/2025	\$30.00	Work Boot-T Child	5140350 - SAFETY & PPE
CHILD, TANNER	6/26/2025	\$30.00	Work Boot-T Child	5240350 - SAFETY & PPE
CHILD, TANNER	6/26/2025	\$30.00	Work Boot-T Child	5440350 - SAFETY & PPE
		\$150.00		
CLEAN SLATE LAUNDRY SOLUTIONS LLC DBA NEBO LAUNDRY AND DRY CLEANING	6/19/2025	\$106.75	Nebo Laundry, dry cleaning Rodney Hurst (89.50) & Mike Wall (17.25)	1054240 - SUPPLIES
CUSTOM SIGNWORKS, LLC	6/19/2025	\$190.00	Banners for Rodeo and Orchard Days	6240245 - ORCHARD DAYS MISCELLENOUS
DART LAW OFFICES, LLC	6/27/2025	\$2,290.00	Public Defender Services - District Court	1042332 - LEGAL - PUBLIC DEFENDER
DMLP RESOURCES DBA ROPER BUILDINGS	6/26/2025	\$86,374.74	Cemetery building materials order	5740734 - CEMETERY IMPROVEMENTS
DMLP RESOURCES DBA ROPER BUILDINGS	6/26/2025	\$137,125.26	Recreation building Materials	5740729 - RECREATION FACILITY EXPANSION
		\$223,500.00		
EFTPS	6/23/2025	\$8,558.52	Medicare Tax	1022210 - FICA PAYABLE
EFTPS	6/23/2025	\$22,247.78	Federal Income Tax	1022220 - FEDERAL WITHHOLDING PAYABLE
EFTPS	6/23/2025	\$36,594.68	Social Security Tax	1022210 - FICA PAYABLE
		\$67,400.98		
ENBRIDGE GAS UT WY ID	6/27/2025	\$7.16	98 S Center	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	6/27/2025	\$10.72	200 S 400 W	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	6/27/2025	\$19.35	45 W 100 S	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	6/27/2025	\$22.26	188 S Center	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	6/27/2025	\$23.44	1215 N CENTER	5240500 - WRF - UTILITIES
ENBRIDGE GAS UT WY ID	6/27/2025	\$24.43	1205 N Center	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	6/27/2025	\$47.93	275 W Main St	1051270 - UTILITIES
ENBRIDGE GAS UT WY ID	6/27/2025	\$56.54	110 S Center	1051270 - UTILITIES
		\$211.83		
FP MAILING SOLUTIONS	6/26/2025	\$104.85	Mailing Machine Lease	1043310 - PROFESSIONAL & TECHNICAL
FREEDOM MAILING SERVICES, INC	6/27/2025	\$1,045.42	UTILITY BILL PROCESSING & NEWSLETTERS	5140241 - UTILITY BILLING PROCESSING FEES
FREEDOM MAILING SERVICES, INC	6/27/2025	\$1,045.42	UTILITY BILL PROCESSING & NEWSLETTERS	5240241 - UTILITY BILLING PROCESSING FEES
FREEDOM MAILING SERVICES, INC	6/27/2025	\$1,045.42	UTILITY BILL PROCESSING & NEWSLETTERS	5440241 - UTILITY BILLING PROCESSING FEES
		\$3,136.26		
GRISWOLD INDUSTRIES	6/26/2025	\$667.00	Summit Ridge Parkway PRV Repair	5440240 - SUPPLIES
HANSEN, ALLEN & LUCE, INC	6/19/2025	\$4,282.50	Hansen Allen and Luce Water Use Element progress payment	1078310 - PROFESSIONAL & TECHNICAL
HANSEN, ALLEN & LUCE, INC	6/26/2025	\$484.50	Water Right Review	1048310 - PROFESSIONAL & TECHNICAL SVCS
		\$4,767.00		
HEALTH EQUITY INC,	6/27/2025	\$1,000.00	RA Replenishment for DCRA - Jenna Worthen	1022502 - FSA
HEALTH EQUITY INC,	6/25/2025	\$13.70	FSA Admin Fees - June 2025	1043310 - PROFESSIONAL & TECHNICAL
HEALTH EQUITY INC,	6/25/2025	\$1,001.23	Employee Paid FSA Expenses/Contributions - June 2025	1022502 - FSA
HEALTH EQUITY INC,	6/25/2025	\$1,260.00	FSA Prefunding for 25-26	1022502 - FSA
		\$3,274.93		
HENRY SCHEIN	6/19/2025	\$827.68	EMS Supplies IV Items	7657242 - EMS - SUPPLIES
HONEY BUCKET	6/19/2025	\$488.50	Honey Buckets for Cemetary	1077300 - CEMETERY GROUNDS MAINTENANCE
HORROCKS ENGINEERS LLC	6/26/2025	\$739.00	NRCS East Bench Debris Basin Final Design Progress Payment	4140816-02 - NRCS - 6 ADDITIONAL DEBRIS BASINS
HUMPHRIES INC	6/19/2025	\$568.09	Refill Helium Tank	6240251 - COMMUNITY EVENTS EXPENSE
HUMPHRIES INC	6/27/2025	\$203.22	EMS Supplies OXYGEN	7657242 - EMS - SUPPLIES
		\$771.31		
INDUSTRIAL SUPPLY	6/19/2025	\$33.45	Tools	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES

IVORY DEVELOPMENT, LLC	6/26/2025	\$925.14	Refund of Plan Review Fees for Tanner Flats Final Plat Phase 2	1032220 - PLANNING & ZONING FEES
J-U-B ENGINEERING	6/19/2025	\$619.00	J-U-B Engineering 100 North ROW adjacent to LDS Church	1048310 - PROFESSIONAL & TECHNICAL SVCS
JACOB T JOHNSON DBA JJJ INFLATABLES	6/26/2025	\$560.00	Family Fitness Festival Bounce houses	6240251 - COMMUNITY EVENTS EXPENSE
JARRETT WHITE	6/19/2025	\$10,500.00	Peaks Subdivision construction bond release	1022451-001.02 - (INSP&TESTING)Apple Hollow B Phase 1
JARRETT WHITE	6/19/2025	\$39.90	Interest Earnings on Construction Bond	1022850 - INTEREST - DEVELOPMENT BND/WNTY
		\$10,539.90		
JMART PRINTING	6/26/2025	\$410.00	Cemetery Maps-Lamination	1077300 - CEMETERY GROUNDS MAINTENANCE
KEITH JUDDS PRO-SERVICE, INC	6/19/2025	\$35.00	Emissions Test for Building Inspection 2015 Ford F-150	1068250 - EQUIPMENT MAINT
KEITH JUDDS PRO-SERVICE, INC	6/19/2025	\$35.00	Emissions Test for Building Inspection 2013 Ford F-150	1068250 - EQUIPMENT MAINT
KEITH JUDDS PRO-SERVICE, INC	6/19/2025	\$35.00	Emission Test PW11	1077250 - EQUIPMENT MAINTENANCE
KEITH JUDDS PRO-SERVICE, INC	6/19/2025	\$35.00	Keith Judds, Emission for part time vehicle	1054250 - EQUIPMENT MAINTENANCE
KEITH JUDDS PRO-SERVICE, INC	6/19/2025	\$35.00	Keith Judds, emissions for Baldwin truck (moore old)	1054250 - EQUIPMENT MAINTENANCE
KEITH JUDDS PRO-SERVICE, INC	6/26/2025	\$35.00	Emission Test PW15	1070250 - EQUIPMENT MAINTENANCE
KEITH JUDDS PRO-SERVICE, INC	6/26/2025	\$35.00	Emissions Test PW16	1060250 - EQUIPMENT MAINTENANCE
		\$245.00		
LACEY KEEL DBA ICON CHEER GROUP, LLC	6/26/2025	\$6,724.28	Cheer Contract Pay	6840812 - CHEER
LANDMARK EXCAVATING, INC.	6/26/2025	\$1,117,490.51	Santaquin Main Street Progress payment #16 for Landmark	4540306 - MAIN STREET WIDENING
LANDMARK EXCAVATING, INC.	6/26/2025	\$187,487.25	Santaquin Main Street Water line replacement Payment request #4	5140750 - CAPITAL PROJECTS
LANDMARK EXCAVATING, INC.	6/26/2025	\$40,917.75	Santaquin Main Street Water replacement Retention payment	5140750 - CAPITAL PROJECTS
		\$1,345,895.51		
LEMMON, BEN	6/19/2025	\$490.00	Facility Reservation Deposit Refund	6734152 - BUILDING RENTAL REVENUE
LGG INDUSTRIAL, INC.	6/26/2025	\$9.56	Parts for PW71 Backhoe	1060250 - EQUIPMENT MAINTENANCE
LOCAL BUILDING AUTHORITY OF SANTAQUIN CITY UTAH	6/17/2025	\$153,032.10	Transfer funds to LBA to make Bond Payment	1090884 - TRANSFER TO LBA
MARIANNE HALES HARDING	6/26/2025	\$450.00	shauna jo rec activity building gum ball machines	6240251 - COMMUNITY EVENTS EXPENSE
MATT MILLS	6/19/2025	\$300.00	Summer Library Programs	7240320 - PROGRAMS
MOUNTAIN ALARM	6/19/2025	\$222.60	Alarm Monitoring for City Hall and Public Safety Bldg	1051300 - BUILDINGS & GROUND MAINTENANCE
MOUNTAINLAND SUPPLY	6/19/2025	\$170.64	First Aid Kit	1060350 - SAFETY & PPE
MOUNTAINLAND SUPPLY	6/19/2025	\$170.64	First Aid Kit	1070350 - SAFETY - PPE
MOUNTAINLAND SUPPLY	6/19/2025	\$170.64	First Aid Kit	5140350 - SAFETY & PPE
MOUNTAINLAND SUPPLY	6/19/2025	\$170.64	First Aid Kit	5240350 - SAFETY & PPE
MOUNTAINLAND SUPPLY	6/19/2025	\$170.66	First Aid Kit	5440350 - SAFETY & PPE
MOUNTAINLAND SUPPLY	6/19/2025	\$65.87	Meter Gaskets	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	6/19/2025	\$65.87	Meter Gaskets	5240242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	6/19/2025	\$65.87	Meter Gaskets	5440242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	6/19/2025	\$3,504.77	Meter change out	5140750 - CAPITAL PROJECTS
MOUNTAINLAND SUPPLY	6/19/2025	\$604.00	Meter parts	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	6/19/2025	\$604.00	Meter parts	5240242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	6/19/2025	\$604.01	Meter parts	5440242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	6/19/2025	\$417.50	Meter parts	5440242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	6/19/2025	\$417.51	Meter parts	5140242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	6/19/2025	\$417.51	Meter parts	5240242 - METERS & MXU'S
MOUNTAINLAND SUPPLY	6/19/2025	\$67.71	Marking Paint	5440240 - SUPPLIES
MOUNTAINLAND SUPPLY	6/19/2025	\$992.31	55 S 300 E Culvert Repair	5440751 - SUMMIT CREEK IRR REPAIR EXPENSES
MOUNTAINLAND SUPPLY	6/26/2025	\$19,396.21	Mountainland Supply Company, accessories and outfitting of new vehicle (vin 00258)	4241058 - VEHICLE PURCHASES
MOUNTAINLAND SUPPLY	6/26/2025	\$22,784.83	Mountainland Supply Company, accessories and outfitting of new vehicle (vin 00146)	4241058 - VEHICLE PURCHASES
MOUNTAINLAND SUPPLY	6/26/2025	\$17,280.11	Mountainland Supply Company, accessories and outfitting of new vehicle (vin 00490)	4241058 - VEHICLE PURCHASES
MOUNTAINLAND SUPPLY	6/26/2025	\$19,240.11	Mountainland Supply Company, accessories and outfitting of new vehicle (vin 00354)	4241058 - VEHICLE PURCHASES
MOUNTAINLAND SUPPLY	6/26/2025	\$67.50	Marking Paint	5140240 - SUPPLIES
MOUNTAINLAND SUPPLY	6/26/2025	\$534.39	Air Vent Chlorinator	5140240 - SUPPLIES

MOUNTAINLAND SUPPLY	6/26/2025	\$56.04	Orchard Cove	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
MOUNTAINLAND SUPPLY	6/26/2025	\$14.50	Orchard Cove	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
		\$88,053.84		
MURDOCK FORD	6/26/2025	\$39.26	Filters 2016 Amb oil change	7657252 - EMS - EQUIPMENT MAINTENANCE
MURDOCK FORD	6/26/2025	\$122.71	2016 Amb Oil Change	7657252 - EMS - EQUIPMENT MAINTENANCE
		\$161.97		
NIELSEN & SENIOR, ATTORNEYS	6/26/2025	\$25,719.40	Legal Services - Criminal Prosecution	1043331 - LEGAL
NIELSEN & SENIOR, ATTORNEYS	6/26/2025	\$9,219.00	Legal Services - Civil	1043331 - LEGAL
		\$34,938.40		
Nilson, Brian Michael	6/24/2025	\$902.29	paper check issued for returned direct deposit with paydate of 06/20/2025	1015800 - SUSPENSE
Nilson, Brian Michael	6/24/2025	-\$902.29	Direct deposit returned for paydate 06/20/2025	1015800 - SUSPENSE
		\$0.00		
OIL CHANGERS	6/27/2025	\$340.98	Oil Changers Close Date 06/27/25, Clark, Owens, Tipler, Ruiz, Basham	1054250 - EQUIPMENT MAINTENANCE
OREM POLICE DEPARTMENT	6/26/2025	\$224.83	Orem Police Department, Major Public Order Unit participation assessment	1054230 - EDUCATION, TRAINING & TRAVEL
OTTESEN, STERLING & MARY	6/27/2025	\$23.30	Refund: 1200813 - OTTESEN, STERLING & MARY	5113110 - ACCOUNTS RECEIVABLE
OUT BACK GRAPHICS, LLC	6/26/2025	\$34.00	Names on Uniform shirts	7657244 - UNIFORMS
OUT BACK GRAPHICS, LLC	6/26/2025	\$42.50	Embroidery on Uniforms	7657244 - UNIFORMS
OUT BACK GRAPHICS, LLC	6/26/2025	\$93.50	Names on Uniforms	7657244 - UNIFORMS
OUT BACK GRAPHICS, LLC	6/26/2025	\$29.20	Shirts for crews	1060350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$29.20	Shirts for crews	1070350 - SAFETY - PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$29.20	Shirts for crews	5140350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$29.20	Shirts for crews	5240350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$29.20	Shirts for crews	5440350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$29.20	Shirts for crews	1060350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$61.20	Shirts for crews	1070350 - SAFETY - PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$61.20	Shirts for crews	5140350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$61.20	Shirts for crews	5240350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$61.20	Shirts for crews	5440350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$33.12	Mechanic Shirts	1060350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$33.12	Mechanic Shirts	5140350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$33.12	Mechanic Shirts	5240350 - SAFETY & PPE
OUT BACK GRAPHICS, LLC	6/26/2025	\$33.14	Mechanic Shirts	5440350 - SAFETY & PPE
		\$754.50		
PAYSON AUTO SUPPLY - NAPA	6/19/2025	\$25.93	PW30 Maintenance	5240250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	6/19/2025	\$5.09	Filter for PW36	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	6/26/2025	\$5.09	Oil Filter for 2024 Expedition	1043250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	6/26/2025	\$17.80	Cabin Air filter for PW8	5240550 - WRF - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	6/26/2025	\$114.32	Batteries for mowers	1060250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	6/26/2025	\$169.61	Batteries-Trucks	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	6/26/2025	\$20.16	Supplies	1060240 - SUPPLIES
PAYSON AUTO SUPPLY - NAPA	6/26/2025	\$22.45	Air Filter for PW23	1070250 - EQUIPMENT MAINTENANCE
PAYSON AUTO SUPPLY - NAPA	6/26/2025	\$66.60	Battery Charger for WRF	5240520 - WRF - SUPPLIES
		\$447.05		
PAYSON LOCK & KEY	6/26/2025	\$398.36	Battery for Lock	5140240 - SUPPLIES
POWDER RIVER, INC	6/19/2025	\$30,746.27	Bucking Chutes	4140771 - RODEO BUCKING CHUTES
PRINCIPAL LIFE INSURANCE COMPANY	6/19/2025	\$545.14	Vision Premiums - June 2025	1022508 - VISION
PRINCIPAL LIFE INSURANCE COMPANY	6/19/2025	\$5,719.51	Dental Premiums - June 2025	1022501 - DENTAL
PRINCIPAL LIFE INSURANCE COMPANY	6/19/2025	\$82.85	COBRA - Mark Bell	1022501 - DENTAL
PRINCIPAL LIFE INSURANCE COMPANY	6/19/2025	\$118.94	Dental Premium - Surviving Spouse Benefit - Hooser	1054145 - SURVIVING SPOUSE BENEFIT PROGRAM
PRINCIPAL LIFE INSURANCE COMPANY	6/26/2025	\$564.54	Vision Premiums - July 2025	1022508 - VISION
PRINCIPAL LIFE INSURANCE COMPANY	6/26/2025	\$5,915.31	Dental Premiums - July 2025	1022501 - DENTAL
PRINCIPAL LIFE INSURANCE COMPANY	6/26/2025	\$23.21	Vision Premium - COBRA Hooser	1022508 - VISION
PRINCIPAL LIFE INSURANCE COMPANY	6/26/2025	\$190.72	Dental Premiums - COBRA Bell & Hooser	1022501 - DENTAL

		\$13,160.22		
RAWLINSON, DANESSA	6/26/2025	\$175.50	Little Miss flowers	6240482 - LITTLE MISS
RB&G ENGINEERING, INC	6/26/2025	\$14,925.00	RB&G material testing for Santaquin Main Street improvements	4540306 - MAIN STREET WIDENING
RB&G ENGINEERING, INC	6/27/2025	\$13,394.50	Main Street Widening Project - Materials testing	4540306 - MAIN STREET WIDENING
		\$28,319.50		
RED RHINO INDUSTRIAL	6/26/2025	\$76.91	Saw Blades	5440240 - SUPPLIES
RED RHINO INDUSTRIAL	6/26/2025	\$76.93	Saw Blades	1060240 - SUPPLIES
RED RHINO INDUSTRIAL	6/26/2025	\$76.93	Saw Blades	5140240 - SUPPLIES
RED RHINO INDUSTRIAL	6/26/2025	\$76.93	Saw Blades	5240240 - SUPPLIES
		\$307.70		
RH BORDEN AND COMPANY, LLC	6/26/2025	\$36,720.00	Acoustic Assessment and Manhole Inspections	5240325 - SEWER LINE CLEANOUT EXPENSE
RH BORDEN AND COMPANY, LLC	6/27/2025	\$1,900.00	Full Scan of Lift station	5240325 - SEWER LINE CLEANOUT EXPENSE
		\$38,620.00		
ROCKY MOUNTAIN POWER	6/19/2025	\$29.27	509 FIRESTONE DRIVE	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/19/2025	\$1,901.55	1100 S CANYON ROAD	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	6/19/2025	\$16.94	1250 S CANYON ROAD	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	6/19/2025	\$5.25	80 E 770 N	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/19/2025	\$19.12	154 E 950 S	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/19/2025	\$37.52	1005 S RED BARN	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/19/2025	\$59.86	415 TRAVERTINE WAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/19/2025	\$18.92	1026 E MAIN STREET	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/19/2025	\$16.78	1000 N CENTER PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/19/2025	\$396.31	1213 N CENTER ST-PUBLIC WORKS BUILDING	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	6/19/2025	\$879.92	10 W GINGER GOLD ROAD (LIFT STATION)	5240270 - UTILITIES
ROCKY MOUNTAIN POWER	6/19/2025	\$13,912.63	1215 N CENTER	5240500 - WRF - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$18.66	1852 S MARIGOLD WAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$19.89	115 W 860 N - STRONGBOX	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$27.09	1269 S RED CLIFF DRIVE	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$29.69	150 S 900 E	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$36.80	1230 S BLUFF STREET	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$55.61	1595 S LONGVIEW ROAD	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$157.04	759 S BADGER WAY	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	-\$3,453.22	ITEM 67 SUMMIT RIDGE PKWY CONTRACT SOCCERFIELDS SITE	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$0.01	ITEM 58 ARENACONCE CONTRACT FAIR GROUNDS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$0.01	ITEM 80 SUMMIT RIDGE SPORTS/FOOD COURT	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$0.01	ITEM 82 PI BOOSTER PUMP-SUMMIT RIDGE	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$0.01	ITEM 86 CITY HALL CONTRACT	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$10.36	ITEM 16 CITY PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$10.50	ITEM 91 ARENACONCE ANNOUNCERS/RV PEDESTALS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$11.39	ITEM 92 ARENACONCE SPRINKLER/RV PEDESTALS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$12.14	ITEM 65 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$12.39	ITEM 107 STREETLIGHTS 730 S TANNER RD	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$13.52	ITEM 104 815 S HORIZON LOOP	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$13.52	ITEM 105 FOOTHILL SPRINKLERS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$14.42	ITEM 72 SUMMIT RIDGE PARKWAY STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$16.06	ITEM 70 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$17.00	ITEM 74 CONTRACT METERED STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$17.27	ITEM 94 GENERAL SVC POND PUMP	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$17.65	ITEM 30 STREETLIGHT PEDESTAL	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$20.62	ITEM 97 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$21.27	ITEM 40 VETERANS MONUMENT	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$21.50	ITEM 13 BOWERY	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$22.29	ITEM 50 LIGHTING	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$23.56	ITEM 18 49 E MAIN PARK LIGHTS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$24.05	ITEM 109 STREETLIGHTS 904 S TANNER RD	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$25.57	ITEM 29 SPRINKLING SYSTEM	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$28.94	ITEM 43 # SIGN	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$29.26	ITEM 112 SR PARKWAY SEWER LIFT STATION	5240270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$31.19	ITEM 85 RESTROOMS CENTENNIAL PARK	1070270 - UTILITIES

ROCKY MOUNTAIN POWER	6/26/2025	\$32.94	ITEM 17 49 E MAIN AREA LIGHTS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$35.22	ITEM 98 EAST SIDE PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$37.49	ITEM 46 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$37.70	ITEM 49 NORTH PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$37.87	ITEM 95 CITY CENTER	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$40.14	ITEM 23 BALL PARK LIGHTS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$43.87	ITEM 101 CITY PARK	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$43.99	ITEM 108 STREETLIGHTING 60 E MAIN	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$49.80	ITEM 78 LIGHTING STRONG BOX	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$52.69	ITEM 71 LIGHTING	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$63.60	ITEM 99 400 E MAIN	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$65.51	ITEM 60 ARENACONCE UPGRADE	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$66.25	ITEM 3 CITY OWNED WELL	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$73.80	ITEM 21 BALL PARK CONCESSION STAND	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$75.72	ITEM 20 SUNSET TRAILS PARK	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$102.35	ITEM 110 268 E 610 S BASEBALL FIELD LIGHT	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$112.21	ITEM 111 SEWER LIFT STATION	5240270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$130.61	ITEM 79 GENERAL SERVICE PUMP STATION	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$167.87	ITEM 66 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$189.64	ITEM 96 1005 S CENTER CHLORINATOR	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$192.46	ITEM 76 CULINARY PUMPSITE	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$214.08	ITEM 113 268 E 610 S BALL FIELD LIGHTS	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$283.52	ITEM 27 COMMERCIAL/CITY LIBRARY	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$352.00	ITEM 93 REC CENTER PERM SVC FOR REMODEL	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$421.14	ITEM 83 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$521.48	ITEM 84 SUMMIT RIDGE SPORTS COURT FOOD STAND	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$627.54	ITEM 1 SPLIT 910 E 70 N EAST CULINARY WELL	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$627.54	ITEM 1 SPLIT 910 E 70 N EAST CULINARY WELL	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$653.01	ITEM 7 PUMP VAULT	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$1,035.70	ITEM 25 GOVERNMENT BUILDING	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$2,145.13	ITEM 68 SUMMIT RIDGE PKWY SOCCER FIELD LIGHTING	1070270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$3,018.29	ITEM 89 BOOSTER PUMP STATION	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$3,318.89	ITEM 4 SPLIT 190 E 400 S NEW CULINARY WELL	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$3,318.90	ITEM 4 SPLIT 190 E 400 S NEW CULINARY WELL	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$3,633.06	ITEM 88 CITY HALL	1051270 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$4,082.92	ITEM 2 SPLIT SUMMIT RIDGE WATER PUMP	5440273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$4,082.93	ITEM 2 SPLIT SUMMIT RIDGE WATER PUMP	5140273 - UTILITIES
ROCKY MOUNTAIN POWER	6/26/2025	\$4,175.47	ITEM 32, 33, 35, 36, 37, 38 STREETLIGHTS	1060270 - UTILITIES - STREET LIGHTS
ROCKY MOUNTAIN POWER	6/26/2025	\$5,431.79	ITEM 48 HAYFIELD PUMP	5440273 - UTILITIES
		\$54,195.26		
ROCKY MOUNTAIN TURF - RMT EQUIPMENT - STAN BONHAM COMPANY	6/19/2025	\$131.36	Parts for mowers	1070250 - EQUIPMENT MAINTENANCE
ROCKY MOUNTAIN TURF - RMT EQUIPMENT - STAN BONHAM COMPANY	6/19/2025	\$292.26	Starter for M-4	1070250 - EQUIPMENT MAINTENANCE
ROCKY MOUNTAIN TURF - RMT EQUIPMENT - STAN BONHAM COMPANY	6/19/2025	\$292.26	Starter for M-7	1070250 - EQUIPMENT MAINTENANCE
ROCKY MOUNTAIN TURF - RMT EQUIPMENT - STAN BONHAM COMPANY	6/19/2025	\$41.03	Parts for Grasshopper mowers	1070250 - EQUIPMENT MAINTENANCE
		\$756.91		
SANTAQUIN CITY UTILITIES	6/20/2025	\$125.00	Cemetery	1022350 - UTILITIES PAYABLE
SANTAQUIN CITY UTILITIES	6/20/2025	\$820.00	Utilities	1022350 - UTILITIES PAYABLE
		\$945.00		
SELECTHEALTH, INC	6/26/2025	\$52.00	HSA Admin Fees	1043310 - PROFESSIONAL & TECHNICAL
SELECTHEALTH, INC	6/26/2025	\$1,053.00	Health Insurance Premium - Surviving Spouse - Hooser	1054145 - SURVIVING SPOUSE BENEFIT PROGRAM
SELECTHEALTH, INC	6/26/2025	\$75,507.55	Health Insurance Premiums - July 2025	1022500 - HEALTH INSURANCE
		\$76,612.55		
SHAUNA JO EVES	6/27/2025	\$74.00	Shauna Jo URPA Conference Per Diem	6740230 - EDUCATION, TRAINING, & TRAVEL
SHRED-IT US JV LLC	6/26/2025	\$174.66	Document Shredding Services - City Hall	1043310 - PROFESSIONAL & TECHNICAL
SIDDONS MARTIN EMERGENCY GROUP LLC	6/19/2025	\$46.62	Power steering Pump kit E-145	7657250 - FIRE - EQUIPMENT MAINTENANCE
SIDDONS MARTIN EMERGENCY GROUP LLC	6/19/2025	\$839.66	Brake Pads Truck 141	7657250 - FIRE - EQUIPMENT MAINTENANCE
		\$886.28		

SKM INC	6/27/2025	\$287.50	Scada Maintenance for PI	5440310 - PROFESSIONAL & TECHNICAL SVCS
SMASH ATHLETICS, INC	6/26/2025	\$267.00	little miss santaquin shirts	6240482 - LITTLE MISS
SOUTHERN TIRE MART, LLC	6/26/2025	\$286.48	Tires for mower trailers	1070250 - EQUIPMENT MAINTENANCE
SPEED-E CRETE CONCRETE LLC	6/19/2025	\$418.00	Concrete for museum steps	1051300 - BUILDINGS & GROUND MAINTENANCE
SPRINKLER SUPPLY	6/19/2025	\$183.92	Hydrometer for Sprinklers-Harvest View Park	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
SPRINKLER SUPPLY	6/19/2025	\$290.75	Sprinkler Parts for 900 E	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
SPRINKLER SUPPLY	6/19/2025	\$2,735.33	Sprinkler Parts for new park	1022450-715 - (INSP)Vistas West Phase 1
SPRINKLER SUPPLY	6/19/2025	\$3,985.82	Sprinkler Parts for new park	1022450-715 - (INSP)Vistas West Phase 1
SPRINKLER SUPPLY	6/19/2025	\$35.65	Sprinkler Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
SPRINKLER SUPPLY	6/19/2025	\$2,148.53	Sprinkler Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
SPRINKLER SUPPLY	6/26/2025	\$702.87	Vistas West Park	1022450-715 - (INSP)Vistas West Phase 1
SPRINKLER SUPPLY	6/26/2025	\$928.10	Sprinklers for Parks	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
SPRINKLER SUPPLY	6/26/2025	\$458.13	Sunset Trails Park	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
SPRINKLER SUPPLY	6/26/2025	\$136.35	Sprinkler Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
		\$11,605.45		
STRINGHAM'S HARDWARE	6/19/2025	\$70.75	Supplies for PW72	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$258.99	2-Ton Chain block for WRF	5240520 - WRF - SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	-\$7.58	Credit for part returned	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$56.97	Supplies	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$20.99	Garbage can for park bathroom	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$39.25	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$37.72	Paint for Ballfields	1070310 - BALLFIELD MAINTENANCE
STRINGHAM'S HARDWARE	6/19/2025	\$2.37	Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$14.48	Ballfields	1070310 - BALLFIELD MAINTENANCE
STRINGHAM'S HARDWARE	6/19/2025	\$4.79	Trimmer line	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$8.78	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$4.48	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$25.47	Sprinkler Repair parts for Harvest View	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$8.49	Power Supply for Main Street irrigation	4540306 - MAIN STREET WIDENING
STRINGHAM'S HARDWARE	6/19/2025	\$31.00	sign bolts and nuts	6740300 - BUILDINGS & GROUNDS MAINTENANCE
STRINGHAM'S HARDWARE	6/19/2025	\$13.99	Supplies	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$3.49	Sprinkler Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$40.99	Booster Cable	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$4.78	Sprinkler Parts for Harvest View	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$8.37	Clamps	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$6.47	Sprinkler Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$8.99	Parts for mower trailer	1070250 - EQUIPMENT MAINTENANCE
STRINGHAM'S HARDWARE	6/19/2025	\$22.48	Parts for Sprinklers	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$43.99	Shovel	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$40.99	Tool for Parks	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$28.86	Sprinkler Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$16.98	Supplies for WRF	5240520 - WRF - SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$18.56	Filters for Parks	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$6.49	Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$21.76	Sprinkler Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$11.49	Tool	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$37.10	Sport Keys	6140335 - MISC SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$3.08	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$57.01	Pi Repair Parts for Community Garden Box	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$17.98	Tools	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$43.99	Shovel	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$20.35	Power Supply for Main Street irrigation	4540306 - MAIN STREET WIDENING
STRINGHAM'S HARDWARE	6/19/2025	\$1.29	Sprinkler Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$43.97	Tools for water	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$11.99	Batteries for clock on Main Street irrigation	4540306 - MAIN STREET WIDENING
STRINGHAM'S HARDWARE	6/19/2025	\$12.99	Broom and Dust Pan	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$33.48	Parts for batting cages	1070310 - BALLFIELD MAINTENANCE
STRINGHAM'S HARDWARE	6/19/2025	\$1.59	Sprinkler Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/19/2025	\$10.99	Utility Knife	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES

STRINGHAM'S HARDWARE	6/26/2025	\$12.99	Caution Tape	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$43.27	Tools	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$71.88	pvc pipe for hometown market	6240251 - COMMUNITY EVENTS EXPENSE
STRINGHAM'S HARDWARE	6/26/2025	\$22.27	Cleaning Supplies	1051240 - SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$11.97	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$89.93	Cemetery Sprinkler Parts	1077300 - CEMETERY GROUNDS MAINTENANCE
STRINGHAM'S HARDWARE	6/26/2025	\$13.98	Cleaning Supplies for Parks Restrooms	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$17.27	misc tape supplies	6740240 - SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$34.95	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$17.63	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$9.99	Supplies	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$27.70	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$77.46	Museum	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	6/26/2025	\$41.97	picture hanging tape	6740240 - SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$8.78	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$59.86	Park Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$27.99	Survey stakes for buildings	1048240 - SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$5.49	Bucket	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$20.08	Gloves,Safety Glasses	1070350 - SAFETY - PPE
STRINGHAM'S HARDWARE	6/26/2025	\$76.97	Trimmer Line, Spout Kit-	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$9.15	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$7.99	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$7.78	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$19.63	Rodeo Grounds-Elbow and Coupling	4140771 - RODEO BUCKING CHUTES
STRINGHAM'S HARDWARE	6/26/2025	\$6.58	trail marking tape	6740630 - OUTDOOR RECREATION INITIATIVE
STRINGHAM'S HARDWARE	6/26/2025	\$17.36	Sprinkler Repair Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$17.98	Conduit	4140771 - RODEO BUCKING CHUTES
STRINGHAM'S HARDWARE	6/26/2025	\$11.22	PW Cameras Install	1060240 - SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$5.79	Trees	4540306 - MAIN STREET WIDENING
STRINGHAM'S HARDWARE	6/26/2025	\$3.58	Rec Center	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	6/26/2025	\$57.98	Small engine fuel	7657240 - FIRE - SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$10.85	Supplies	5240520 - WRF - SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$11.99	Sprinkler Repair Part for North Park	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$0.20	Bolts for Sprayer	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$42.25	Sprinkler Parts-Harvest View	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$8.99	Supplies	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$28.99	Tarp	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$28.99	Tarp for Parks	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$25.86	Sprinklers	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$15.98	Supplies	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$23.57	Sprinkler Parts	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	-\$1.59	Credit for Parts Return	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$38.99	Centennial Park	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/26/2025	\$16.99	Supplies	5140240 - SUPPLIES
STRINGHAM'S HARDWARE	6/27/2025	\$8.79	Part for Rental	1051300 - BUILDINGS & GROUND MAINTENANCE
STRINGHAM'S HARDWARE	6/27/2025	\$8.49	Supplies	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/27/2025	\$2.67	Sprinkler Repair-Parks	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/27/2025	\$17.36	Vistas West Park	1022450-715 - (INSP)Vistas West Phase 1
STRINGHAM'S HARDWARE	6/27/2025	\$15.99	Supplies for Parks	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
STRINGHAM'S HARDWARE	6/27/2025	\$7.99	Prospector View-Toilet Paper	1070300 - PARKS GROUNDS MAINTENANCE & SUPPLIES
		\$2,342.26		
STRYKER MEDICAL - STRYKER SALES CORPORATION	6/19/2025	\$50.00	Stair chair straps	7657242 - EMS - SUPPLIES
STRYKER MEDICAL - STRYKER SALES CORPORATION	6/19/2025	\$50.00	Stair Chair Seatbelts	7657242 - EMS - SUPPLIES
		\$100.00		
SUGG, RONDA *	6/26/2025	\$73.78	Refund: 913150 - SUGG, RONDA *	5113110 - ACCOUNTS RECEIVABLE
SYMBOL ARTS, LLC	6/19/2025	\$558.00	Symbol Arts, 2 sergeant badges, 2 flat sergeant badges	1054240 - SUPPLIES
THATCHER COMPANY	6/19/2025	\$8,673.88	T-Chlor, Citric Acid, Hydrochloric Acid	5240510 - WRF - CHEMICAL SUPPLIES
TIMOTHY D BOWAN DBA PLAY-WELL TEKNOLOGIES	6/19/2025	\$1,080.00	contract pay for Lego Camp	6840725 - YOUTH ENRICHMENT

TRAILER PARTS WHOLESALE	6/19/2025	\$59.20	Light for Brush 143	7657250 - FIRE - EQUIPMENT MAINTENANCE
TRYON, ERIK	6/26/2025	\$485.97	Martial Arts Contract Pay	6840809 - MARTIAL ARTS
TUGGYS TEES	6/19/2025	\$572.40	Peter Pan Play Tshirts	6840725 - YOUTH ENRICHMENT
TUGGYS TEES	6/26/2025	\$328.95	Art in the Park tshirts	6640720 - RAP TAX EXPENSE
		\$901.35		
TWIN D" INC"	6/26/2025	\$55,999.64	Sewer Line Cleaning and Video Inspection	5240325 - SEWER LINE CLEANOUT EXPENSE
TWIN D" INC"	6/26/2025	\$2,015.00	CENTER STREET LIFT STATION	5240325 - SEWER LINE CLEANOUT EXPENSE
		\$58,014.64		
USDA - RURAL DEVELOPMENT	6/17/2025	\$4,750.42	Principal - 2011A-2 Sewer Revenue	522540.2 - 2011A-2 Sewer Revenue Bond repaid
USDA - RURAL DEVELOPMENT	6/17/2025	\$5,820.58	Interest - 2011A-2 Sewer Revenue	5240820 - DEBT SERVICE - INTEREST
		\$10,571.00		
UTAH BOYS BASEBALL ASSN, INC (UBBA)	6/19/2025	\$1,010.00	UBBA Affiliate Fees Youth Baseball	6140665 - YOUTH SPORTS
UTAH CONTAINER & TANK, LLC	6/26/2025	\$125.00	Container Rental	5140240 - SUPPLIES
UTAH CONTAINER & TANK, LLC	6/26/2025	\$125.00	Container Rental	5440240 - SUPPLIES
		\$250.00		
UTAH COUNTY LODGE #31	6/20/2025	\$230.00	FOP Dues (Ut County Lodge #31)	1022425 - FOP DUES
UTAH STATE RETIREMENT	6/27/2025	\$93.17	URS - Employer Paid 401K Correction - Karsen Steele	1070130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	6/27/2025	\$93.17	URS - Employer Paid 401K Correction - Karsen Steele	1077130 - EMPLOYEE BENEFITS
UTAH STATE RETIREMENT	6/18/2025	\$75.03	401K - Tier 1 Parity	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/18/2025	\$648.15	State Retirement	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/18/2025	\$5.00	Traditional IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/18/2025	\$192.08	Retirement Loan Payment	1022325 - RETIREMENT LOAN PAYMENT
UTAH STATE RETIREMENT	6/18/2025	\$406.35	Post Retirement (After 7/2010)	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/18/2025	\$1,087.59	401K - Tier 1 Parity	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/18/2025	\$1,638.00	Roth IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/18/2025	\$2,085.89	457	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/18/2025	\$5,203.95	401K	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/18/2025	\$29,177.81	State Retirement	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/24/2025	\$5.00	Traditional IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/24/2025	\$192.08	Retirement Loan Payment	1022325 - RETIREMENT LOAN PAYMENT
UTAH STATE RETIREMENT	6/24/2025	\$406.35	Post Retirement (After 7/2010)	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/24/2025	\$1,087.59	401K - Tier 1 Parity	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/24/2025	\$1,658.00	Roth IRA	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/24/2025	\$2,055.97	457	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/24/2025	\$5,339.98	401K	1022300 - RETIREMENT PAYABLE
UTAH STATE RETIREMENT	6/24/2025	\$29,330.13	State Retirement	1022300 - RETIREMENT PAYABLE
		\$80,781.29		
UTAH STATE TAX COMMISSION	6/23/2025	\$217.21	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
UTAH STATE TAX COMMISSION	6/23/2025	\$8,708.23	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
UTAH STATE TAX COMMISSION	6/23/2025	\$11,273.51	State Income Tax	1022230 - STATE WITHHOLDING PAYABLE
		\$20,198.95		
VERIZON WIRELESS	6/27/2025	\$426.70	PD Cellphones	1054280 - TELEPHONE
VERIZON WIRELESS	6/27/2025	\$720.24	PD Jetpacks	1054340 - CENTRAL DISPATCH FEES
VERIZON WIRELESS	6/27/2025	\$130.76	Fire/EMS Telephone	7657280 - TELEPHONE
VERIZON WIRELESS	6/27/2025	\$100.04	Comm Dev Jetpacks	1068280 - TELEPHONE
VERIZON WIRELESS	6/27/2025	\$40.01	GPS Data Collector	1048280 - TELEPHONE
VERIZON WIRELESS	6/27/2025	\$375.93	Pub Works PI Monitors	5140240 - SUPPLIES
VERIZON WIRELESS	6/27/2025	\$42.67	Amalie Ottley Phone	1043280 - TELEPHONE
VERIZON WIRELESS	6/27/2025	\$42.67	Gregg Hiatt Phone	5240280 - TELEPHONE
		\$1,879.02		
VESTIS FIRST AID & SAFETY LOCKBOX	6/19/2025	\$464.58	First Aid Box for City Hall	1051300 - BUILDINGS & GROUND MAINTENANCE
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$9.88	CRAFT & PLAY CAMP	6840725 - YOUTH ENRICHMENT

WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$12.95	BINDERS-PLAY SCRIPT	6640720 - RAP TAX EXPENSE
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$18.16	CRAFT & PLAY CAMP	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$19.74	FISHING CAMP	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$23.23	CRAFT & PLAY CAMP	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$27.78	SCIENCE CAMP	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$28.86	SCIENCE CAMP	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$32.03	SCIENCE CAMP	6640720 - RAP TAX EXPENSE
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$35.80	SUPPLIES RABIES CLINIC	1054240 - SUPPLIES
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$57.37	CLASS	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$66.78	SENIOR LUNCH	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$89.66	ARTS	6640720 - RAP TAX EXPENSE
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$99.00	RAP TAX ARTS	6640720 - RAP TAX EXPENSE
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$112.07	SNACK SHACK SUPPLIES	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$172.53	LITTLE MISS ORCHARD DAYS	6240482 - LITTLE MISS
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$178.78	RAP TAX ARTS	6640720 - RAP TAX EXPENSE
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$191.59	SENIOR LUNCH	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$263.32	SCIENCE CAMP	6840725 - YOUTH ENRICHMENT
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$317.17	SENIOR LUNCH	7540480 - FOOD
WALMART BRC - GE CAPITAL RETAIL BANK	6/26/2025	\$348.08	SENIOR LUNCH	7540480 - FOOD
		\$2,104.78		
WANG, VICTORIA	6/26/2025	\$82.00	Interpreter Services	1042310 - PROFESSIONAL & TECHNICAL
WHEELER CAT - WHEELER MACHINERY CO	6/19/2025	\$283.89	Parts for Center Street Lift Station	5240250 - EQUIPMENT MAINTENANCE
WPA ARCHITECTURE, PC	6/19/2025	\$3,150.00	WPA progress payment for PW Cemetery building Architectural services	5740729 - RECREATION FACILITY EXPANSION
WPA ARCHITECTURE, PC	6/19/2025	\$5,750.00	WPA progress payment for Recreation building Architectural services	5740729 - RECREATION FACILITY EXPANSION
		\$8,900.00		
ZIONS BANK PUBLIC FINANCE	6/19/2025	\$2,312.50	Sustainability Model Update 2025	1043310 - PROFESSIONAL & TECHNICAL
TOTAL:		\$2,552,345.94		



EMPLOYEE OF THE MONTH

JENNIFER WAGNER



JULY 2025

EXCELLENCE





Cemetery Annexation

Utah County Parcels

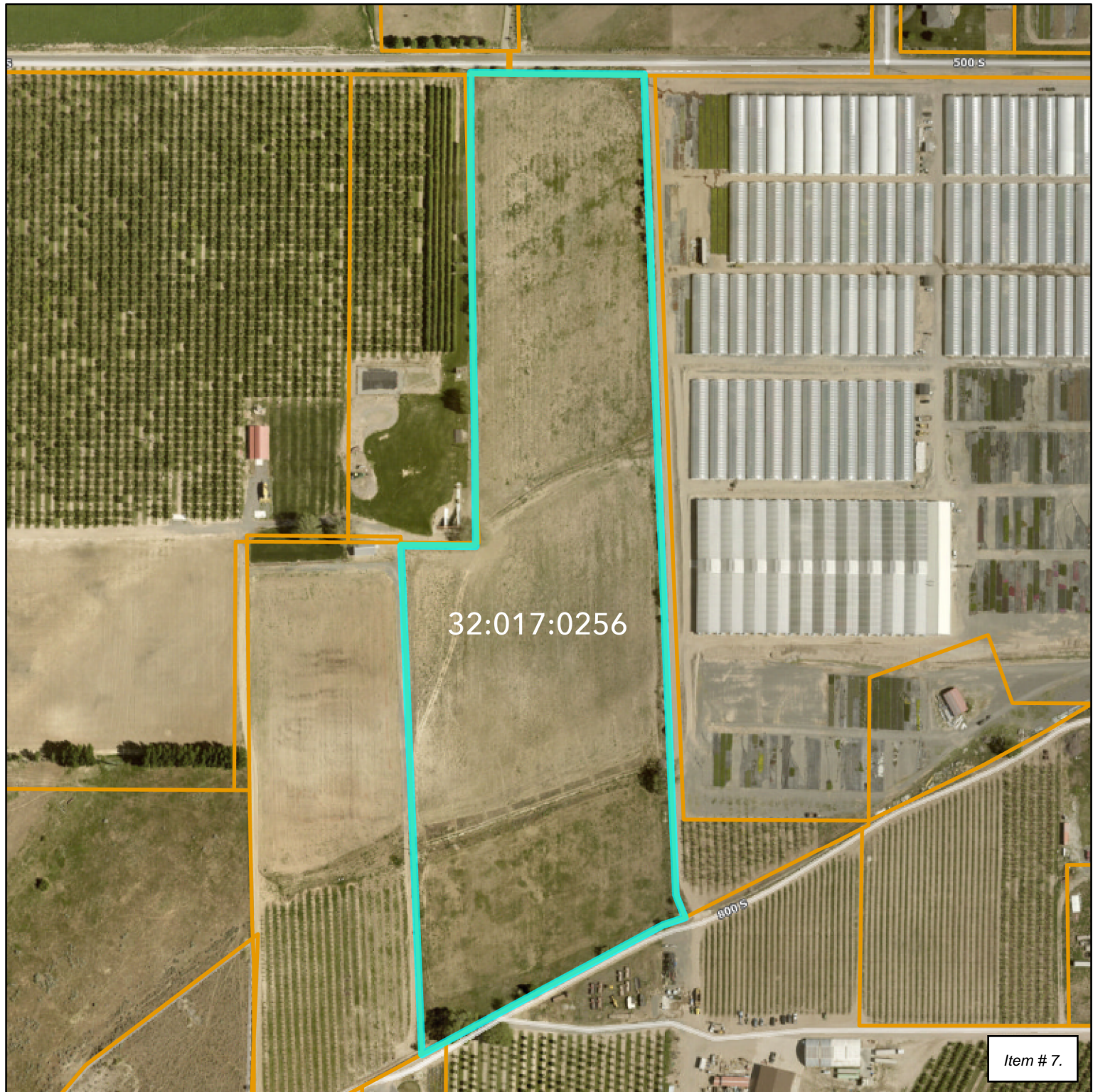


US Feet

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250

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Item # 7.



MEMORANDUM

June 25, 2025

To: Santaquin City Mayor and City Council
From: Jon Lundell, P.E., City Engineer
RE: Subdivision Construction Observation and Inspection Services

Mayor and Council Members,

Over the last several months, the engineering department has been reviewing options to help engineering staff adequately observe and inspect subdivision improvements that are being constructed within approved subdivisions. Part of that research included reaching out to neighboring cities for recommendations on potential options.

After these conversations, staff reached out to Push Consulting and Engineering. We received a proposal from Push Consulting to perform subdivisions observations, inspections, and material testing and coordination for only subdivision and site plan construction within Santaquin. These observations and inspections will not include capital projects, such as Main Street widening or the WRF phase 3 improvements.

The proposed contract is a professional services contract, similar to other engineering contracts that the City has executed with other engineering firms. The costs associated with this contract will be paid by inspection fees collected from developers prior to construction beginning on subdivisions. I have attached a copy of the Push proposal for your review.

Feel free to reach out to me with any questions.

Recommended Motion:

Motion to award a contract to Push Consulting and Engineering, Inc for general engineering services related to subdivision inspection and observation.

Resolution 07-01-2025

A RESOLUTION APPROVING AN AGREEMENT WITH PUSH CONSULTING AND ENGINEERING, LLC FOR PROFESSIONAL SERVICES RELATED TO CONSTRUCTION/ENGINEERING PROJECTS

WHEREAS, Santaquin City is a fourth-class city and political subdivision of the state of Utah, with responsibilities for the health, safety and welfare of residents of the city, including certain responsibilities regarding the construction of structures and infrastructure facilities within the City; and

WHEREAS, Push Consulting and Engineering, LLC (“Consultant”) provides professional observation and inspection services related to construction and infrastructure projects; and

WHEREAS, Santaquin City and Consultant, now desire to enter into an agreement through which Santaquin City may assign Project Tasks to Consultant as needed in furtherance of its construction, engineering, and inspection responsibilities, which will benefit Santaquin City and its residents;

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

1. The agreement between Push Consulting and Engineering, LLC and Santaquin City, a copy of which is attached hereto, is hereby approved.
2. The Mayor is authorized to execute the aforementioned agreement and to take all actions necessary to effectuate said agreement and the terms and conditions set forth therein.
3. This Resolution shall be effective upon approval.

Adopted and approved this ____ day of _____, 2025.

Daniel M. Olson, Mayor

ATTEST:

Amalie R. Ottley, City Recorder

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



Proposal to Santaquin City for Project Management, Infrastructure Inspection and Materials Testing

Push Consulting and Engineering, LLC (PUSH) is excited to submit our proposal seeking approval by Santaquin City to provide our professional inspection and materials testing experience to help the City with all its needs associated with the ongoing development within the City boundaries.

We will adhere to all standards and specifications of Santaquin City, Utah County and the State of Utah.

Our team is committed to work closely with Santaquin City with respect to project management, infrastructure inspections and material testing.

Team PUSH => Team Santaquin City:

Our team is composed of professional individuals who have flourished working with and as support to Santaquin City.

From your experience with members of our staff and as you will see in the following proposal, our team is made up of deeply knowledgeable and very experienced engineers and professionals. Please see each member's quick highlight resume for their vast experience and knowledge in projects that are specific to the City's needs.

If you have any questions or would like to speak with us directly, we encourage you to reach out. We are more than happy to field any requests. Please reach out directly to either myself or Keith Broadhead.

Respectfully,

Rocky Malin

Principal/Owner

Rocky Malin:

- cell phone: 435-230-4355
- email address: rmmalin@msn.com

Keith Broadhead:

- cell phone: 801-636-0190
- email address: keith.broadhead@outlook.com



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Push Consulting and Engineering, LLC

Introduction

Push Consulting (PUSH) was created in 2007 by the owner Andy Dahmen. Throughout his professional career, Mr. Dahmen worked for various construction companies throughout the United States and Canada beginning as a project engineer and working into project management. While performing project management duties for a local construction company, Granite Construction, he fostered a relationship with the Wasatch County Public Works director. During this time, Granite Construction successfully completed numerous road projects for Wasatch County.

In 2006, while enjoying one of his many outdoor activities, Mr. Dahmen experience a mountain biking accident that left him paralyzed. Due to the effects of this injury, Andy was no longer able to fulfill his role as project manager for Granite Construction. He then started working for Wasatch County Public Works Department as an engineering consultant on an “as-needed basis”. In 2009 construction started picking up after the housing market began recovering from the downfall in the markets and Wasatch County needed assistance keeping up with the increase in work. At that time PUSH was created.

Up until 2017, PUSH was the sole consulting engineer company reviewing development applications and overseeing all construction projects within Wasatch County. In 2018 the Military Installation Development Authority (MIDA), negotiated land uses within Wasatch County to promote the construction of a new Hotel resort community that would provide services to military personnel. One of the initial projects was the construction of the Jordanelle Parkway on the east side of highway 40 in the Mayflower area. Mr. Dahmen oversaw the construction of that project and garnered a relationship with MIDA. PUSH began working with MIDA reviewing development plans and overseeing construction in 2019. Currently PUSH is overseeing approximately 50% of Wasatch County’s plan review and infrastructure inspections and 100% of the MIDA projects. For MIDA, Mr. Dahmen oversees 4 other consulting engineering firms responsible for plan review of all projects that include civil infrastructure, drainage, geotechnical, and structural work as well as all development projects within the MIDA land use area.

Over the years, PUSH has slowly grown and scaled up as projects in Wasatch County have come fast and furious in recent years. Today, PUSH is made up of experienced and licensed professional engineers, certified inspectors, certified material testers and knowledgeable field inspectors. As you will see in our references, the PUSH team has assisted other entities including Wasatch County and MIDA.

As we have continued to expand the services that we provide to our current and future clients we are completing the finishing touches on a materials laboratory in Kamas, Utah. The laboratory is scheduled for the on-site accreditation session with AASHTO re:source (formerly AMRL) during the week of May 19th, 2025 for all soil and aggregate related laboratory testing and processes and the following with Cement & Concrete Reference Laboratory (CCRL) for all concrete related laboratory testing and processes. PUSH’s materials laboratory manager is Wes Parkin. Mr. Parkin managed



another firm's material laboratory in Heber City, since 2007. Mr. Parkin has successfully completed 10 (every two years) accreditations while at his former employment.

We look forward to sharing some of our project experiences below. We believe that this will display that our team has the background and expertise to aid the City staff in achieving the City's goals and desires over the next several years.

Project Experience

Statement of Understanding and Commitment

It is our understanding that Santaquin City is looking for an experienced firm to provide infrastructure inspections, material testing and SWPPP services as an extension and assistance to City Staff. Our insights of the City's needs are generated by our staff member's extensive experiences of providing such services to numerous municipalities and bolstered specifically through the firsthand knowledge and experiences of a key member of our staff, Keith Broadhead gleaned while working with Spanish Fork City performing many of the services that we are proposing to perform. as a City staff member. Mr. Broadhead has also had the opportunity of discussing the City's goals with several of the City staff members.

We want to take this opportunity to commit to attendance and active participation in weekly coordination meetings with the developer and contractor, invoicing, inspectors' qualifications, inspectors' equipment, and being responsible for overall quality assurance of the projects to which we are assigned.

Weekly Coordination Meeting Attendance

Our experience supports the benefits of having regularly scheduled coordination attended by key representatives from the City, PUSH, the owner/developer of the subject property and contractor. We would also suggest that prior to any subcontracting work be completed such as concrete or asphalt that a representative of the subcontractor attend the weekly coordination meeting providing a venue to discuss any project specific concerns and City standards and specifications aiding with proper preparation of work that is to be performed minimizing the on-site issues/concerns.

Compensation/Invoicing

We commit to submitting invoices within 30 days of the services rendered and have them submitted by the 15th of each month unless the 15th of the month lands on a weekend or Holiday in which event we will have the invoice submitted no later than "by the end of business" the following business day.

Conflict of Interest

PUSH currently does not have a conflict of interests nor any situations that does not comply with the States's Anti-Nepotism Clause as stated in Utah Code 52-31-1, as amended. We are committed to notify the City in writing within 5 business days of the discovery of any conflict of interest.



Inspectors Qualifications

All of our inspectors already have knowledge, experience, capability and desire to ensure compliance with approved engineering plans, City Standards, APWA Standards, and safety codes. Each of them understands the importance of proper communication and documentation.

Equipment Requirements for Inspectors

Proper equipment is a necessity when fulfilling the duties of an inspector. Each of our inspectors will have the equipment and complete the pertinent training to efficiently perform the duties as outlined in the RFP. It is our plan to utilize the preferred Trimble equipment however, we will notify the City and receive approval per the list of requirements prior to using a different brand of equipment.

SWPPP

We do have staff members and/or available subconsultant members that are currently RSI certified in the State of Utah that can assist while our inspectors are not currently RSI certified accomplish the requirement of completing 10 stormwater inspections with a certified RSI. If any of these training inspections occur on a project for the City, the City will only be invoiced for the certified RSI.

Testing Qualifications

It is mandatory that our materials laboratory maintain accreditation along with each of our staff members maintain all pertinent certifications.

Traffic Control

Being trained to understand Several of our staff members are signed up to attend the USDOT-STSSA Flagger Certification on May 22th, 2025 offered by Associated General Contractors of Utah. We are committed to having each of our inspectors trained and become certified.

Commitment to Successfully Work Together

We support the City in their efforts and desires to provide the most productive and efficient infrastructure inspections and material testing services to the citizens of Santaquin City. Later in the proposal we will outline our work plan to assist the City in achieving these goals.

It is useful to discuss the role of communication between the consultant and the City. The City's workload will be effectively managed, and the best interests will be maintained because PUSH and the City have a solid relationship built upon trust, trust that comes from frequent and effective communication and years of successfully working together. With PUSH, we understand that communication is key, and we are invested in the outcome of these projects and requests. We are committed to open and effective communication, with PUSH, you will work directly with the proposed staff. There is no bait and switch with the personnel, each member of our team is readily available to you. To ensure that your needs are consistently being met, Keith Broadhead will be your direct point of contact, day, or night, whatever the City needs, he will be a phone call, text, email, personal meeting, or internet meeting away.



Summary of Relevant Experience

Projects and References

PUSH employs a very experienced team that is comfortable in all phases of construction. Our team is ready to inspect roads, sewer, water, storm water and other infrastructure, all which will be documented with detailed reports. We will review material submittals, bond reductions, create walkthrough punch lists, warranty review and provide recommendations of acceptance and to enter warranty periods when improvements are ready. Our team is well respected in the construction industry, and we are committed to working with developers and their respective contractors to ensure that the best interests of the City are assured by holding construction to the applicable codes, standards and techniques from the start of a project to finish.

Members of PUSH have been providing professional support to municipalities, varying in size for over 25+ years however, as a firm we are limited to providing inspection services to Wasatch County and the Military Installation Development Authority (MIDA):

Wasatch County Plan Review and Inspections

PUSH enjoys being one of the County's current consulting engineering firms providing plan reviews and infrastructure inspections. Over the years we have assisted the County with subdivision plan review, engineering plan review, construction inspections, final walkthroughs, warranty bonds, and warranty issues.

Client: Wasatch County

Contact: Jed Muhlestein, P.E. 435-657-3249

Military Installation Development Authority (MIDA)

PUSH has been providing engineering consultation to MIDA for over 3 years with our most recent involvement being the design review and civil construction inspection of the Mayflower project. A project which consists of a large resort community, roadways, subdivisions, and the expansion of Deer Valley Ski Resort with new ski runs, lifts and support systems, infrastructure, and buildings.

- Mayflower Mountain Resort
- Jordanelle Parkway

Client: MIDA

Contact: Michelle Jensen, 435-770-5242

Detailed Work Plans

We are confident that we have the staff to assist the City's staff be successful and achieve the City's goals of contracting with a firm to provide professional infrastructure inspections and material testing.

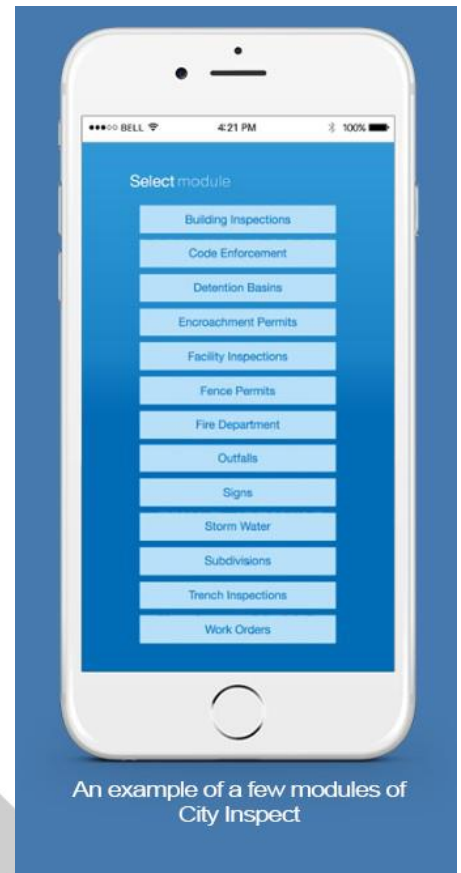
Our experience has provided insights into the fact that the two most important ingredients to successful inspections is management of scheduling and timely reporting.



We propose to provide the proper amount of management to oversee scheduling and ensure that reports are completed with all the pertinent information and submitted in a timely manner (within 48 hours not counting weekends). We propose that Mr. Broadhead perform the duties of team manager. One of the biggest concerns when adding a role such as team manager or quality control manager is, it would be impossible for Santaquin City to control or monitor the hours spent performing these roles where it truly should be incorporated into the hourly rates of the inspectors just as all other overhead costs of insuring that a firm is providing the services agreed upon. Our proposal is to do exactly that, include it in the hourly billing rate of each inspector along with all other overhead items leaving it so that Santaquin City only gets billed for hours of inspections within City limits.

We have experienced great success in the scheduling and timely reporting through utilizing a software package known as City Inspect®. It is a mobile platform with modules for all types of municipal inspections (see example) that City Inspect® will manipulate or create new modules specifically for Santaquin City. One of the most rewarding aspects of the program is how easy it is for contractors to schedule inspections.

The tasks performed while scheduling and in-house management of staff will NOT be billed. However, Mr. Broadhead will continue to perform inspections as well as attend weekly coordination meetings and will be billed as an Inspector with 20+ years of experience.



Contract Approach and Quality Control

Contract Approach

We will approach the contract as we are extensions of Santaquin City staff ensuring that the infrastructure that is being installed will be turned over to Santaquin City upon completion of the warranty period. We understand that these facilities will need to last to meet or hopefully exceed the service life expectancies and this can only be achieved as infrastructure is installed properly with strong attention to detail.

Quality Control

Our quality control starts with our Owner and Principal Engineer, Andy Dahmen. He has built PUSH on the foundation of integrity and hard work. These pillars drive our team to fulfill their duties at the up most care.

Mr. Dahmen trains our inspectors on the proper way to complete inspection reports. He then randomly selects inspection reports to ensure that our inspectors are maintaining the highest standards of reporting.



Mr. Broadhead will also add to our Quality Control through sharing his many years of experience of inspecting in the field. We will schedule training with where Keith will educate any of our inspectors prior to them performing inspections in Santaquin to ensure that they understand any City specific items that may differ from prior locations.

Billing Rates

Billing Rates Inspections

We have made every attempt to keep the billing rates down, however, to equip our inspectors to be able to perform the proposed duties including being cross-trained, we propose the following billing rates:

BILLING RATE INSPECTIONS 2025

Inspector	Hourly Billing Rate
Inspector: 5 to 6 years experience	\$114.00
Inspector: 6 to 8 years experience	\$122.00
Inspector: 10 – 25 years experience	\$130.00
Inspector: 15 to 20 years experience	\$136.00
Inspector: 20 + years experience	\$148.00
SWPPP Inspector	\$122.00



Billing Rates Testing

Below are the fees and billing rates for testing:

BILLING RATE INSPECTIONS 2025

Test	Unit	Fee
Proctor Tests (AASHTO T-180)	EACH	\$240.00
Nuclear Density Tests	N/A	N/A
Sets of Concrete Cylinder Tests (3 Cylinders / Set) also includes Slump and Air Entrainment Tests	EACH	\$110.00
Sieve Analysis	EACH	\$80.00
California Bearing Analysis (CBR)	EACH	\$400.00
Concrete Core and Compression Strength Tests	EACH	\$30.00
Asphalt Core and Density Tests	EACH	\$240.00
SWPPP Inspector	EACH	\$30.00

Employee	Hourly Billing Rate
Lab Technician	\$105.00
Field Technician Supervisor	\$138.00
Field Technician	\$128.00



Project Team, Key Personnel



ANDY DAHMEN, PE => PRINCIPAL-IN-CHARGE, QUALITY ASSURANCE

Mr. Dahmen graduated from the University of Idaho with his B.S. in Geological Engineering in 1983 and is a registered professional engineer in both Minnesota and Utah. Mr. Dahmen has had a robust career in engineering with experience as an engineering consultant for Wasatch County, prior to focusing on consulting, Mr. Dahmen worked in construction management and business administration where he worked as a project manager for various contractors in the heavy civil construction industry, managing day-to-day operations for a variety of small to large projects.

His diverse engineering experience even includes being a blast engineer, where he learned blast design working in an underground Uranium mine. He was assigned as the project blast engineer for Hoover dam mine shaft project, a large highway tunnel in Minnesota, and an open pit Garnet mining operation in Ontario Canada.

KEITH BROADHEAD => PROJECT MANAGER, INSPECTOR w/ 20+ years experience

Mr. Broadhead has spent his entire working career in and around infrastructure projects. He started his career “in the trenches” on the excavation side of construction and finished his full-time career as a project manager on the municipal side ensuring that taxpayers’ monies were well spent on infrastructure that will last.

His first job was in a sewer trench ensuring the pipe was installed correctly in line and on-grade. He quickly worked his way to operating the heavy equipment used to install many miles of all types of wet and dry pipelines and conduit banks.

His experience in the excavation side of construction allowed him to transition well into inspection and project management roles with engineering companies like Sunrise Engineering and Epic



Engineering as well as municipal entities like Santaquin City and your Santaquin City. He even served two different stints as Santaquin City's Mayor and two more as a member of their City Council. It goes with saying that "Keith understands the importance" of ensuring that development's infrastructure plans meet or exceed the City's construction standards.

Mr. Broadhead also honed his understanding of construction plans while working at Mountain Land Supply as he completed quantity take-offs for all types (culinary water, pressure irrigation, sanitary sewer, storm water, etc.) of pipe materials and appurtenances from construction plans. This knowledge benefits

WES PARKIN => Material Laboratory Manager, Inspector:15-20 years

Mr. Parkin has over 20 years of experience in construction management focusing on material testing and infrastructure inspections. From 2005 to 2024 Mr. Parkin was with Epic Engineering as a Project Manager, Lab Manager and Field Manager. He worked regularly with municipalities, various service districts as well as developers to ensure the highest quality projects. Over the last 20 years Mr. Parkin has worked extensively on the material testing/inspection side of the construction industry and is known for his meticulous attention to detail and precise procedures. He has maintained AASHTO and ASTM accreditations through CCRL and AASHTO re:source in multiple testing lab facilities. He is also very familiar with various standards and specifications including APWA and UDOT. In his years of project management and material testing/inspection Mr. Parkin has gained a strong understanding of project planning and pacing, reading plans, schedules, and quality control and GIS. He has worked with multiple cities and municipalities to perform inspections on infrastructure and material testing. Mr. Parkin is committed to following applicable standards and communicating with project stakeholders throughout the construction process.

KEN ALLEN => INSPECTOR: 5 to 6 years experience

Mr. Allen enjoys construction in every aspect there is. His experience comes from being raised in the construction trade and owning and managing construction projects for others as well as himself. The type of construction ranges from installation of infrastructure to full build-out of restaurants and everything in between.

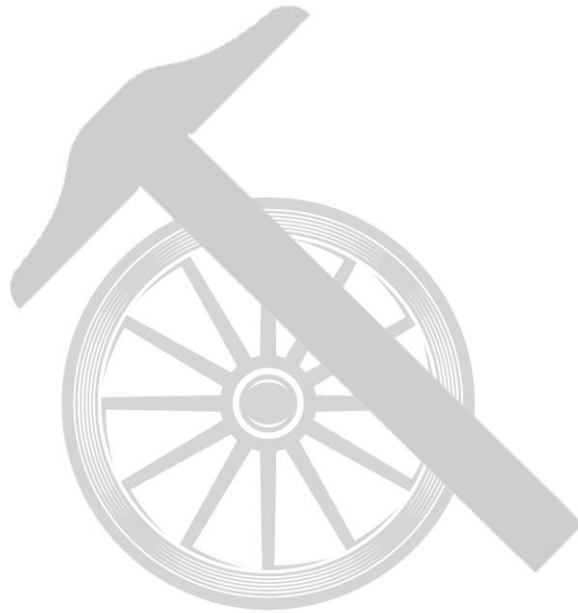
His time inspecting was mainly fueled during the construction recession and took the opportunity to perform inspections and material testing for Epic Engineering in North Dakota. He also chose to work at Epic Engineering in 2019 staying closer to his home in Francis, Utah and spent quality time with his wife supporting their three boys while participating in high school sports. He spent a total of just over 5 years performing inspections and material testing at Epic Engineering.

Resumes

For the sake of organization and clarity, resumes for our key personnel have been placed in the Appendix. If the City would like further information on any PUSH employee, please do not hesitate to contact us and we can provide any information requested.



Appendix A- Resumes



Andy Dahmen, PE
PRINCIPAL ENGINEER /
QUALITY CONTROL OFFICER

EDUCATION

B.S. Geological Engineering, University of Idaho

REGISTERED PROFESSIONAL ENGINEER

Utah No. 11623310-2202

Minnesota

REGISTRATIONS / CERTIFICATIONS

- Utah Stormwater Advisory Committee

Mr. Dahmen graduated from the University of Idaho with his B.S. in Geological Engineering in 1983 and is a registered professional engineer in both Minnesota and Utah. Mr. Dahmen has had a robust career in engineering with experience as an engineering consultant for Wasatch County, prior to taking up consulting, Mr. Dahmen worked in construction management and business administration where he worked as a project manager for various contractors in the heavy civil construction industry, managing day to day operations for a variety of small to large projects.

Relative Experience

- **PUSH Consulting, Wasatch County.** Perform plan reviews, inspections and manage development projects throughout the County.
- **PUSH Consulting, Military Installation Development Authority (MIDA) Mayflower project.** Oversee design review and civil construction of a large resort community with the expansion of the Deer Valley Ski Resort.
- **Granite Construction Company:** Deer Crest development in Wasatch County, oversaw construction activities associated with the construction of retaining walls, soil nail Slopes, bridge and structure construction and quality control.
- **Granite Construction Company:** UTA Light Rail, 1300 South to 10,000 South, Salt Lake City. Oversaw concrete subcontractor building station platforms.
- **Frontier Kemper: Minnesota Department of Transportation, Silver Lake Tunnel.** Project engineer and closeout project manager for a 3300' long 42' wide highway tunnel along Lake Superior near Two Harbors Minnesota. Oversaw field construction activities including blasting and excavation, concrete lining, buried utilities, on site concrete batch plant, road construction, CCTV system, and fire suppression system.
- **Frontier Kemper: City of Houston, Greenway Diversion Sewer Tunnel.** Project engineer and surveyor for a 144,000 LF, 101" soft ground tunnel with 66" T-Lock, PVC, concrete lined pipe. We excavated the tunnel 40' under downtown Houston City's main roads.
- **Frontier Kemper: Bureau of Reclamation, Hoover Dam,** new visitor site elevator shaft and underground connection tunnels to shaft, existing penstocks, and upper deck visitor platform. Responsible for many aspects of shaft construction including excavation, drilling, and blasting, removal of tailings through existing dam overflow outfall tunnel. Oversaw survey, concrete lining, and station concrete, plumbing, and chemical grout.
- **Patrick Harrison Mining:** Corp of Engineers, Little Dell Dam bypass tunnel. Project Engineer and office manager. Over saw survey and day to day construction activities for a 1300 LF tunnel with mid tunnel valve station, steel rib and lagging supported and, concrete lined.

Keith Broadhead

TEAM MANAGER /
SENIOR INSPECTOR

Mr. Broadhead has spent his entire working career in and around infrastructure projects. He started his career “in the trenches” on the excavation side of construction and finished his full-time career as a project manager on the municipal side ensuring that taxpayers’ monies were well spent on infrastructure that would last.

His first job was in a sewer trench ensuring the pipe was installed correctly in line and on-grade. He quickly worked his way to operating the heavy equipment used to install many miles of all types of wet and dry pipelines and conduit banks.

His experience in the excavation side of construction allowed him to transition well into inspection and project management roles with engineering companies like Sunrise Engineering and Epic Engineering as well as municipal entities like Spanish Fork City and Santaquin City. He served two different stints as Santaquin City’s Mayor and two more as a member of Santaquin City Council. It goes with saying that “Keith understands the importance” of ensuring that development’s infrastructure plans meet or exceed the County’s construction standards.

Mr. Broadhead also honed his plan review skills while working at Mountain Land Supply as he completed quantity take-offs for all types (culinary water, pressure irrigation, sanitary-sewer, storm water, etc.) of pipe materials and appurtenances from construction plans.

Relative Experience

- **Spanish Fork City, Spanish Fork City, UT – 2023 to PRESENT, PROJECT MANAGER on \$135M MBR Wastewater Treatment Plant**

Due to physical health issues Mr. Broadhead continued part-time services as an assistant to the project manager for a newly constructed Membrane Bioreactors wastewater treatment plant. Responsibilities included processing and approving the contractor’s pay requests, change orders, field change directives, RFI review and assisting in solving day-to-day issues to ensure progress. These tasks require the ability to review and fully understand the construction plans and specifications.

- **Spanish Fork City, Spanish Fork City, UT – 2017 to 07/2025, PROJECT MANAGER on City Funded Projects**

Performed all duties and responsibilities as the Project Manager of numerous projects within the City including the above referenced MBR Treatment Facility, along with the City Library and countless infrastructure projects. As project manager he completed tasks associated with the generation of construction plans and specifications, bidding and contractor selection, construction from kick-off through the warranty period.

Duties included preparing and administering RFPs for professional consultants as well as consultants and contractors on CMCG projects.

- **Epic Engineering, Heber City, UT – 2012 to 2017, QUALITY CONTROL**

Overseen the quality of plans and specifications for projects prior to being submitted to clients for review and assisted in the management of projects during construction. Performed Nuclear Compaction Testin as well as onsite concrete testing.

- **Mountain Land Supply, Orem, UT – 2010 to 2012, QUANTITY TAKE-OFF**

Completed plan take-offs of construction materials to be supplied.

Wes Parkin

MATERIALS LAB MANAGER /
SENIOR INSPECTOR

EDUCATION

Wasatch High School

REGISTRATIONS / CERTIFICATIONS

- Radiation Safety and Hazmat
- ACI Concrete Field Technician Grade I
- ACI Strength Testing Technician
- ACI Aggregate Technician Level I
- ACI Concrete Laboratory Testing Technician Level I
- OSHA 10-hour General Industry Safety and Health

Mr. Parkin has over 20 years of experience in construction management focusing on material testing and infrastructure inspections. From 2005 to 2024 Mr. Parkin was with Epic Engineering as a Project Manager, Lab Manager and Field Manager. He worked regularly with municipalities, various service districts as well as developers to ensure the highest quality projects. Over the last 20 years Mr. Parkin has worked extensively on the material testing/inspection side of the construction industry and is known for his meticulous attention to detail and precise procedures. He has maintained AASHTO and ASTM accreditations through CCRL and AASHTO re:source in multiple testing lab facilities. He is also very familiar with various standards and specifications including APWA and UDOT. In his years of project management and material testing/inspection Mr. Parkin has gained a strong understanding of project planning and pacing, reading plans, schedules, and quality control and GIS. He has worked with multiple cities and municipalities to perform inspections on infrastructure and material testing. Mr. Parkin is committed to following applicable standards and communicating with project stakeholders throughout the construction process.

Relative Experience

- **Wasatch County Inspections, Wasatch County, UT** – Grading, storm water, roadway, asphalt, curb and gutter, sidewalk inspections (Currently Ongoing)
- **Santaquin City Inspection and Testing, Santaquin, UT** – Material testing and inspection of multiple city projects including subdivisions, Parkway construction and UDOT related projects. Also performed GIS survey marking on utilities as installed. (2012-2024)
- **Park City Inspections, Park City, UT** – Performed on-site inspections for the PCMC Water Department on various projects ensuring City standards met during construction. Held progress meetings, bond release information and punchlist items. (2018-2024)
- **Pleasant Grove City Inspections, Pleasant Grove, UT** – Performed inspections on multiple subdivision and city permit projects. Met weekly with City Engineer and Inspectors to coordinate status of projects and workloads. (2022-2024)
- **American Fork City Inspections, American Fork, UT** – Infrastructure inspections on various city projects focused on subdivisions and road permits. Ensured City standards were enforced and documentation submitted for project closeout. (2016-2023)
- **Plan Reviews, Salem City, UT** – Reviewing and providing engineering comments for plan sets submitted to Salem City for various projects
- **Jordanelle Ridge Subdivision, Heber City, UT** – Site inspections and material testing for multiple phases of large residential project. Worked closely with Heber City to meet their requirements and ensured project specifications were met. (2020-2024)
- **Red Ledges Development, Heber City, UT** – Site inspections and material testing for all phases of Red Ledges community. Worked closely with Heber City and JSSD on the inspection and testing of the infrastructure. Maintained records for all testing and inspections. (2007-2024)

Ken Allen
INSPECTOR

Mr. Allen enjoys construction in every aspect there is. His experience comes from being raised in the construction trade and owning and managing construction projects for others as well as himself. The type of construction ranges from installation of infrastructure to full build-out of restaurants and everything in between.

His time inspecting was mainly fueled during the construction recession and took the opportunity to perform inspections and material testing for Epic Engineering in North Dakota. He also chose to work at Epic Engineering in 2019 where he chose to stay closer to his home in Francis, Utah and spent quality time with his wife supporting their three boys while participating in high school sports. He spent a total of just over three years performing inspections and material testing at Epic Engineering.

Relative Experience

- **Excel General Contractors, Francis, UT – 2006 to PRESENT, OWNER/OPERATOR**

Managed and construction projects including but not limited to wet utilities, grading, drainage, roadways, construction, small to large residential structures, multi-family facilities, & commercial establishments

- **Holmes Homes, Sandy, UT – 2017 to 2019, SUPERINTENDENT**

Managed construction project including subdivision improvements as well as construction of single and multi-family structures

- **Epic Engineering, Heber City, UT – 2016 to 2017, INSPECTOR / TESTER**

Completed infrastructure inspections and construction material testing in the field as well as in the materials laboratory

- **Epic Engineering, Williston, ND – 2010 to 2012, INSPECTOR / TESTER**

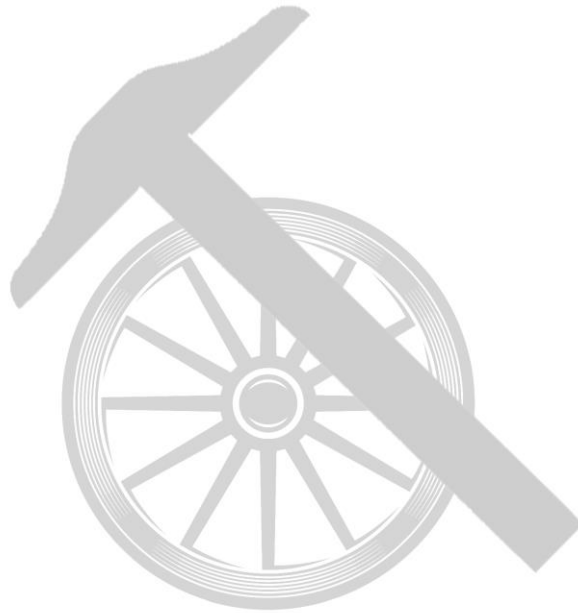
Completed infrastructure inspections and construction material testing in the field as well as in the materials laboratory

- **New Star Construction, Midvale, UT – 1994 to 2006, LABORER**

Started as a journeyman and worked his way to Superintendent of construction projects mainly in Park City and Deer Valley



Appendix B- Certificate of Insurance





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER WASATCH-LEAVITT INSURANCE AGENCY 1443 W 800 N STE 202 OREM UT 84057 Phone: .. Fax: ..		CONTACT NAME: PHONE (A/C, No. Ext): Ext: FAX (A/C, No): E-MAIL: ADDRESS:	
INSURED PUSH CONSULTING & ENGINEERING LLC 104 E 600 S 326 HEBER CITY UT 84032		INSURER(S) AFFORDING COVERAGE INSURER A: Acuity, A Mutual Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 14184	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:		ZY2495	01/01/2025	01/01/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		ZY2495	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$		ZY2495	01/01/2025	01/01/2026	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000 PRODUCTS AGGREGATE \$1,000,000
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/> N / A	CWCZY2495	01/01/2025	01/01/2026	<input type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Proof of Insurance	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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RESOLUTION 07-02-2025

A RESOLUTION APPROVING A REAL PROPERTY LEASE AGREEMENT WITH OLSON'S GREENHOUSE GARDENS, INC.

WHEREAS, Santaquin City is a fourth-class city and political subdivision of the state of Utah, with responsibilities for the health, safety and welfare of residents of the city, including acquiring real property for purposes consistent with the best interests of the City and its residents; and

WHEREAS, Olson's Greenhouse Gardens, Inc. is a corporation authorized to do business in the state of Utah; and

WHEREAS, Santaquin City owns certain real property, which it expects to improve and utilize in the future as needed for a specific public purpose, but which is vacant at the present time; and

WHEREAS, Olson's Greenhouse Gardens, Inc. has offered to lease said property for use in its business purposes, and to cooperate with City in using the property in a way and on a timeline that is consistent with the City's intended future use of the property; and

WHEREAS, Santaquin City and Olson's Greenhouse Gardens, Inc. desire now to enter into a lease agreement setting forth the terms and conditions of their agreement;

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

1. The Lease Agreement between Santaquin City and Olson's Greenhouse Gardens, Inc., a copy of which is attached hereto, is hereby approved.
2. The Mayor is authorized to execute the aforementioned agreement and to take all actions necessary to effectuate said agreement and the terms and conditions set forth therein.
3. This Resolution shall be effective upon approval.

Adopted and approved this ____ day of _____, 2025.

Daniel M. Olson, Mayor

ATTEST:

Amalie R. Ottley, City Recorder

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

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into as of the ___ day of _____, 2025, by and between the **SANTAQUIN CITY**, a municipality and political subdivision of the state of Utah ("Landlord") whose mailing address is 110 South Center Street, Santaquin, UT 84655 and **OLSON'S GREENHOUSE GARDENS, INC.**, a Utah corporation ("Tenant") whose address is 1876 N 460 W, Salem, Utah 84653.

WHEREAS, Landlord is the owner of a parcel of real property located in Utah County, Utah, which is described more particularly in attached Exhibit "A" which is incorporated as part of this Lease Agreement by reference consisting of approximately 15.37 acres (the "Subject Property");

WHEREAS, Tenant operates and has operated one or more Greenhouse Nurseries facilities, and sells nursery plant products; and

WHEREAS, the parties are entering into this Lease Agreement to enable Tenant to lease the Subject Property for the purpose of growing nursery plant products for sale through its wholesale and retail businesses;

NOW, THEREFORE, for and in consideration of the foregoing and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

WITNESSETH:

1. Lease of Property. Landlord, in consideration of the rents to be paid and the covenants to be performed by Tenant, demises and leases to Tenant, and Tenant leases and takes from Landlord, for the lease term, upon the covenants and conditions herein set forth, the Subject Property described on attached Exhibit "A" which is incorporated by reference as part of this Lease. The effective date of this Lease Agreement is July 1, 2025.

2. Term of Lease. This Lease shall commence as of the effective date and shall terminate five (5) years from January 1, 2026 (the "Initial Term") (I.e. termination date is

December 31, 2030) unless earlier terminated or extended as provided herein. Upon expiration of the Initial Term, this Lease shall automatically renew for successive one (1) year periods (each, a “Renewal Term”) on the same terms and conditions unless either party provides written notice of non-renewal to the other party prior to August 1, 2030 or August 1 of the then current Renewal Term. This Lease may otherwise be terminated earlier in accordance with the provisions herein. By mutual written agreement, at any time during the original Initial Term or a Renewal Term, Landlord and Tenant may terminate or extend the term of this Lease.

In the event that the Landlord needs to terminate this lease as to the northerly 4 to 5 acres of the Property prior to the end of the term of this agreement, Tenant agrees to make that northerly 4 to 5 acres of the Property available to the Landlord within 180 days of a written request by the Landlord. However, due to Tenant’s operation needs and crop production cycles, Landlord may not require possession of any portion of the Property between February 1 and July 31 of any Calendar year. Accordingly, if Landlord’s notice requests possession of said 4 to 5 acres between January 1 and July 31 of any calendar year, the effective date of said possession shall automatically be deferred to August 1 of that same year.

Notwithstanding the foregoing, Tenant may in its sole discretion, assess whether accommodating the requested possession prior to August 1 would cause any material disruption to its operations. If Tenant reasonably determines that no such negative impact would occur, it shall use good faith efforts to accommodate Landlord’s request earlier than August 1. In this event of early need by the Landlord, the rental amount will be adjusted and prorated annually and accordingly on a per acre of early use by Landlord and as agreed to by the Parties.

3. Rental. Tenant shall pay to Landlord the sum of Five Thousand Dollars (\$5,000.00) within ten days of the Effective Date as rents for the period from the Effective Date through December 31, 2025. Thereafter, Tenant shall pay the sum of Twenty Thousand Dollars

(\$20,000.00) per year, payable on the first day of each year (beginning January 1, 2026), during the entire term of this Lease, including any extended term as provided in paragraph 2 above, without prior demand or any right of offset or deduction. In the event this Lease commences on a date other than the first day of a calendar year, then rent shall be prorated for the balance of that year and for the year of the Lease term, including any renewal, based upon the actual number of days the Lease is in effect during said calendar year. After the expiration of an initial partial year, rent payments shall thereafter fall due on the first of each succeeding year throughout the term of this Lease, including any extended term. Tenant shall pay all rents to Landlord in lawful money of the United States of America at the address stated at the beginning of this Lease or to such other persons or at such other places as Landlord may designate in writing.

A late fee equal to five percent (5%) of the rent payment shall accrue if any payment of rent is not paid within ten (10) days from the due date. Thereafter, interest shall accrue at the rate of 10% per annum until paid in full. On all other amounts due from one party to the other, interest shall accrue at ten percent (10%) per annum commencing thirty (30) days following the due date.

A security deposit is not required.

4. Payment of Insurance and Taxes.

- (a) Except as provided in (b) immediately below, Landlord shall timely pay any and all real estate taxes and assessments levied against the Subject Property.
- (b) Tenant shall timely pay any and all personal property taxes and assessments levied against equipment, fixtures and/or improvements located upon the Subject Property and any such taxes levied upon Tenant's Leasehold Estate. Furthermore, if Landlord is assessed any tax on the real property described in Exhibit A, or additional taxes as a result of any value placed on Tenant's leasehold, fixtures or furnishings, or goods and services, then immediately upon demand Tenant shall pay to landlord the amount of said additional tax, or the amount of the increase.

- (c) Tenant shall maintain liability insurance providing coverage of not less than one million dollars (\$1,000,000.00) combined bodily injury and property damage liability naming Landlord as a co-insured. Insurance required to be obtained hereunder shall be in companies rated A or better in "Best's Insurance Guide" and licensed to do business in the state where the policy is written. Tenant shall furnish proof of the insurance policy within ten (10) days after the execution of this Lease. Such policy shall provide that coverage may not be canceled or reduced without at least ten (10) days written notice first being given to both parties.
- (d) Should Tenant so desire, Tenant may insure any structure or improvement located upon the Subject Property, with the proceeds of such insurance to be paid to Tenant in the event of a covered loss. In the event of the destruction, through fire or otherwise, of any improvement located upon the Subject Property, Tenant shall have the right either to terminate this Lease or to continue the Lease and utilize insurance proceeds and other funds available to Tenant to restore the said improvements to a condition which will enable Tenant to continue to operate on the Subject Property. Any such notice of termination shall be effective only if delivered to Landlord within forty-five (45) days after the event that caused the destruction of or damage to the said improvements. Upon delivery of such notice, the termination shall be effective as of the last day of the month during which the notice of termination was received by Landlord. Landlord shall have no duty, liability or responsibility whatsoever for any improvement located upon the Subject Property and, in the event of any destruction or damage to the same, Landlord shall have no duty or responsibility whatsoever to restore, repair or replace the same.

5. Use of Subject Property. Tenant may use the Subject Property to plant, cultivate, and harvest, plants that are intended for removal from the Subject Property and sold annually, and for no other purpose. Tenant shall have the right to access Subject Property from Tenant's adjacent property easement and Landlord shall not restrict such access. This right is subject only to any easement, restriction, or limitation that is outside Landlord's control. Tenant shall not construct any building, structure, or permanent improvement of any kind on the Subject Property. Notwithstanding the foregoing, Tenant may, with written consent of Landlord, construct a small, temporary, removable, non-permanent, shed type structure or structures to cover and enclose equipment etc. with the understanding that Tenant will remove said structure(s) at the close of the Lease. Tenant shall obtain, at its own expense, all necessary

governmental licenses and permits for such use and shall fully comply with all applicable federal, state and local governmental laws and regulations with respect to Tenant's occupancy and use of the Subject Property.

6. Improvements. Tenant shall be solely responsible for all costs and expenses incurred in making and/or maintaining any improvements to the Subject Property for purposes of Tenant's use thereof. Provided that Tenant shall have fully and punctually paid all amounts due under this Lease and otherwise performed Tenant's obligations hereunder, Landlord agrees and acknowledges that all of the equipment, fixtures and personal property of Tenant shall remain the personal property of Tenant and Tenant shall have the obligation to remove the same prior to the end of the Lease Term, including any agreed to extended term if applicable.

7. Acceptance of Property. Tenant acknowledges that Tenant has full knowledge concerning the condition of the Subject Property and accepts the Subject Property "as is" without warranty as to condition.

8. Maintenance. Tenant shall solely be responsible, at Tenant's sole expense, to maintain, repair and replace, as appropriate, the Subject Property and all improvements located thereon throughout the entire term of this Lease, including any extended term.

9. Utilities. Tenant shall make application for, obtain, pay for and be solely responsible for all utilities required, used or consumed on the Subject Property, including, but not limited to, culinary and/or secondary water, electricity and similar service.

10. Pressurized Irrigation/Culinary Water. Landlord agrees to tap into and install a pressurized irrigation meter and stub into the Subject Property at Landlord's expense. Landlord shall determine the required meter size based on projected needs; however, if Tenant desires a larger meter and/or line size than Landlord determines necessary, Tenant shall be responsible for the cost difference to upsize the meter.

Likewise, Landlord agrees to tap into and install two 2" culinary water meters and stub them into the Subject Property at Landlord's expense. Tenant and Landlord shall cooperate to determine the location and placement of the irrigation/culinary meters and service lines, with Landlord agreeing to GIS map them at time of installation at Landlord's expense, to serve Tenant's operational needs while aligning, to the extent reasonably possible, with Landlord's anticipated future use of the Subject Property. Tenant shall install any underground lines that Tenant needs on the Subject Property at its expense, and upon the expiration or earlier termination of this Lease, such lines shall remain on the Subject Property and become the property of Landlord, without additional compensation to Tenant. except that Landlord shall, at its expense, GIS map the underground pressurized/culinary lines installed by Tenant on the Subject Property for both parties use.

11. No Liens. Tenant shall suffer or allow no liens or encumbrances of any kind to be placed upon the Subject Property. If any lien is placed upon the Subject Property as a result of any work done on behalf of Tenant, or as a result of any goods or services sold or rendered to Tenant, then Tenant shall, within ten (10) days of the imposition of the lien, cause said lien to be removed, at Tenant's sole expense. At any time Tenant either desires to or is required to make repairs or alterations in accordance with this Lease, Landlord may require Tenant, at Tenant's sole cost and expense, to obtain and provide to Landlord a lien and completion bond (or such other applicable bond as determined by Landlord) in an amount equal to one and one-half times the estimated cost of such improvements to insure Landlord against liability including, but not limited to, liability for mechanics' and materialman's liens and to insure completion of the work.

12. Surrender of Property. Upon termination of this lease, Tenant shall surrender the Subject Property to Landlord.

13. **Assignment.** Tenant will not in any way assign or encumber this Lease, in whole or in part, without the prior written consent of Landlord.

14. **Default of Tenant.** In the event of Tenant's default at any time with respect to any of the provisions of this Lease or Tenant's obligations under this Lease, including the payment of rent, Landlord shall give Tenant written notice of such default. After receipt of such written notice, Tenant shall have fifteen (15) days within which to cure any monetary default and thirty (30) days within which to cure any non-monetary default, provided Tenant shall have such extended period as may be required beyond the thirty (30) days if the nature of the cure is such that it reasonably requires more than thirty (30) days and Tenant commences the cure within the thirty (30) day period and thereafter continuously and diligently pursues the cure to completion. Landlord may not maintain any action or effect any remedies for default against Tenant unless and until Tenant has failed to cure the same within the time periods provided in this paragraph. Upon Tenant's failure to correct that default within the time frame stated above, Landlord shall have the right, at its option, to terminate this Lease and to retain all monies theretofore paid by Tenant as liquidated damages or pursue any other remedy available at law or in equity including the option to continue specifically to enforce the terms of this Lease.

15. **Access by Landlord.** Landlord or Landlord's agent shall have the right to enter the Subject Property during usual business hours to examine the same.

16. **Quiet Enjoyment.** As long as Tenant timely pays the rents provided herein, and upon the observance and performance of all the covenants, conditions and terms on Tenant's part to be observed and performed, Tenant shall peaceably and quietly hold and enjoy the Subject Property for the Lease term without hindrance or interruption by Landlord or any other person or persons lawfully or equitably claiming by, through or under Landlord, subject nevertheless to the terms and conditions of this Lease.

17. Indemnification. Tenant shall defend, indemnify and hold Landlord free and harmless from and against any claim of liability or loss from personal injury or property damage resulting from or arising out of the use and occupancy of the Subject Property by Tenant, its servants or agents, excepting, however, such claims or damages as may be due to or caused by the acts or omissions of Landlord, or its servants or agents. Furthermore, Tenant shall defend, indemnify and hold harmless Landlord and all of Landlord's Trustees, agents, and employees, and each of them, from and against any and all obligations, debts, loss, damage, claims, demands, suits, controversies, costs, fees and liabilities whatsoever, including attorney's fees, resulting from or arising out of any failure by Tenant to abide by all of the terms of this Lease or any negligent or intentional act or omission by Tenant or any of its agents, employees, invitees, licensees, or contractors relating to the Subject Property or any portion thereof. Tenant shall use and occupy the Subject Property at its own risk, and hereby releases Landlord, to the fullest extent permitted by law, from all claims of every kind or nature, including claims for loss by fire, personal or bodily injury, or property damage.

18. Holding Over. Any holding over after the expiration of the Lease term (including any renewal term) shall be construed to be a tenancy from year-to-year and not as an extension of this Lease. During any such holdover, all appropriate terms and conditions of this Lease shall continue to apply; and the rental shall be at the rate then in effect.

19. No Waiver. Waiver by either party of the breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or any subsequent breach of the same or any term, covenant or condition herein contained. The subsequent acceptance of rent hereunder by Landlord shall not be deemed to be a waiver of any preceding breach by Tenant of any term, covenant or condition of this Lease other than the failure of Tenant to pay the particular rental so accepted, regardless of Landlord's

knowledge of such preceding breach at the time of acceptance of such rent. No covenant, term or condition of this Lease shall be deemed to have been waived by either party unless such waiver is given in writing by such party.

20. Accord and Satisfaction. No payment by Tenant or receipt by Landlord of a lesser amount than the monthly rent herein stipulated shall be deemed to be other than on account of the earliest stipulated rent nor shall any endorsement or statement on any check or any letter accompanying any check or payment as rent be deemed an accord and satisfaction; and Landlord may accept such check or payment without prejudice to Landlord's right to recover the balance of such rent or to pursue any other remedy provided in this Lease.

21. Entire Agreement. This Lease constitutes the entire agreement of the parties concerning the subject of this Lease and supersede all prior agreements, negotiations and undertakings between the parties with regard to the subject of this Lease. This Lease may not be changed except by an agreement, in writing, signed by both parties hereto.

22. No Partnership. Landlord does not, in any way or for any purpose, by this Lease become a partner of Tenant in the conduct of its business or otherwise, or joint venturer or a member of a joint enterprise with Tenant, and vice versa.

23. Force Majeure. In the event that either party hereto shall be delayed or hindered in, or prevented from, the performance of any act required hereunder, by reason of strikes, lock-outs, labor trouble, inability to procure materials, failure of power, restrictive governmental laws or regulations, riots, insurrection, war, natural disaster, or other reason of a like nature, not the fault of the party delayed in performing work or doing acts required under the terms of this Lease, then performance of such act shall be excused for the period of the delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

24. Notices. Any notices required to be sent to the parties hereunder may be sent to them by certified or registered mail at the addresses shown herein, or to such other addresses as may be specified in writing.

25. Paragraph Numbers and Headings. Headings and paragraph numbers have been inserted herein solely for convenience and reference and shall not be construed to affect the meanings, construction or effect of this Lease.

26. Partial Invalidity. Every provision of this Lease is and will be construed to be a separate and independent covenant. If any term, covenant or condition of this Lease or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Lease, or the application of such term, covenant or condition to persons or circumstances other than those to which it is held invalid and unenforceable, shall not be affected thereby; and each term, covenant or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

27. Attorney Fees. If either party defaults in any of the covenants or agreements herein contained, the defaulting party shall pay all costs and expenses, including reasonable attorney's fees, incurred by the other party in enforcing its rights arising under this Lease, whether incurred through legal action or otherwise.

28. Applicable Law. The validity, performance and enforcement of this Lease shall be governed by the laws of the State of Utah and the courts of Utah shall have sole and exclusive jurisdiction over any dispute arising under this Lease.

29. Notices. Whenever, under this Lease, provision is made for any demand, notice or declaration of any kind, or where it is deemed desirable or necessary by either party to give or serve any such notice, demand or declaration to the other party, it shall be in writing and sent by certified mail, return receipt requested, postage prepaid, to the address set forth at the beginning

of this Lease, or to such other address as may be given by one party to the other by proper notice hereunder. The date on which the certified mail is deposited with the United States Postal Service shall be the date on which any proper notice hereunder shall be deemed given.

30. Superior Law. If any provision of this Lease is ever in conflict with any applicable law or regulation, either now in effect or hereafter adopted, said law or regulation shall control.

31. Time Is Of The Essence. Time is of the essence of this Lease.

32. Interpretation. This Lease has been negotiated at arm's length and each party has been represented or has had the opportunity to be represented by independent legal counsel in this transaction. Accordingly, each party hereby waives any benefit under any rule of law or legal decision that would require interpretation of any ambiguities in this Lease against the party drafting it. As used in this Lease, the masculine, feminine or neuter gender and the singular or plural numbers shall each be deemed to include the other whenever the context so indicates.

33. Further Acts. Each of the parties agrees to execute and deliver all such documents and perform all such acts as may reasonably be necessary, from time to time, to carry out the intent and requirements of this Lease.

34. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their agents, successors and assigns. Without the express written consent of the other party, Landlord may only assign Landlord's rights and obligations under this Lease to a successor-in-interest in the Subject Property, and Tenant may only assign its rights and obligations hereunder to a successor entity that takes over the ownership and/or operation of one or more of Tenant's greenhouse nursery operations.

IN WITNESS WHEREOF, the parties hereto have executed this Lease as of the day and year first hereinabove written.

LANDLORD:

CITY OF SANTAQUIN
a municipality of the State of Utah

By: _____
Daniel M. Olson, Mayor

Attest:

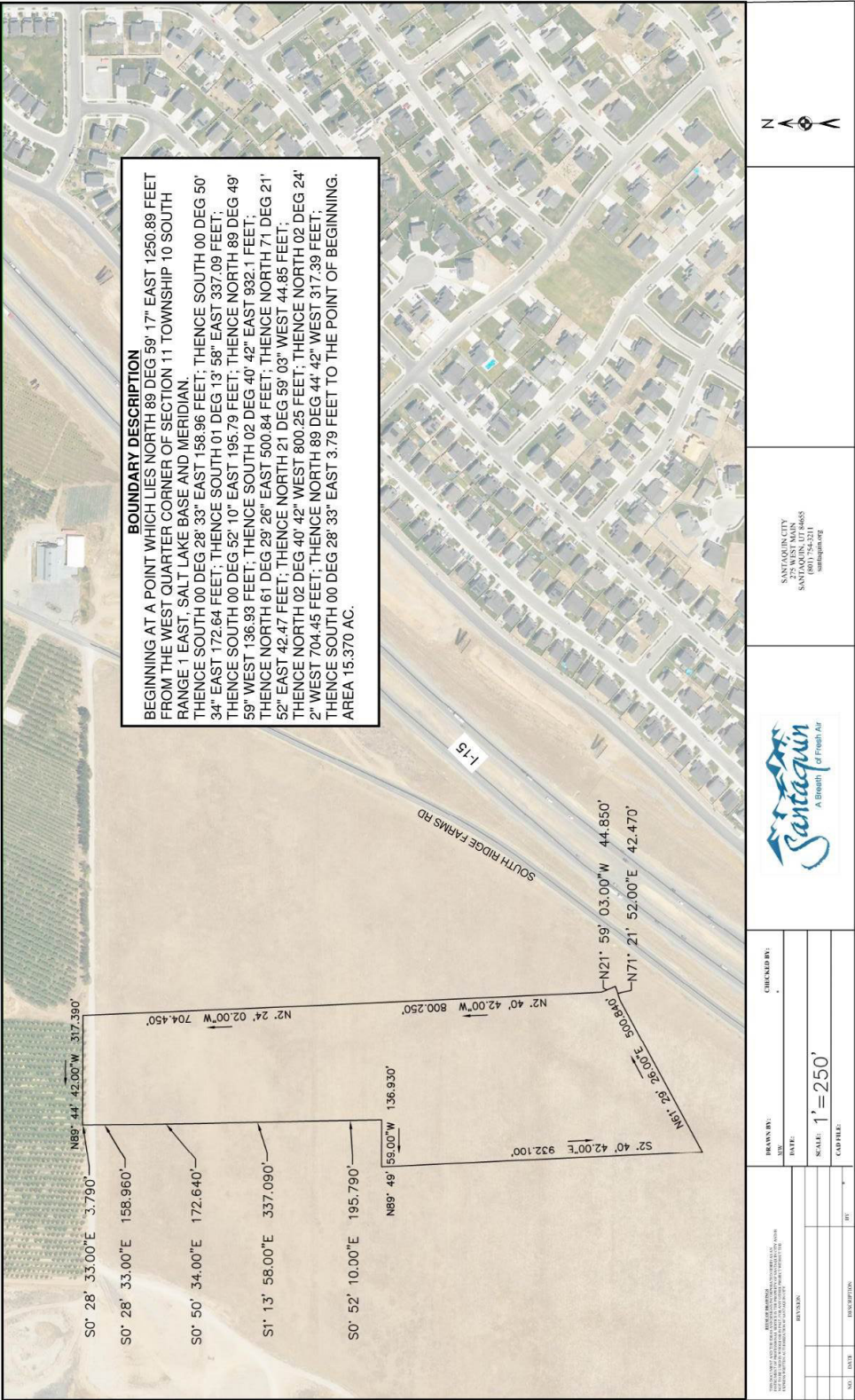
Amalie R. Ottley, City Recorder

TENANT:

OLSON GREENHOUSE GARDENS, INC.

By: _____
Title: _____

EXHIBIT "A" (Legal Description of the Subject Property located in Utah County, Utah)



COMMUNITY DEVELOPMENT AND RENEWAL AGENCY OF SANTAQUIN CITY

RESOLUTION 07-01-2025-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 32:009:0099 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 July 1, 2025.

Approved on this 1st day of July 2025

Daniel M. Olson, Board Chair

Attest:

Amalie R. Ottley, Secretary

Board Member Art Adcock	Voted ____
Board Member Brian Del Rosario	Voted ____
Board Member Travis Keel	Voted ____
Board Member Lynn Mecham	Voted ____
Board Member Jeff Siddoway	Voted ____

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 **ALIKA FISHER**, a resident 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 1.95 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 rights dedication requirement for the Property as set forth in Section 8.04.100 of the Santaquin City Code (“SCC”), for estimated annual water usage of up to 490,000 gallons for the parcel. 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"; "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"; "Veterinary Hospital, Large Animal; "Veterinary Hospital, Small Animal"; "Animal Grooming Parlor" 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 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. 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.

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 Section 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 Section 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 provided to or from 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 Phase 1 of its proposed building within 24 months of Closing on the property and that Phase 1 of the building will be substantially as shown in Exhibit C "Site Plan and Building Type". During this 24-month building construction period, Buyer may use the Property as a temporary use for a veterinarian clinic, utilizing a mobile facility that may be placed on the Property temporarily, provided that all City codes are met for said temporary use, including access, utilities, fire code, etc. No extension of time or renewal of City Temporary Use permit will be allowed for the temporary veterinarian clinic to extend past the 24-month building construction period.

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.

o. Buyer shall pay all costs of loading, hauling, placement and compaction of gravel material identified in paragraph 3.g for Buyer's site improvement purposes.

p. Buyer shall construct and install at its sole expense sufficient retaining walls on the property in order to make the Property more suitable for Buyer's site development purposes. All retaining walls constructed by Buyer shall be designed to City, State, and International Building Code (IBC) and shall match Seller constructed retaining walls. Said construction shall be completed within 24 months of Closing.

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.

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.

f. Seller shall, upon construction of Buyer installed retaining walls identified in Section 2.p, and upon receipt of sufficient receipts of said construction, reimburse Buyer for the costs of the retaining walls up to a maximum of \$150,000, minus the cost of Seller installed retaining walls identified herein paragraph 3.f (estimated at \$50,000.00). If the constructed retaining walls cost in excess of \$150,000, Seller shall have no further obligation to reimburse for those excess costs.

Seller shall construct and install at its sole expense 360 linear feet by 4 vertical feet and 100 linear feet of 2 vertical foot of retaining wall on Seller's adjacent property in order to help mitigate potential damages from future stormwater flow events. Said construction shall be completed within 12 months of Closing.

g. Seller shall provide sufficient fill material from a City owned gravel pit or other sources to make the parcel more suitable for Buyer's site development purposes. All loading, hauling, placement and compaction of said fill material is the responsibility of Buyer.

4. Purchase Price. The Purchase Price for the Property is (Six Hundred Thirty-Four Thousand Five-Hundred and Thirty Dollars) (\$634,530.00) which amount does not include the \$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 45 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 120 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 July 31, 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. Nothing in this paragraph shall be construed to alter the refundability of the Deposit as set forth in subparagraph 4.b.

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 an resident of the state of Utah 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: Alika Fisher
 Buyer Address
 City, UT 84???

With a Copy to: Buyer Attorney
 Address
 City, UT 84???

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:

ALIKA FISHER

DATE: _____, 20____.

Alika Fisher

STATE OF UTAH)

:ss

COUNTY OF UTAH)

On this ____ day of _____, 20____, personally appeared before me, Alika Fisher 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



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

