Lehi City Council Meeting
Agenda
May 26, 2020

4:00 PM - This will be an online electronic meeting and can be viewed at www.lehi-ut.gov

Pre-Council, 5:30 p.m.

1. Welcome and Roll Call

2. Tour of Developments in Salt Lake City

3. Agenda Questions
   The Mayor and City Council discuss and ask questions on items on the Regular Session agenda.

4. Administrative Report

5. Mayor and Council Reports
   Calendar items and outside Committee reports

Regular Session, 7:00 p.m.

1. Welcome, Roll Call, Pledge of Allegiance

2. Consent Agenda

   2.1. Approve Minutes from the May 5, 2020 Council Work Session 1
   050520 WS2.pdf

2.2. Approve Purchase Orders
PO Index.pdf
PEC.pdf
Hadco.pdf

2.3. Re-approve Ordinance #28-2019, the Goulding Annexation
Ord 28-2019- reapproved.docx

Regular Agenda

3. Consideration of Edge Home's request for approval of the Willow Point concept, a 420-lot residential development located at approximately 4100 West Hardman Way.
CC Staff Report Willow Point Concept 5.26.20.docx
Willow Point Townhomes Concept DRC 03.25.20.docx
2015 Gardner Plumb Recorded Agreement.pdf
Plumb Gardner Amended Agreement Recorded Copy.pdf
Willow Point Concept - narrative.pdf
Willow Point Concept - plans.pdf
Willow Point Concept - dimension plans.pdf
Willow Point Concept - elevations(1).pdf
Willow Point Concept - elevations(2).pdf
Willow Point Concept - elevations(3).pdf
Willow Point Concept Map - General Plan.pdf
Willow Point Concept Map - Zoning.pdf
Willow Point Concept Map - Aerial.pdf
IMG_4071.jpg
IMG_4072.jpg
IMG_4070.jpg

4. Consideration of Edge Home's request for approval of the Timp Point concept, a 200-lot residential development located at approximately 3400 West 2100 North.
CC Staff Report Timp Point Concept Plan 5.26.20.docx
Timp Point Condo Concept DRC 03.25.20.docx
2015 Gardner Plumb Recorded Agreement.pdf
Plumb Gardner Amended Agreement Recorded Copy.pdf
Timp Point Concept -narrative.pdf
Timp Point Concept - plans.pdf
Timp Point Concept - dimension plans.pdf
Timp Point Concept - elevations.pdf
Timp Point Concept Map - General Plan.pdf
Timp Point Concept Map - Zoning.pdf
Timp Point Concept Map - Aerial.pdf
IMG_4074.jpg
IMG_4075.jpg
IMG_4073.jpg

5. Consideration of Resolution #2020-37, approval of the Goulding Annexation Agreement on 55.37-acres of property located at approximately 3000 West Traverse Mountain Boulevard with proposed TOD zoning and associated TOD Land Use Plan.

Petitioner: Geneva Rock

CC_Staff_Report_Goulding_Annexation_Agreement.docx
Res 2020-37.docx
2020.03.04 - REVISED DRAFT - Goulding Annexation Agreement Clean Copy 05.20.20a.docx

6. Allred B Annexation

a. Public Hearing

b. Consideration of Ordinance #30-2020, approval of the Allred B Annexation, approximately .57-acres located at approximately 968 East Mesa Avenue with RA-1 zoning.

Petitioner: Laura Allred

Allred B Annexation DRC 2.26.2020.docx
CC Staff Report Allred B Annexation - Final Approval 05.26.20.docx
Allred B AnnexAgreement 05.26.2020.docx
Ord 30-2020.docx
Allred B Annexation narrative.pdf
Allred B Annexation Plat.pdf
Allred B- Aerial.pdf
Allred B- General Plan.pdf
Allred B- Zoning.pdf

7. Consideration of Resolution #2020-31, taking formal action to pick up required employee contributions in the new Public Safety and Firefighter Tier II Contributory Retirement System.

Petitioner: Lehi City

Res 2020-31.docx

8. Consideration of Resolution # 2020-32, adopting the Lehi City Budget and Consolidated Fee Schedule.

Petitioner: Lehi City

Res 2020-32.docx
FY 2020-2021 TENTATIVE BUDGET.pdf
2021 FeeSchedule.pdf

9. Consideration of Resolution #2020-34, approval of an agreement between Lehi City and Hadco Construction for widening and improving Main Street.

Petitioner: Lehi City

Res 2020-34.docx
Lehi_Main_Crossroads_Blvd_Agreement - To City Council.pdf

10. Consideration of Resolution #2020-33, approving an agreement between Lehi City and PEC for parks design and construction documents.

Petitioner: Lehi City

Res 2020-33.docx
PEC Lehi City Park Design Contract.pdf

11. Consideration of Resolution #2020-36, approval of an agreement between Lehi City and Morgan Pavement for slurry seal application to streets.

Petitioner: Lehi City

Res 2020-36.docx
Agreement - Streets, Slurry Seal Application 2020.docx

121. Consideration of Resolution #2020-35, approving an agreement between Lehi City and C&L Water Solutions for the relining of reinforced concrete pipe at Jordan Willows.

Petitioner: Lehi City

Res 2020-35.docx
Jordan Willows Relining Signed Agreement.pdf
Lehi City Jordan Willows Relining RFP C&L Water Solutions_signed.pdf
Lehi City Jordan Willows Relining RFP.pdf
Jordan Willows Project Map.pdf

13. Consideration of Resolution #2020-39, approving an amendment to the City's flexible benefit plan for the CARES Act.

Petitioner: Lehi City

Res 2020-39.docx

14. Consideration of Resolution #2020-38, approving a Lease Agreement between Lehi City and Utah County for Willow Park.

Petitioner: Lehi City

Res 2020-38.docx
Willow Park Lease Agreement.5-18-2020.docx
Willow Park Concept_5.18.2020.pdf

15. Consideration of Adjourning into a Closed Executive Session for the purpose of discussing the character, professional competence, or physical or mental health of an individual.

16. Adjournment

- Public is invited to attend all City Council Meetings
- In compliance with the Americans with Disabilities Act, persons in need of special accommodations should contact the City Recorder at 768-7100 ext. 2254.
- This agenda has been properly posted and a copy provided to the local news media.

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Minutes from the May 5, 2020 Council Work Session

Suggested Action:

Attachments:
050520 WS2.pdf

LEHI CITY

153 North 100 East
Lehi, UT 84043
(801) 768-7100

Minutes of the **Work Session** of the **Lehi City Council** held Tuesday, **May 5, 2020,** at the Lehi City Administration Building, 153 North 100 East, Lehi, Utah. The meeting began at approximately 5:00 PM.

Present: Mark Johnson, Mayor
Paige Albrecht, Council Member
Chris Condie, Council Member
Paul Hancock, Council Member
Katie Koivisto, Council Member
Mike Southwick, Council Member

Others Present: Jason Walker, City Administrator; Cameron Boyle, Assistant City Administrator; Ryan Wood, City Attorney; Kim Struthers, Community Development Director; Lorin Powell, City Engineer; Dean Lundell, Finance Director; Steve Marchbanks, Parks Superintendent; Beau Thomas, Assistant to the City Administrator; Shaye Ruitenbeek, Management Analyst; Teisha Wilson, City Recorder; Scott Sampson, Risk Manager; Jeremy Estes, Fleet Manager; Chief Jeremy Craft, Fire Department; David Kitchen, Human Resources Director; Dean Lundell, Finance Director; Alyson Alger, Treasure; Karma Bentson, Accountant; Tyler Kelsey, IT Manager; Joel Eves, Power Department; Marilyn Banasky; Information Center Manager; Morgan Cummings, Justice Court; Dan Harrison, Legacy Center Director; Chief Darren Paul, Police Department.

1. Welcome Breakfast

Mayor Johnson welcomed everyone and noted that all Councilmembers were present. Councilor Condie offered the prayer.

2. Discussion and Presentation Items

2.a. Thanksgiving Point Area Plan Amendment Presentation

Nathan Ricks stated that they've looked at many Transit Oriented Developments (TOD) and noted that Thanksgiving Point has all the elements to have a successful TOD. The State passed a bill requiring cities to have a Station Area Plan for development within ½ mile of the existing Frontrunner station. He said it's critical that this area be developed in a way to maximize the use of that station. The Utah County population is estimated to be 1.6 million by 2060, so there will be a need to conserve land and water and he noted that sprawl is not sustainable. Mr. Ricks stated that the Greer Company, Thanksgiving Point and Stack Development want to develop SMART communities. This acronym stands for sustainable, mixed use, attractive, realistic and transit oriented. He noted that this is a proposed 40-year plan that would begin on the east side and then grow to the west as transportation corridors are developed. They are planning to increase the trails in the area including a Riverwalk and noted that they there would be 77 acres of dedicated public open space in this plan. Mr. Ricks then presented more details about the

plan and what it could look like. He said that density is critical to ensure that the retail component is successful.

Councilor Southwick stated that he would like to have an open house for the residents that are currently in the area. Mr. Ricks agreed, but wanted to run it past the Council first. He also said that this development would be ideal for young couples, singles, or older couples with no children at home.

Councilor Condie inquired if the road extension on Clubhouse Drive and the 1-15 completion will help mitigate traffic for this development or will there need to be more road improvements. Mr. Ricks stated that the traffic study conducted by Hales Engineering shows that 2,000 units on the east side can be mitigated with just the I-15 completion alone.

Mike Washburn stated that they are trying to figure out what the long-term best solution is for Thanksgiving Point and part of that is commercial development that will provide cash flow to accomplish the mission of Thanksgiving Point. He stated that there is no funding right now for the road across the golf course, but that could be developed overtime as funding is available. Councilor Condie stated that the residents would be very concerned about losing the golf course. Mr. Washburn stated that there is a trade off when you're looking at a golf course that's used by just a few people compared to dedicated open space that can be used by many. He stated that they do need to work with the community to understand what the tradeoffs could be, and also to understand what the needs and wants are for amenities.

Councilor Koivisto recommended that they change their map legend when presenting this is the public, because low density in this TOD plan is not what most people in the community could consider low density.

Councilor Koivisto inquired if the developer would be willing to build out roads for this development. Mr. Ricks stated that they will develop roads that are germane to the project, but roads like Clubhouse Drive will need funding from MAG or UDOT.

Councilor Hancock suggested that they show the residents what this would actually look like, and to have a comparison to show is important. He inquired as to when they expect to have a grocer in the development. Mr. Ricks replied that he's confident one will come, but he's not sure which phase that would be in. There was discussion regarding the parking structure and how that could be paid for with public and private partnerships.

Mr. Ricks stated that he would like to do a fieldtrip with the City Council and look at some other developments in Salt Lake City and Millcreek.

There was discussion regarding the long-term viability of the golf course. Mr. Washburn stated that they will likely not be able to have a viable golf course if a road is developed through it.

Councilor Hancock would like to see a traffic study that shows what it would look like without the Clubhouse Drive extension and what would the traffic look like without a neighborhood grocer.

Councilor Albrecht expressed concerns with the density on the west side of the development. Mr. Struthers stated that there are some challenges with the west side because of the barriers. Councilor Albrecht stated that she expected to see more traffic solution on this plan.

Mr. Ricks stated that they are going to conduct a traffic study with more variables. Andrew Bybee stated that they want to develop a world class TOD and they want to make sure the infrastructure can support it.

2.b. Discussion of Traverse Mountain Trails

Councilor Hancock expressed concern that motorized vehicles are being used on the Traverse Mountain trail system because people could get hurt and they are eroding the trails. There was also concern with emergency vehicle access.

Chief Paul stated that they could issue a ticket for an infraction by State law, but the Council could consider adopting its own ordinance too. He said they could have more bike patrols on the trails. Another issue with enforcement is that part of the trail in on private property, but they can work with Micron on enforcement.

2.c. Employee Benefits Presentation

David Kitchen, HR Director, stated that they've been doing some research on parental leave and what the fiscal impact would be. There are different options and they could start small to minimize impact. An example would be 3 weeks parental leave and then 6 weeks for the birth mother. Councilor Albrecht stated that employee retention is important and she'd like to look at what other cities are doing. Councilor Condie inquired about the impact to productivity. Mr. Kitchen replied that he was supportive of the 6 weeks for the birth mother as they are still recovering during that time.

2.d. Budget Work Session with Department Heads

Dean Lundell, Finance Director, stated that they began working on the budget in January, but since then things have changed with COVID-19. He said it's still too early to know what affect this will have on the budget. He noted that the largest budget in the general fund in Police. He broke down the general fund by department, expenditures and revenue and explained the impact that has on the budget. The total expenditures for the budget is $181,197,237. Mr. Lundell outlined the Financial Policies that can be found in the budget document. He highlighted that one of the changes to the policies is that the City will look at adjusting property tax rates every two years to adjust for inflation. Lehi continues to maintain relatively low utility rates, but there will be an increase on July 1st to the storm drain and water rates. This change was approved a few months ago and a public hearing was held. Councilor Southwick suggested that the city notify residents of the rate increase. There was discussion regarding possible options to save money with the economic uncertainty. Mr. Lundell stated that they could do a lesser pay increase for employees or hold off on the pay increase for a few months, but overall, he felt like the city is still in a good position financially with the reserves and conservative budget.

Mr. Lundell stated that he would like some direction from the Council about a new program offered by GBS called NICE for $117,000. It would allow an option for employees to see a

physician assistant in their home. This would be at no cost to the employee and it could offset some of the renewal costs for the city in the future. Councilor Koivisto inquired if they knew how much this new program would be utilized. Mr. Lundell stated that it would be difficult to determine because the program is so new. David Kitchen stated that the Employee Benefits Committee liked the idea, but they could put together a survey for all employees to get a better idea of the potential utilization before they make a decision.

The Council was given the opportunity to ask questions to Department Heads about the budget.

Mr. Lundell stated that the Court has been using a private security firm, but they recently discontinued that contract and are instead using Lehi Police Officers. Judge Cummings informed the Council of the strong need for campus security that will be supported by the Lehi Police Department. The Justice Court is transferring $60,000 in their budget to the PD for their support. Chief Paul stated that they did some restructuring and added a position to provide this campus security. He then informed the Council of what this would look like for campus security at the Police Department, City Hall, Library, and Legacy Center.

Dan Harrison, Legacy Center Director, stated that they are mostly status quo, with the exception of some facility maintenance requests. He said the Outdoor Pool was granted their request for a new pool cover.

Heather Tucker, Literacy Center Director, informed the Council of her request for a bathroom remodel at the center.

Dean Lundell talked about the requests from the Library and Fire Departments. Councilor Condie inquired about the need for a fourth fire station. Chief Craft stated that they are activity looking for property.

Lorin Powell, City Engineer, stated that there needs to be a correction in the road impact fees line item. He also informed the Council about the need for new pipelines for the Main Street project. Mr. Powell expressed concerns with infrastructure needs for the newly proposed development in Thanksgiving Point.

Dave Norman, Public Works Director, informed the Council of his requests. Mr. Lundell stated that it's possible that the taxes funded for class C roads may decrease, so they will need to look at that throughout the year and make adjustments if needed.

Mr. Lundell stated that there are a lot of needs from the Parks and Facilities Department. Steve Marchbanks, Manger, stated that he was grateful to have many of his requests funded.

Councilor Condie inquired about funding for the cycle track. Mr. Struthers stated that they are still planning to widen the road and create a buffer for the cycle track, but they are saving money but not having a raised curb. He said that cost saving went towards pedestrian bridges.

Mr. Lundell stated that the Power Department was able to get some cost estimates for a fiber network, but obviously those weren't funded because the city hasn't made a decision about the direction they want to go.

Marlin Eldred stated that they working to get a grocer in the Thanksgiving Point area and that should happen soon.

Mr. Walker stated that they wanted to add another analyst to help with communications, but Finance and HR also requested an analyst, so they are going to combine all the requested positions into one analyst.

3. Adjournment

With no further business to come before the City Council at this time the meeting adjourned at approximately 8:45 p.m.

Approved:	Attest:
_____	_____
Mark Johnson, Mayor	Teisha Wilson, Deputy Recorder

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Approve Purchase Orders

Suggested Action:

Attachments:
PO Index.pdf

PEC.pdf

Hadco.pdf

LEHI CITY
CITY COUNCIL AGENDA
May 26, 2020

Consent Agenda: Approval of Purchase Orders

INFORMATION:

Company	Description	P O Amount	Budget Amt (before PO)
PEC	Construction design documents for Mellor Rhodes Park and Concept for Family Park	$336,265.00 $16,940.00	$365,535.00
Hadco	Construction services for the Main Street Widening	$11,300,000.00	

Lehi City Purchase Requisition Request

Supplier	**Name**	PEC		**Vender #**	
	Street	986 W 9000 S		**Date**	**5/12/2020**
	City	West Jordan	**State**	Utah	
	Zip	84088	**Phone**	801.495.4240	

Facilities	47-70-70-112	
Requesting Department	**Dept. Account No.**	**Department Head Signature**

Quantity	Unit	Materials and Description	Price	Total
		Construction design documents for Mellor Rhodes		
		Park		$336,265.00
		Concept Plan for Family Park		$16,940.00
		Total		$353,205.00

Justification:	**Price Determination**	
Budgeted Item	**Verbal Quote**	
RFQ preformed	**Informal Bid**	
	Written Bid	**x**
	State Bid	
	Other	

PURCHASE ORDER

LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

THIS ORDER NUMBER MUST APPEAR ON YOUR INVOICE # 6571

LEHI CITY

18205
ISSUED TO: HADCO CONSTRUCTION INC.
ATTENTION: JASON RICKARDS
1850 NORTH 1450 WEST
LEHI UT 84043

SHIP TO: LEHI CITY CORPORATION
153 NORTH 100 EAST
LEHI UT 84043

DEPARTMENT:

PURCHASE ORDER DATE: 05/19/2020

REQ #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL	GL ACCOUNT
0	1.00	CONSTRUCTION SERVICES FOR THE MAIN STREET WIDENING.	11,300,000.00	11,300,000.00	49-70-70-116

TOTAL 11,300,000.00

Authorized By:

Department Head 5/19/20

City Council Approval Date *

* City Council approval required if greater than $125,000

Mayor or City Administrator

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Re-approve Ordinance #28-2019, the Goulding Annexation

Suggested Action:

Attachments:
Ord 28-2019- reapproved.docx

ORDINANCE NO: 28-2019

AN ORDINANCE APPROVING THE GOULDING ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Goulding Annexation, located at 3000 West Traverse Mountain Boulevard and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council conducted a public hearing on the 23rd day of April, 2019, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

NOW, THEREFORE, IT IS ORDAINED by the City Council of Lehi City, Utah, as follows:

Section 1. The Lehi City Council finds that the proposed Goulding Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City, subject to compliance with the terms and provisions of the Annexation Agreement, a copy of which is attached hereto.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the TOD zoning district designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all provisions of the Annexation Agreement which are conditions precedent to the Annexation have been complied with, including the water dedication requirement described in Chapter 27 of the Lehi City Development Code, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council on the 23rd day of April, 2019; and re-approved this 26th day of May, 2020.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Goulding Annexation Legal Description

Beginning at a point which is the South Quarter corner of Section 24, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along the Pilgrim’s Tank Annexation Plat the following two (2) calls: (1) South 89°45’05” East 142.12 feet; (2) North 87°27’37” East 215.43 feet to a point on the Deerfield Annexation Plat; thence along the Deerfield annexation plat the following two (2) calls: (1) South 89°45’05” East 962.66 feet; (2) North 0°05’33” West 2242.47 feet; thence South 46°48’03” West 1799.15 feet; thence South 0°16’13” West 837.64 feet; thence along the arc of a 847.00 foot radius curve to the left 825.92 feet through a central angle of 06°45’52”, the chord of which bears North 73°28’20” West 793.59 feet; thence South 00°05’47” West 401.19 feet; thence South 89°48’21” East 760.60 feet to the point of beginning.

Area = 55.372 Acres (2,411,997.50 Sq. Ft.)

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Edge Home's request for approval of the Willow Point concept, a 420-lot residential development located at approximately 4100 West Hardman Way.

Suggested Action:

Attachments:
CC Staff Report Willow Point Concept 5.26.20.docx

Willow Point Townhomes Concept DRC 03.25.20.docx

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Willow Point Concept Map - Aerial.pdf

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WILLOW POINT CONCEPT
CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	May 26, 2020		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	4100 West Hardman Way		
Project Area	33.31-acres		
Existing Zoning	HC (Heavy Commercial)		
General Plan Land Use Designation	HC (Heavy Commercial)		
Adjacent Zoning and Land Use	*North*	C	Undeveloped/2100 North
	South	R-3	The Exchange
	East	C	Undeveloped
	West	HC	Undeveloped
Date of DRC Review	March 25, 2020		
Date of Planning Commission Review	April 23, 2020		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

PROPERTY HISTORY

September 26, 2008 This property was included in the Holbrook Annexation.

April 20, 2015 This property was included in the Gardner-Plumb Development Agreement.

October 26, 2016 The Hardman Lehi Plat A subdivision was recorded and created an overall parcel that included the subject property.

June 11, 2018 The View 21 Plat A subdivision was recorded and amended the parcel created with Hardman Lehi Plat A. This subdivision dedicated the right-of-way for 4100 West and created the parcels that exist today.

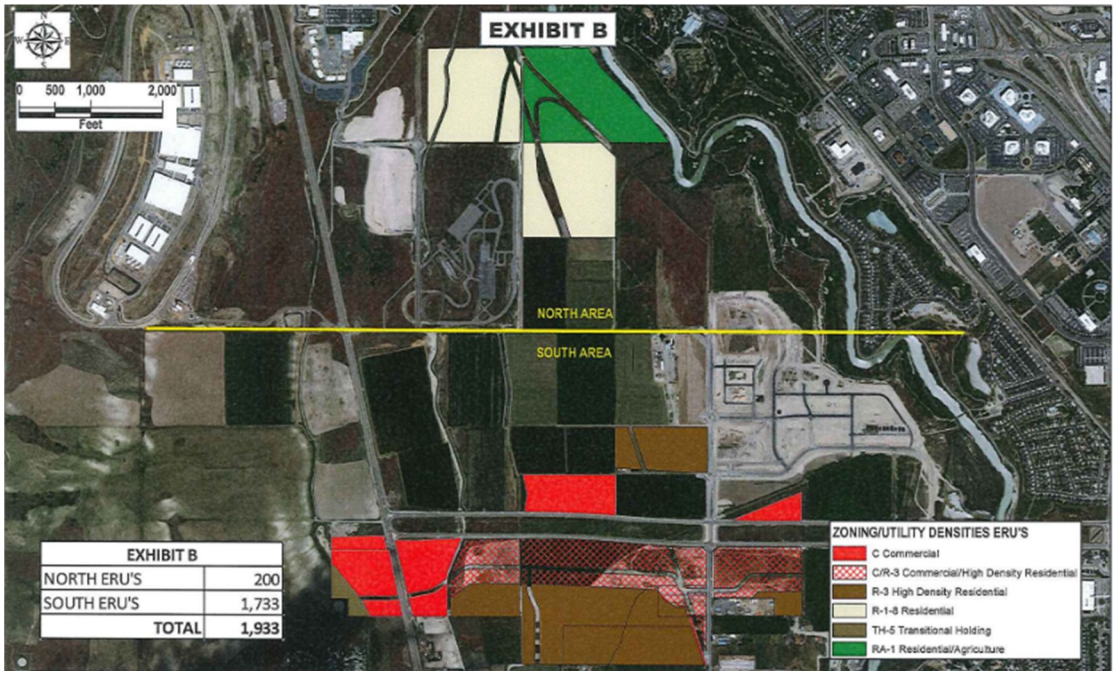
July 21, 2018 This property was included in the First Amendment to the Gardner-Plumb Development Agreement.

REPORT ANALYSIS

The applicant requests approval of the Willow Point concept plan. The proposed concept plan will be a 420-unit townhome subdivision located at approximately 4100 West Hardman Way. This report will discuss the Gardner-Plumb Agreement, the concept layout, architecture, and the DRC comments.

Gardner-Plumb Agreement

This property falls under the Gardner-Plumb Development Agreement. This agreement gave flexible ERUs to specific property around 2100 North and the Jordan River. The original agreement was approved in 2015 as a settlement agreement to avoid litigation with the original developer, Gerald Anderson. As part of the agreement, some of the commercially zoned areas along the south side of 2100 North were granted flexibility to be developed as either commercial or high density residential. In 2018, an amendment was approved by the City Council that allowed for additional areas of high density residential on the commercial properties along 2100 North. The map below is from the approved amended agreement and shows the allowed land uses, including the location of the properties that allow for high density residential in commercial areas:



The proposed concept plan is located within the area along 2100 North that allows for both high density residential and commercial uses. While the current zoning is Heavy Commercial, the Gardner-Plumb agreement allows for the high-density use proposed with this concept plan.

Concept Layout

The proposed concept layout included in the packet has been updated since the DRC review to incorporate some of the comments. The concept plan includes 420 townhomes, a clubhouse, open space, and additional amenities. The Multi-Family Design Standards require that fifty percent of the townhomes must be rear-load townhomes. The subdivision will include front-load and rear-load townhomes but will maintain the minimum fifty percent rear-load requirement. The rear-load townhomes will be located along Hardman Road, 4100 West, open spaces, or internal streets. The front-load townhomes are primarily located on the eastern portion of the property facing private internal streets. There will also be a clubhouse located on the corner of Hardman Way and 4100 West. The clubhouse will include a pool, open spaces, and several sports courts. The DRC recommended a wrought iron fence along the public street frontages of the clubhouse with openings to the townhomes and the sidewalk access points.

The layout also includes both surface parking and on-street parking for visitors. The on-street parking will be in front

of rear-load townhomes and open spaces to act as a buffer between pedestrians and the street. There will be sidewalks along streets and within open spaces to provide for pedestrian connectivity. The DRC commented that ADA ramps would be required and recommended using painted crosswalks, colored asphalt, or colored concrete to delineate pedestrian crossings. The proposed concept plan also includes picnic areas and playgrounds within the open space areas to meet the amenities requirements.

Architecture

The proposed concept plan includes architecture for the rear-load and front-load townhomes. The proposed townhomes will be constructed with fiber cement siding, stucco, stone, brick, and board and batten. The elevations include a mixture of traditional, craftsman, and contemporary styles and a variety of colors. Each townhome has been designed with a two-car garage and many include a twenty-foot driveway to accommodate parking needs. The building elevations will need to meet the architecture requirements from the Multi-Family Design Standards.

DRC Comments

The DRC had 25 comments including the following:

1. Recommend a 3' or 4' wrought iron fence along the clubhouse. Also recommend the wrought iron fence in front of the townhomes with openings to the individual units/sidewalk access points.
2. Add landscaping in some of the parking stalls east of the courtyards to allow better pedestrian access and aesthetics to the courtyard areas.
3. All architecture will need to meet the requirements for multi-family dwellings in Chapter 37 of the Development Code.
4. If park strips are removed and integral walks are used along on-street parking, use 6-foot sidewalks.
5. Provide park strips on all roads except on private roads where parallel on-street parking is located adjacent to a 6-foot integral sidewalk.
6. Delineate primary pedestrian crossings with painted crosswalks, colored asphalt, or colored concrete.
7. Recommend 48" wrought iron or other fencing along frontages of 2100 North where there is an adjacent parallel street. Include openings for pedestrian access points to the 2100 N Sidewalk. Double fronting townhomes will need to meet the typical fencing standards found in Section 2.05 of the Lehi Design Standards manual.
8. Provide ADA ramps at all points pedestrian connections cross streets or access parking areas.

Please include all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** to the City Council for the proposed Willow Point concept plan, including the DRC comments from March 25, 2020. This recommendation is based on the following findings:

1. The proposed residential use is consistent with the approved Gardner-Plump Development Agreement.
2. The proposed Concept is consistent with the Lehi City Development Code with the inclusion of the DRC comments.
3. The proposed Concept conforms to the goals and policies of the General Plan.
4. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on April 23, 2020. The minutes and motion from this meeting are as follows:

3.5 Public hearing and recommendation of Edge Home's request for review of the Willow Point concept, a 420-lot residential development located at approximately 4100 West Hardman Way.

Sierra Pierson, City Planner, presented information on the agenda item.

Commissioner Bunker stated there were several comments from the public and would like the applicant to address those comments. Most of the comments were geared towards historic parking. Commissioner Hemmert stated another concern expressed was the landscaping of the development. Commissioner Ellis asked if it was easier for the tenants to park in the street rather their garages. Commissioner Hereth asked if signal lights would be installed on Hardman Way. Ross Dinsdale stated there were signal lights that were being installed and future maintenance for the street was planned and UDOT would be responsible for a portion as well.
The applicant, Edge Homes, was present. He stated the parking was to create walkability and felt they provided adequate parking at the clubhouse. The applicant stated the landscaping would be finalized with safety in mind. Edge Homes stated they are happy to have their HOA look at parking if it becomes an issue.

Commissioner Hemmert opened public hearing.

Commissioner Hemmert closed public hearing.

Motion: Commissioner Bunker motioned to recommend approval of **Edge Home's request for review of the Willow Point concept, a 420-lot residential development located at approximately 4100 West Hardman Way**, including all DRC comments and findings stated in the report. Commissioner Nielsen seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Ellis, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth, yes. The motion passed unanimously.

Willow Point Townhomes Concept
DRC Redline Comments

*Edge Homes – requests review of **Willow Point Townhomes Concept**, a 420-lot residential development located at approximately 4100 West Hardman Way.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 3/17/20
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire:
1. Add a separate sheet for hydrants and blow offs that include all phases at time of final.

Greg – Water/Sewer:
2. Existing Water and PI mains must be protected in place in 4100 West, no additional cut or fill will be allowed
3. Service line taps will not be allowed on the existing water and PI mains in 4100 West
4. Any irrigation ditch on this property must be eliminated and terminated at the headgate or turn out structure on the canal. Canal Co approval may be required
   Any existing well on this property must be terminated by a certified well driller.
5. Irrigation water source and storage must be provided
   Culinary water source and storage must be provided.
   PI storage reservoir must be built and operation prior to final plan approval.
6. Existing utilities on 4100 West must be protected in place, i.e. fire hydrants, culinary blow offs and mainline valves. Driveways and housing units must be designed around these existing utilities.

Trent – Parks:
7. An 8' wall will be required along 2100 N.
8. Landscape plans submitted with site plan will need to meet minimum requirements of 1 tree and 2 shrubs per unit (420 and 840) and 35% water-wise landscaping.

Gary – Building/Inspections: No comment
JD – Streets:
9. I would suggest that we build 4100 west to city standards 62' ROW

Ross – Engineering: No comment
Kim – Planning:
10. Show landscaping areas between the driveways of the front load townhomes.
11. Use side entry units on more of the corner buildings.
12. Recommend a 3' or 4' wrought iron fence along the clubhouse. Also recommend the wrought iron fence in front of the townhomes with openings to the individual units/sidewalk access points.
13. Add landscaping in some of the parking stalls east of the courtyards to allow better pedestrian access and aesthetics to the courtyard areas.
14. All architecture will need to meet the requirements for multi-family dwellings in Chapter 37 of the Development Code.
15. Staff appreciates the innovation that was introduced on other projects in the area with the rear-load, side-entry and rambler end-unit townhomes, and we would highly encourage additional architectural innovation on these two new phases. If you tally these two projects with both phases of Exchange and the M90 project, we will have 2,619 units constructed by Edge Homes in this area, which is roughly the same number of current residential units in all of Traverse Mountain. With that perspective on the scale of development, we feel it is very important to have as much additional diversity in architecture and building floor plans as possible.
16. If park strips are removed and integral walks are used along on-street parking, use 6-foot sidewalks.
17. Provide park strips on all roads except on private roads where parallel on-street parking is located adjacent to a 6-foot integral sidewalk.
18. Delineate primary pedestrian crossings with painted crosswalks, colored asphalt, or colored concrete.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

19. Show sidewalks along 2100 North with connectivity into the development.
20. Recommend 48" wrought iron or other fencing along frontages of 2100 North where there is an adjacent parallel street. Include openings for pedestrian access points to the 2100 N Sidewalk. Double fronting townhomes will need to meet the typical fencing standards found in Section 2.05 of the Lehi Design Standards manual.
21. Recommend including some pop-outs/chokers on the longer private street stretches for traffic calming and street trees. Recommend utilizing these in front of units 307, 356, and 370 (see redlined plan for example)
22. Provide pedestrian crossings and bulb-outs in front of units 173 and 180.
23. Provide sidewalk connectivity as recommended in redline pdf.
24. Provide ADA ramps at all points pedestrian connections cross streets or access parking areas.
25. Recommend providing additional on-street parking bulb-outs adjacent to units 70, 71, 98, 99, 126, 127, 152, and 153 (see redline plans). Sidewalks could be 6' integral walks in these locations similar to what has been done for the frontages of the rear-load units.

GENERAL COMMENTS:

1. UDOT approval required for connection with 4100 W
2. With the preliminary plans, traffic study will be required
3. State now requires that the 80th percentile storm be retained for all new projects. Will need to provide retention/detention plan with preliminary

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23RD

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

ENT 32455:2015 PG 1 of 9
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Apr 20 11:02 am FEE 40.00 BY SS
RECORDED FOR LEHI CITY CORPORATION

AGREEMENT

GARDNER-PLUMB, L.C., a Utah limited liability company ("Developer"), and **Lehi City,** a municipality and political subdivision of the State of Utah ("City"), sometimes collectively referred to as the "Parties", hereby enter into this Agreement as of this 24th day of March, 2015, for the purpose of settling and resolving certain claims, controversies and disputes between them on the terms and conditions and for the considerations set forth below.

WHEREAS, Developer is in negotiations with Anderson Lehi LLC to purchase certain property located on the west side of the Jordan River and east of Redwood Road that was annexed into the City as part of the Holbrook 1 Annexation Agreement dated September 9, 2008 (the "Annexation Agreement"). Anderson Lehi LLC and River Jordan LLC are parties to the Annexation Agreement and are referred to as "Master Developers" in the Annexation Agreement. The property which Developer is contemplating purchasing along with the right to develop it is shown on the map attached as Exhibit A to this Agreement (the "Property"); and

WHEREAS, Article 3.2 of the Annexation Agreement captioned "Zoning Designation" grants the Master Developers the zoning designations provided in the project plan attached to the Annexation Agreement ("Project Plan"); and

WHEREAS, the Master Developers and the City have a dispute regarding the interpretation and application of Article 3.2 of the Annexation Agreement; specifically the zoning designations that apply to each parcel and the specific number of equivalent residential units ("ERUs") that can be constructed based on the zoning designations for each portion or parcel of the Property as specified in the Project Plan (the "Dispute"); and

WHEREAS, before moving forward to close the transaction with Master Developers, Developer desires to resolve the Dispute that has arisen as to the correct interpretation and application of Article 3.2 as it would apply to the future development of the Property by Developer; and to specify both the zoning designations that apply to each parcel of the Property and the number of ERUs Developer will be entitled to build based on the zoning designations for the Property.

NOW THEREFORE, the Parties hereto agree as follows:

1. Intent of the Parties. Without waiving or conceding their respective positions regarding the Dispute, it is the intent and purpose of the Parties to fully settle, compromise and resolve all claims and controversies between them arising out of, or in any way referring or relating to the Dispute as to the correct interpretation and application of Article 3.2 of the Annexation Agreement as it applies to future development of the Property by Developer.

2. Condition Precedent. The close of the transaction between Developer and Master Developers referenced above before June 30, 2015 is a condition precedent to the City's duty to perform the obligations described in this Agreement. In the event that

Developer does not close the transaction with Master Developers by June 30, 2015, this Agreement shall be considered null and void and shall have no force or effect whatsoever. City hereby acknowledges that, upon Developer closing on the transaction with Master Developers, this Agreement shall constitute written consent from City pursuant to Section 7.1.1 of the Annexation Agreement to the assignment of Anderson Lehi LLC's obligations and rights under the Annexation Agreement and that Developer shall have the same rights as the original Master Developers under the Annexation Agreement. In addition, upon Developer closing on the transaction with Master Developers, the zoning designations and densities for the Project Plan set forth in Section 3 below shall vest in favor of Developer and Developer shall have the right to develop and construct the residential and commercial uses as permitted under this Agreement and under the terms and provisions of the Annexation Agreement.

3. Zoning Designations and Density for the Project Plan.

a. Subject to and upon the satisfaction of the condition precedent set forth in §2 above, the Project Plan attached to and referenced in the Annexation Agreement shall be amended and replaced by Exhibit B only as it applies to the Property, attached hereto and incorporated by reference into this Agreement ("Amended Project Plan").

b. The Amended Project Plan also specifies: i) the zoning designation for each parcel within the project (collectively the "Project"); ii) that the total number of ERUs that may be constructed for the south portion of the Property is 1,552 ERUs; and iii) that the total number of ERUs that may be constructed for the north portion of the Property remains at 381 ERUs.

c. If Developer constructs less than the maximum number of ERUs per acre within a given zoning designation on the south portion of the Property, those ERUs may be transferred by Developer to another area within the south portion of the Property, even if it exceeds the maximum density allowed under the existing zoning for said area within the south portion of the Property. In no event may Developer transfer any excess ERUs outside the south portion of the Property. The intent of the parties is that 1,552 ERUs are either constructed on the south portion of the Property or are forfeited.

d. Developer shall not exceed the maximum number of ERUs per acre allowed by the current zoning designations for the north portion of the Property.

e. City acknowledges and agrees that Developer shall have the right to develop either Commercial or Residential ERUs, at Developer's sole discretion, within those areas crosshatched and designated for such flexible development on the Amended Project Plan.

f. After the date of the execution of this Agreement and the satisfaction of the condition precedent, except with respect to the vested rights granted to Developer hereunder, any changes to the total number of units, the maximum number of units per zoning designation, or the zoning designation for any of the parcels constituting the

Property and which are within the Project must comply with the City's development process and the other relevant provisions set forth in the Lehi City Development Code.

4. Mutual General Release of All Claims. As part of this Agreement, except for the specific obligations of the Parties as described in this Agreement and those set forth in the Annexation Agreement (except as amended hereby), Developer and the City for and on behalf of themselves and their respective agents, owners, members, managers, indemnitors, insurers, successors, and assigns, hereby release and forever discharge the other parties, together with their officers, employees, agents, owners, members, managers, indemnitors, insurers, successors, and assigns, from any and all claims, demands, liabilities, damages, causes of action, costs and expenses, including attorney's fees, arising out of or in any way related to the subject matter of this Agreement.

5. Integration. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and integrates all prior conversations, discussions or undertakings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

6. Counterparts. This document may be executed in one or more counterparts, which together shall constitute one and the same document.

7. Amendment. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

8. Additional Acts. The parties shall do such further acts and things and shall execute and deliver such additional documents and instruments as may be necessary or reasonably requested by a party or its counsel to obtain approvals or other benefits described in this Agreement.

9. Authorization. Each individual executing this Agreement does thereby represent and warrant to the other signers that the individual has been duly authorized to execute and deliver this Agreement in the capacity and for the party specified.

10. Mutual Participation in Document Preparation. Each party has participated materially in the negotiation and preparation of this Agreement and any related items; in the event a dispute concerning the interpretation of any provision of this Agreement or any related item, the rule of construction to the effect that certain ambiguities are to be construed against the party drafting a document will not apply.

11. No Third-Party Beneficiary Interests. Nothing contained in this Agreement is intended to benefit any person or entity other than the Developer and the City, including, but not limited to, Master Developers; and no representation or warranty is intended for the benefit of, or to be relied upon by, any person or entity which is not a party to this Agreement.

12. Binding Effect. This Agreement may not be assigned by Developer without the

express written consent of the City.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have executed this Settlement Agreement and Mutual General Release of All Claims individually or by and through their duly authorized representatives as of the day and year first herein above written.

GARDNER-PLUMB, L.C., a Utah limited liability company

By: Walter J Plumb III

Its: Manger

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

On this 26th day of March, 2015, before me personally appeared Walter J Plumb, known to me to be the person who executed the Agreement herein in behalf of GARDNER-PLUMB, L.C., a Utah limited liability company and acknowledged to me that he/she executed the same for the purposes therein stated.

MARILYN BANASKY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 680672
COMM. EXP. 01-05-2019

Notary Public

LEHI CITY

By:

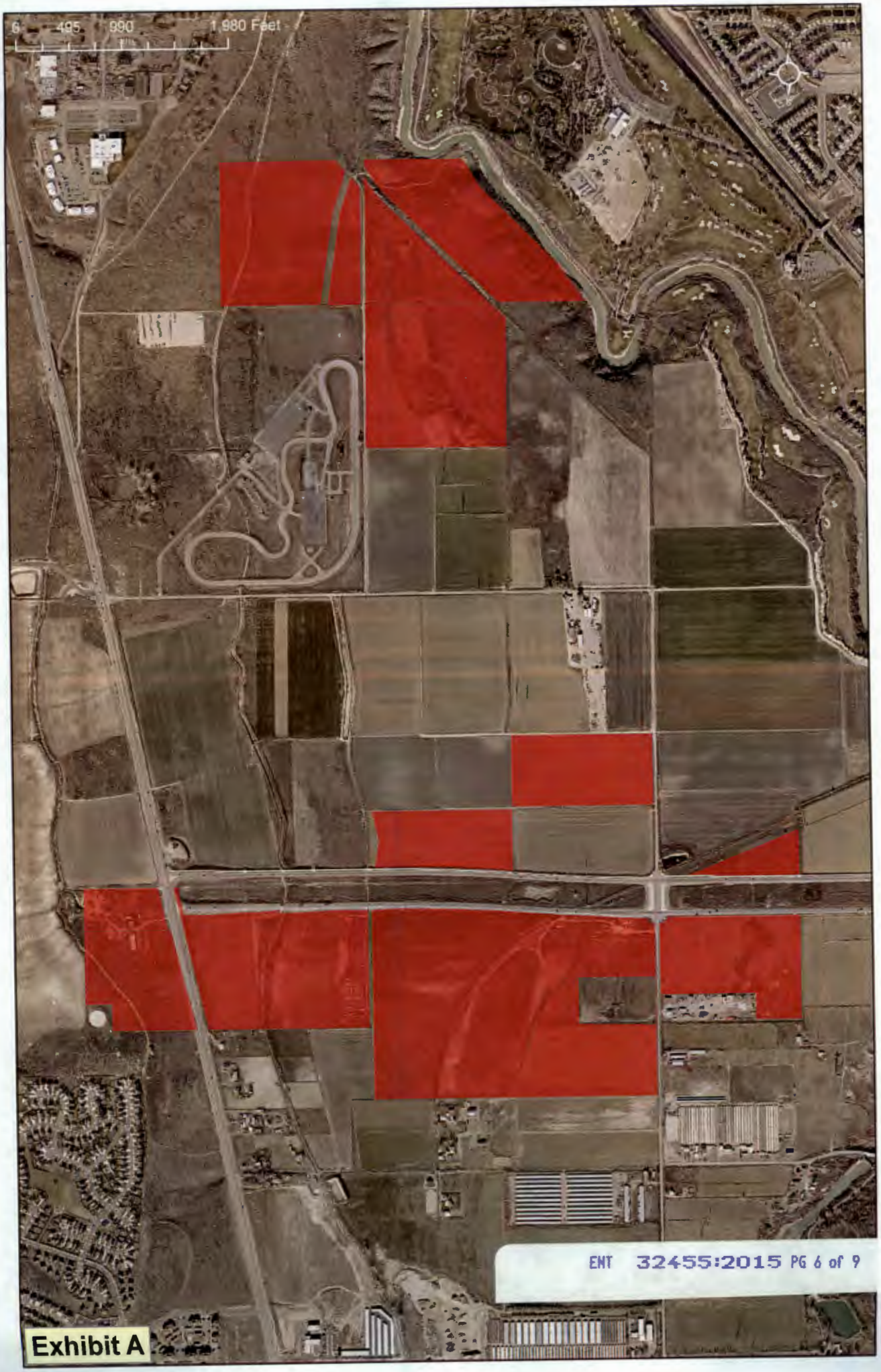
Its: Mayor

Attest:

Marilyn Banasky, Lehi City Recorder

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

4841-7228-0098\1



ENT 32455:2015 PG 6 of 9

ENT 32455:2015 PG 7 of 9

EXHIBIT "A"CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:021:0072 Legal Description: COM S 585.11 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 0' 1" W 484.5 FT; E 249.99 FT; S 250.03 FT; N 89 DEG 59' 58" E 294.46 FT; N 24 DEG 43' 38" W 67.42 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT TO BEG. AREA 3.752 AC.

Parcel 58:021:0097 Legal Description: COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

Parcel 58:021:0099 Legal Description: COM AT NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; E 683.69 FT; S 33 DEG 34' 32" E 38.72 FT; S 12 DEG 1' 37" E 367.3 FT; W 781.64 FT; N 391.48 FT TO BEG. AREA 6.645 AC.

Parcel 58:021:0096 Legal Description: COM S .01 FT & E 831.32 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 67.6 FT; S 0 DEG 1' 59" W 10.82 FT; S 38 DEG 58' 57" W 21.74 FT; S 11 DEG 57' 56" E 166.18 FT; S 8 DEG 37' 19" E 64.62 FT; S 89 DEG 31' 48" E 243.83 FT; N 85 DEG 57' 52" E 326.8 FT; E 144 FT; N 85 DEG 11' 0" E 178.63 FT; S 31 FT; E 100 FT; N 86 DEG 38' 1" E 408.7 FT; S 89 DEG 7' 18" E 310.86 FT; S 1090.05 FT; W 1493.68 FT; N 13 DEG 25' 19" W 1357.06 FT TO BEG. AREA 40.536 AC.

Parcel 58:021:0162 Legal Description: COM N 660 FT & W 18.01 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 10.58 FT; N 0 DEG 9' 7" W 667.47 FT; N 0 DEG 3' 28" W 436.8 FT; W 704.69 FT; S 89 DEG 59' 53" W 127.56 FT; S 32 DEG 30' 18" W 28.45 FT; S 48 DEG 49' 17" W 225.18 FT; S 21 DEG 18' 49" W 269.97 FT; S 19 DEG 42' 33" W 104.04 FT; S 14 DEG 48' 54" W 56.86 FT; S 13 DEG 11' 2" W 76.5 FT; S 19 DEG 10' 50" W 63.52 FT; S 14 DEG 1' 27" W 81.45 FT; S 22 DEG 15' 26" W 41.33 FT; S 29 DEG 53' 29" W 33.75 FT; S 34 DEG 7' 10" W 77.16 FT; S 26 DEG 38' 13" W 110.94 FT; S 27 DEG 45' 12" W 94.41 FT; W 1216.92 FT; N 1754.7 FT; N 87 DEG 30' 4" E 251.69 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 19' 19" E 1164.51 FT, RADIUS = 14819.5 FT) ARC LENGTH = 1164.81 FEET; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 29' 9" E 750.09 FT, RADIUS = 15180.5 FT) ARC LENGTH = 750.17 FEET; S 84 DEG 31' 31" E 141.64 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 51' 51" E 227.64 FT, RADIUS = 15189.5 FT) ARC LENGTH = 227.64 FEET; S 43 DEG 22' 11" E 70.88 FT; N 89 DEG 17' 29" E 37.73 FT; S 0 DEG 7' 51" E 1596.01 FT TO BEG. AREA 73.856 AC.

Parcel 58:021:0089 Legal Description: COM N 0 DEG 7' 6" W 660 FT & W 27.23 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 1394.47 FT; N 27 DEG 45' 12" E 94.41 FT; N 26 DEG 38' 13" E 110.94 FT; N 34 DEG 7' 10" E 77.16 FT; N 29 DEG 53' 29" E 33.75 FT; N 22 DEG 15' 26" E 41.33 FT; N 14 DEG 1' 27" E 81.45 FT; N 19 DEG 10' 50" E 63.52 FT; N 13 DEG 11' 2" E 76.5 FT; N 14 DEG 48' 54" E 56.86 FT; N 19 DEG 42' 33" E 104.04 FT; N 21 DEG 18' 33" E 269.98 FT; N 48 DEG 49' 17" E 225.18 FT; N 32 DEG 30' 18" E 28.45 FT; N 89 DEG 59' 53" E 127.56 FT; S 0 DEG 3' 27" E 428.57 FT; S 89 DEG 19' 48" E 704.75 FT; S 0 DEG 9' 7" E 667.47 FT TO BEG. AREA 22.103 AC.

Parcel 58:020:0223 Legal Description: COM S 405.46 FT & E 17.11 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 901.52 FT; E 9.76 FT; N 0 DEG 15' 52" W 242.01 FT; N 89 DEG 52' 54" E 871.17 FT; S 0 DEG 15' 52" E 243.81 FT; E 420.74 FT; N 960.58 FT; W 1209.73 FT; S 43 DEG 8' 15" W 82.18 FT; N 88 DEG 37' 44" W 37.83 FT TO BEG. AREA 23.768 AC.

Parcel 58:020:0191 Legal Description: COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; S 67 DEG 50' 0" W 1105.97 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG. AREA 5.073 AC.

Parcel 58:021:0121 Legal Description: COM N 89.93 FT & W 1321.91 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 36' 10" W 1171.75 FT, RADIUS = 15185.48 FT); N 89 DEG 48' 50" W 104.23 FT; N 8 DEG 0' 0" E 254.73 FT; N 13 DEG 0' 0" W 277.2 FT; E 1301.85 FT; S 571.7 FT TO BEG. AREA 15.626 AC.

Parcel 58:021:0157 Legal Description: COM S 1320 FT & W 13.49 FT FR NE COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 660 FT; W 1308.02 FT; N 660 FT; E 1306.51 FT TO BEG. AREA 19.796 AC.

Parcel 58:005:0061 Legal Description: COM N 1332.64 FT & E 4.1 FT & S 89 DEG 59' 4" E 16.44 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 10' 26" E 1327.73 FT; N 89 DEG 48' 57" E 1160.78 FT; S 45 DEG 59' 0" E 199.06 FT; S 0 DEG 9' 24" W 1193.5 FT; N 89 DEG 59' 4" W 1304.7 FT TO BEG. AREA 39.580 AC. ALSO COM N 2663.95 FT & E 1328.92 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 56' 32" W 71.41 FT; S 45 DEG 59' 0" E 99.03 FT; N 0 DEG 9' 24" E 68.74 FT TO BEG. AREA 0.056 AC. TOTAL AREA 39.636 AC.

CONTINUED

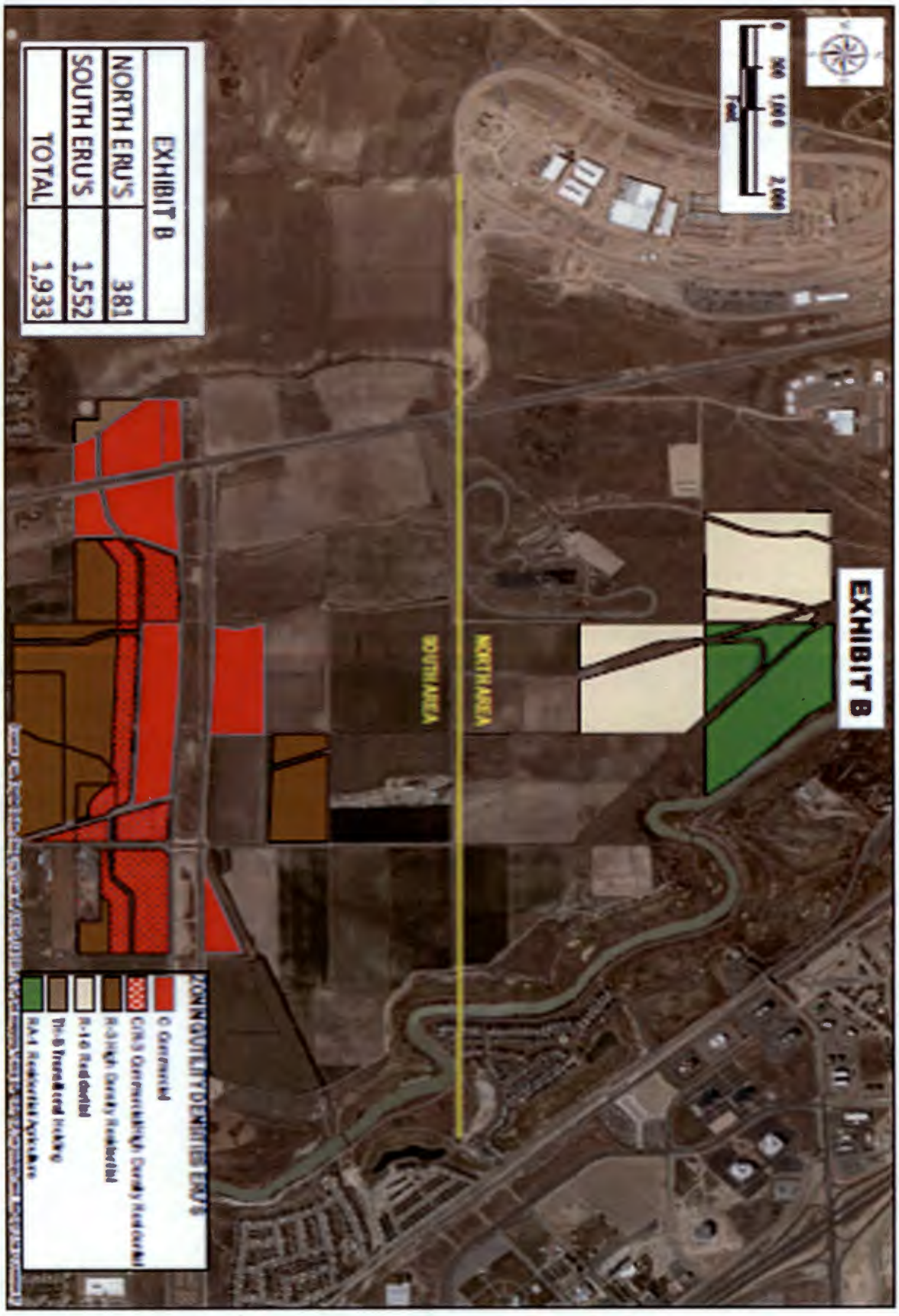
LEGAL DESCRIPTIONS

Parcel 58:005:0049 Legal Description: COM S 1454.23 FT & E 2653.82 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 2' 11" E 310.23 FT, RADIUS = 1146.4 FT); S 45 DEG 59' 0" E 1342.87 FT; S 89 DEG 48' 57" W 1152.64 FT; N 1085.63 FT; N 41 DEG 30' 3" W 6.78 FT; N 0 DEG 10' 24" E 90.46 FT TO BEG. AREA 14.860 AC.

Parcel 58:005:0050 Legal Description: COM S 1298.38 FT & E 2654.29 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; S 89 DEG 54' 16" E 917.33 FT; S 30 DEG 56' 19" E 308.52 FT; S 44 DEG 45' 0" E 1017.86 FT; S 35 DEG 42' 28" E 425.62 FT; N 89 DEG 56' 32" W 811.6 FT; N 45 DEG 59' 0" W 1394.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 35' 32" W 389.05 FT, RADIUS = 1095.92 FT); N 0 DEG 10' 24" E 48.23 FT TO BEG. AREA 28.149 AC.

Parcel 58:005:0044 Legal Description: COM S 1460.94 FT & E 2535.38 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; S 41 DEG 30' 0" E 128.5 FT; S 0 DEG 10' 31" W 1084.2 FT; S 89 DEG 48' 57" W 315.3 FT; N 8 DEG 21' 0" E 844.59 FT; N 17 DEG 47' 0" E 363.1 FT TO BEG. AREA 5.909 AC.

Parcel 58:005:0043 Legal Description: COM S 1314.14 FT & E 1317.81 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 15' 53" E 1075.57 FT; S 41 DEG 30' 0" E 147.24 FT; S 17 DEG 47' 0" W 402.19 FT; S 8 DEG 21' 0" W 852.16 FT; S 89 DEG 48' 57" W 929.66 FT; N 0 DEG 7' 46" E 1331.48 FT TO BEG. AREA 31.639 AC.


EXHIBIT B
NORTH AREA
SOUTH AREA
EXHIBIT B
NORTH ERU'S 381
SOUTH ERU'S 1,552
TOTAL 1,933

ENT 24625:2019 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Mar 26 3:03 pm FEE 1057.00 BY MA
RECORDED FOR LEHI CITY CORPORATION

When Recorded Return To:

Mark B. Durrant, Esq.
Dorsey & Whitney LLP
111 South Main Street, Suite 2100
Salt Lake City, UT 84101

FIRST AMENDMENT TO AGREEMENT

THIS FIRST AMENDMENT TO AGREEMENT (this "**First Amendment**") is made and entered into by and between LEHI CITY, a municipality and political subdivision of the State of Utah ("**City**"), and GARDNER-PLUMB, L.C., a Utah limited liability company ("**Developer**"), collectively the "**Parties.**"

RECITALS:

A. City and Developer previously entered into that certain Agreement (the "**Agreement**") dated as of March 24, 2015 and recorded on April 20, 2015 in the Office of the Utah County Recorder as Entry #32455:2015.

B. City and Developer desire to amend the Agreement, as hereinafter set forth.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Modification of Project Plan.** The Exhibit B attached to the Agreement is hereby replaced and superceded by the Exhibit B attached to this First Amendment. In addition, Sections 3.b. and 3.c. of the Agreement are hereby deleted in their entirety and replaced with the following:

> "b. The Amended Project Plan also specifies: i) the zoning designation for each parcel within the project (collectively the "Project"); ii) that the total number of ERUs that maybe constructed for the south portion of the Property is 1,733 ERUs; and iii) that the total number of ERUs that may be constructed for the north portion of the Property is 200 ERUs.
>
> c. If Developer constructs less than the maximum number of ERUs per acre within a given zoning designation on the south portion of the Property, those ERUs may be transferred by Developer to another area within the south portion of the Property, even if it exceeds the maximum density allowed under the existing zoning for said area within the south portion of the Property. In no event may Developer transfer any excess ERUs outside the south portion of the Property. The intent of the parties is that 1,733 ERUs are either constructed on the south portion of the Property or are forfeited."

2. **Capitalized Terms**. Any capitalized term not defined herein shall have the same meaning as set forth in the Agreement.

3. **Effective Date**. The "Effective Date" of this First Amendment shall be the later of the following dates: (1) the date of City's signature; or (2) the date of Developer's signature.

4. **Counterparts and Electronic Signatures**. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In addition, if any party uses facsimile-transmitted signed documents, or signed documents which have been electronically scanned and transmitted by email, the other party is authorized to rely upon such documents as if they bore original signatures.

[Signature Page to Follow]

EXECUTED by the parties hereto in multiple copies, each of which shall be deemed to be an original.

DEVELOPER: GARDNER-PLUMB, L.C.,
a Utah limited liability company

By: Walter J Plumb
Name: Walter J Plumb
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this 13 day of ~~June~~ Aug., 2018, before me personally appeared Walter J. Plumb, known to me to be the person who executed the First Amendment herein in behalf of GARDNER-PLUMB, L.C., a Utah limited liability company and acknowledged to me that he/she executed the same for the purposes therein stated.

Noreen Edwards
NOTARY PUBLIC
Residing at: Lehi, Utah

My Commission Expires:
4-7-19

NOREEN EDWARDS
Notary Public
State of Utah
Comm. No. 692632
My Comm. Expires Apr 7, 2019

CITY: LEHI CITY

By: [signature]

Its: Mayor

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

Attest:

Marilyn Banasky, Lehi City Recorder

EXHIBIT B
NORTH AREA
SOUTH AREA
0 500 1,000 2,000
Feet
EXHIBIT B
NORTH ERU'S 200
SOUTH ERU'S 1,733
TOTAL 1,933
ZONING/UTILITY DENSITIES ERU'S
C Commercial
C/R-3 Commercial/High Density Residential
R-3 High Density Residential
R-1-8 Residential
TH-5 Transitional Holding
RA-1 Residential/Agriculture

EXHIBIT "A"CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:021:0072 Legal Description: COM S 585.11 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 0' 1" W 484.5 FT; E 249.99 FT; S 250.03 FT; N 89 DEG 59' 58" E 294.46 FT; N 24 DEG 43' 38" W 67.42 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT TO BEG. AREA 3.752 AC.

Parcel 58:021:0097 Legal Description: COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

Parcel 58:021:0099 Legal Description: COM AT NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; E 683.69 FT; S 33 DEG 34' 32" E 38.72 FT; S 12 DEG 1' 37" E 367.3 FT; W 781.64 FT; N 391.48 FT TO BEG. AREA 6.645 AC.

Parcel 58:021:0096 Legal Description: COM S .01 FT & E 831.32 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 67.6 FT; S 0 DEG 1' 59" W 10.82 FT; S 38 DEG 58' 57" W 21.74 FT; S 11 DEG 57' 56" E 166.18 FT; S 8 DEG 37' 19" E 64.62 FT; S 89 DEG 31' 48" E 243.83 FT; N 85 DEG 57' 52" E 326.8 FT; E 144 FT; N 85 DEG 11' 0" E 178.63 FT; S 31 FT; E 100 FT; N 86 DEG 38' 1" E 408.7 FT; S 89 DEG 7' 18" E 310.86 FT; S 1090.05 FT; W 1493.68 FT; N 13 DEG 25' 19" W 1357.06 FT TO BEG. AREA 40.536 AC.

Parcel 58:021:0162 Legal Description: COM N 660 FT & W 18.01 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 10.58 FT; N 0 DEG 9' 7" W 667.47 FT; N 0 DEG 3' 28" W 436.8 FT; W 704.69 FT; S 89 DEG 59' 53" W 127.56 FT; S 32 DEG 30' 18" W 28.45 FT; S 48 DEG 49' 17" W 225.18 FT; S 21 DEG 18' 49" W 269.97 FT; S 19 DEG 42' 33" W 104.04 FT; S 14 DEG 48' 54" W 56.86 FT; S 13 DEG 11' 2" W 76.5 FT; S 19 DEG 10' 50" W 63.52 FT; S 14 DEG 1' 27" W 81.45 FT; S 22 DEG 15' 26" W 41.33 FT; S 29 DEG 53' 29" W 33.75 FT; S 34 DEG 7' 10" W 77.16 FT; S 26 DEG 38' 13" W 110.94 FT; S 27 DEG 45' 12" W 94.41 FT; W 1216.92 FT; N 1754.7 FT; N 87 DEG 30' 4" E 251.69 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 19' 19" E 1164.51 FT, RADIUS = 14819.5 FT) ARC LENGTH = 1164.81 FEET; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 29' 9" E 750.09 FT, RADIUS = 15180.5 FT) ARC LENGTH = 750.17 FEET; S 84 DEG 31' 31" E 141.64 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 51' 51" E 227.64 FT, RADIUS = 15189.5 FT) ARC LENGTH = 227.64 FEET; S 43 DEG 22' 11" E 70.88 FT; N 89 DEG 17' 29" E 37.73 FT; S 0 DEG 7' 51" E 1596.01 FT TO BEG. AREA 73.856 AC.

Parcel 58:021:0089 Legal Description: COM N 0 DEG 7' 6" W 660 FT & W 27.23 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 1394.47 FT; N 27 DEG 45' 12" E 94.41 FT; N 26 DEG 38' 13" E 110.94 FT; N 34 DEG 7' 10" E 77.16 FT; N 29 DEG 53' 29" E 33.75 FT; N 22 DEG 15' 26" E 41.33 FT; N 14 DEG 1' 27" E 81.45 FT; N 19 DEG 10' 50" E 63.52 FT; N 13 DEG 11' 2" E 76.5 FT; N 14 DEG 48' 54" E 56.86 FT; N 19 DEG 42' 33" E 104.04 FT; N 21 DEG 18' 33" E 269.98 FT; N 48 DEG 49' 17" E 225.18 FT; N 32 DEG 30' 18" E 28.45 FT; N 89 DEG 59' 53" E 127.56 FT; S 0 DEG 3' 27" E 428.57 FT; S 89 DEG 19' 48" E 704.75 FT; S 0 DEG 9' 7" E 667.47 FT TO BEG. AREA 22.103 AC.

Parcel 58:020:0223 Legal Description: COM S 405.46 FT & E 17.11 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 901.52 FT; E 9.76 FT; N 0 DEG 15' 52" W 242.01 FT; N 89 DEG 52' 54" E 871.17 FT; S 0 DEG 15' 52" E 243.81 FT; E 420.74 FT; N 960.58 FT; W 1209.73 FT; S 43 DEG 8' 15" W 82.18 FT; N 88 DEG 37' 44" W 37.83 FT TO BEG. AREA 23.768 AC.

Parcel 58:020:0191 Legal Description: COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; S 67 DEG 50' 0" W 1105.97 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG. AREA 5.073 AC.

Parcel 58:021:0121 Legal Description: COM N 89.93 FT & W 1321.91 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 36' 10" W 1171.75 FT, RADIUS = 15185.48 FT); N 89 DEG 48' 50" W 104.23 FT; N 8 DEG 0' 0" E 254.73 FT; N 13 DEG 0' 0" W 277.2 FT; E 1301.85 FT; S 571.7 FT TO BEG. AREA 15.626 AC.

Parcel 58:021:0157 Legal Description: COM S 1320 FT & W 13.49 FT FR NE COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 660 FT; W 1308.02 FT; N 660 FT; E 1306.51 FT TO BEG. AREA 19.796 AC.

Parcel 58:005:0061 Legal Description: COM N 1332.64 FT & E 4.1 FT & S 89 DEG 59' 4" E 16.44 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 10' 26" E 1327.73 FT; N 89 DEG 48' 57" E 1160.78 FT; S 45 DEG 59' 0" E 199.06 FT; S 0 DEG 9' 24" W 1193.5 FT; N 89 DEG 59' 4" W 1304.7 FT TO BEG. AREA 39.580 AC. ALSO COM N 2663.95 FT & E 1328.92 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 56' 32" W 71.41 FT; S 45 DEG 59' 0" E 99.03 FT; N 0 DEG 9' 24" E 68.74 FT TO BEG. AREA 0.056 AC. TOTAL AREA 39.636 AC.

CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:005:0049 Legal Description: COM S 1454.23 FT & E 2653.82 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 2' 11" E 310.23 FT, RADIUS = 1146.4 FT); S 45 DEG 59' 0" E 1342.87 FT; S 89 DEG 48' 57" W 1152.64 FT; N 1085.63 FT; N 41 DEG 30' 3" W 6.78 FT; N 0 DEG 10' 24" E 90.46 FT TO BEG. AREA 14.860 AC.

Parcel 58:005:0050 Legal Description: COM S 1298.38 FT & E 2654.29 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; S 89 DEG 54' 16" E 917.33 FT; S 30 DEG 56' 19" E 308.52 FT; S 44 DEG 45' 0" E 1017.86 FT; S 35 DEG 42' 28" E 425.62 FT; N 89 DEG 56' 32" W 811.6 FT; N 45 DEG 59' 0" W 1394.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 35' 32" W 389.05 FT, RADIUS = 1095.92 FT); N 0 DEG 10' 24" E 48.23 FT TO BEG. AREA 28.149 AC.

Parcel 58:005:0044 Legal Description: COM S 1460.94 FT & E 2535.38 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; S 41 DEG 30' 0" E 128.5 FT; S 0 DEG 10' 31" W 1084.2 FT; S 89 DEG 48' 57" W 315.3 FT; N 8 DEG 21' 0" E 844.59 FT; N 17 DEG 47' 0" E 363.1 FT TO BEG. AREA 5.909 AC.

Parcel 58:005:0043 Legal Description: COM S 1314.14 FT & E 1317.81 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 15' 53" E 1075.57 FT; S 41 DEG 30' 0" E 147.24 FT; S 17 DEG 47' 0" W 402.19 FT; S 8 DEG 21' 0" W 852.16 FT; S 89 DEG 48' 57" W 929.66 FT; N 0 DEG 7' 46" E 1331.48 FT TO BEG. AREA 31.639 AC.

January 23, 2020

Kim Struthers - Lehi City Planning Director
153 North 100 East
Lehi City, Utah 84043

RE: **Concept Plan Application – The Exchange North**

Mr. Struthers,

We are applying for Concept Plan approval for The Exchange North subdivision located at approximately 3800 West Hardman Way. The Exchange North is a 33.3 acre, 420-unit project north of Hardman Way, that extends from approximately 3600 West to Redwood Road. The Exchange North contains multi-family attached residential townhomes.

The multi-family townhomes will consist of approximately 420 4-, 5-, and 6-plex units similar in style to the Exchange II Townhomes that Edge Homes built in the recent past with an addition of contemporary elevations. Each townhome will have an attached two-car garage with a 20-foot driveway.

Residential dwellings will be constructed with the following types of materials:

- Fiber Cement Siding
- Stucco
- Stone
- Board and Batten
- Brick

Building elevations will be a mixture of traditional, craftsman, and contemporary and will have a variety of colors compatible with the current market trends.

The Exchange North multi-family townhomes will be a private development with amenities consisting of the following: landscape & street maintenance, clubhouse and pool, sport courts, picnic areas, playgrounds, and fencing consistent with current Lehi City standards and specifications. Playgrounds within the consolidated open space will contain multiple play structures (i.e. slides, swings, etc.).

We appreciate your time and consideration on this project. Please feel free to contact us with any questions or concerns.

Respectfully,

Jed Stewart
Edge Homes

TOWNHOME LEGEND

FRONT LOAD

REAR LOAD



WILLOW POINT *concept plan*

LEHI CITY, UTAH COUNTY

04/08/2020

19-0353

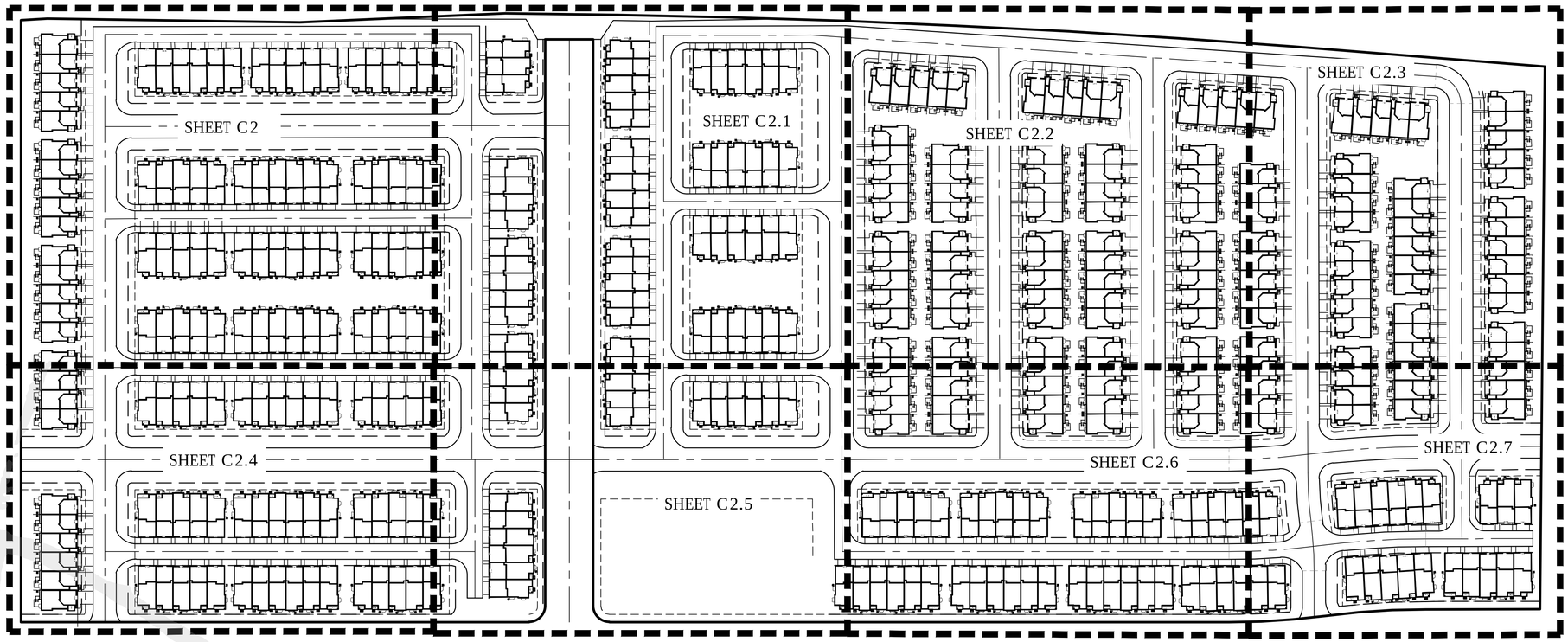
EDGEhomes

Note: This plan is for illustrative purposes only. boundaries are based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC ©

WILLOW POINT

PREPARED FOR:
EDGE HOMES
LOCATED IN:
LEHI CITY





GRAPHIC SCALE



(IN FEET)
1 inch = 80 ft.

811 Know what's below. Call 811 before you dig.

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WILLOW POINT
Lehi City
DIMENSIONED SITE PLAN EXHIBIT

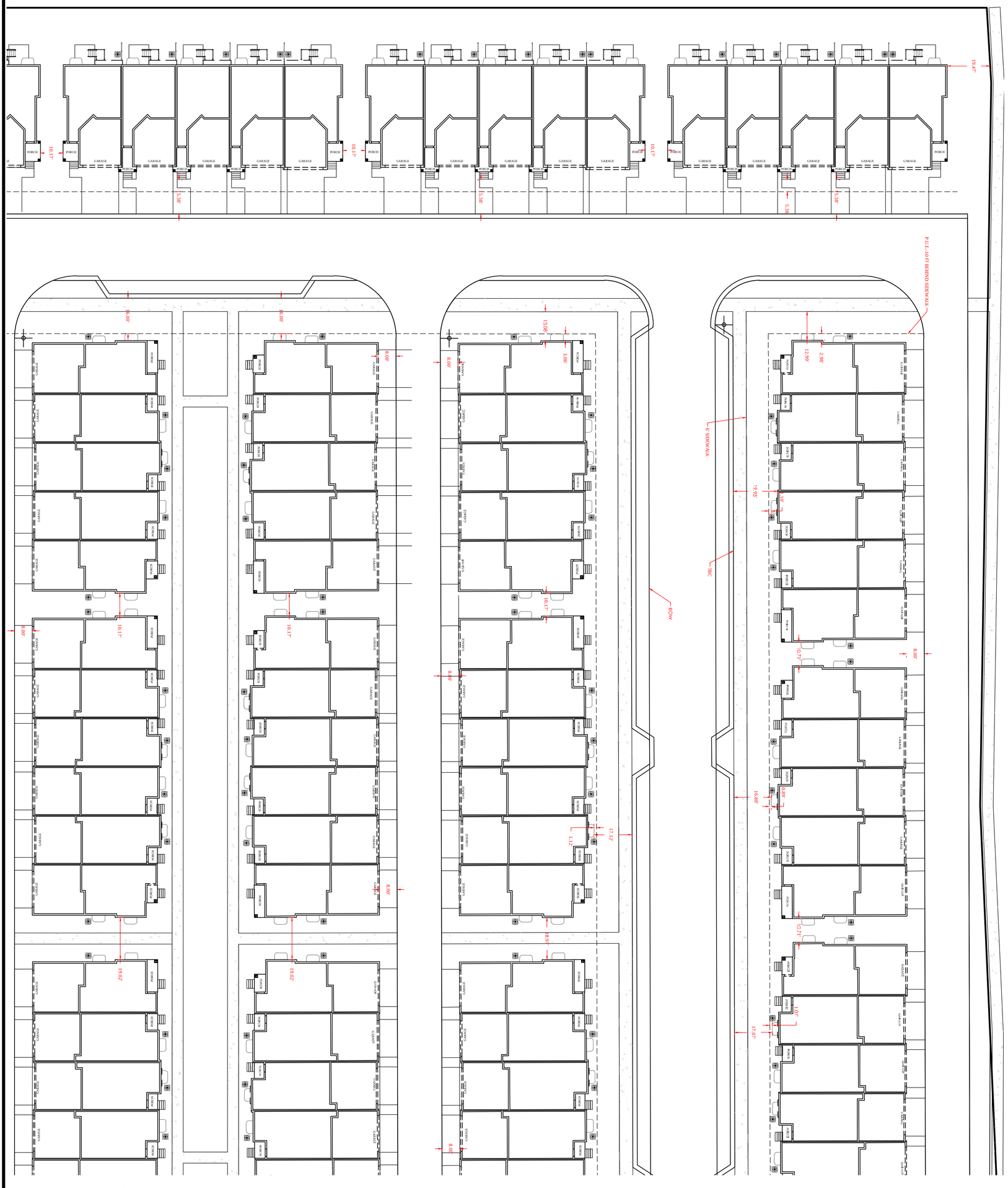
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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Know what's below.
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DIMENSIONED SITE PLAN EXHIBIT

Scale: 1"=20'
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Job #: 19-0353
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WILLOW POINT

Lehi City

DIMENSIONED SITE PLAN EXHIBIT

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Lehi City

DIMENSIONED SITE PLAN EXHIBIT

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DIMENSIONED SITE PLAN EXHIBIT

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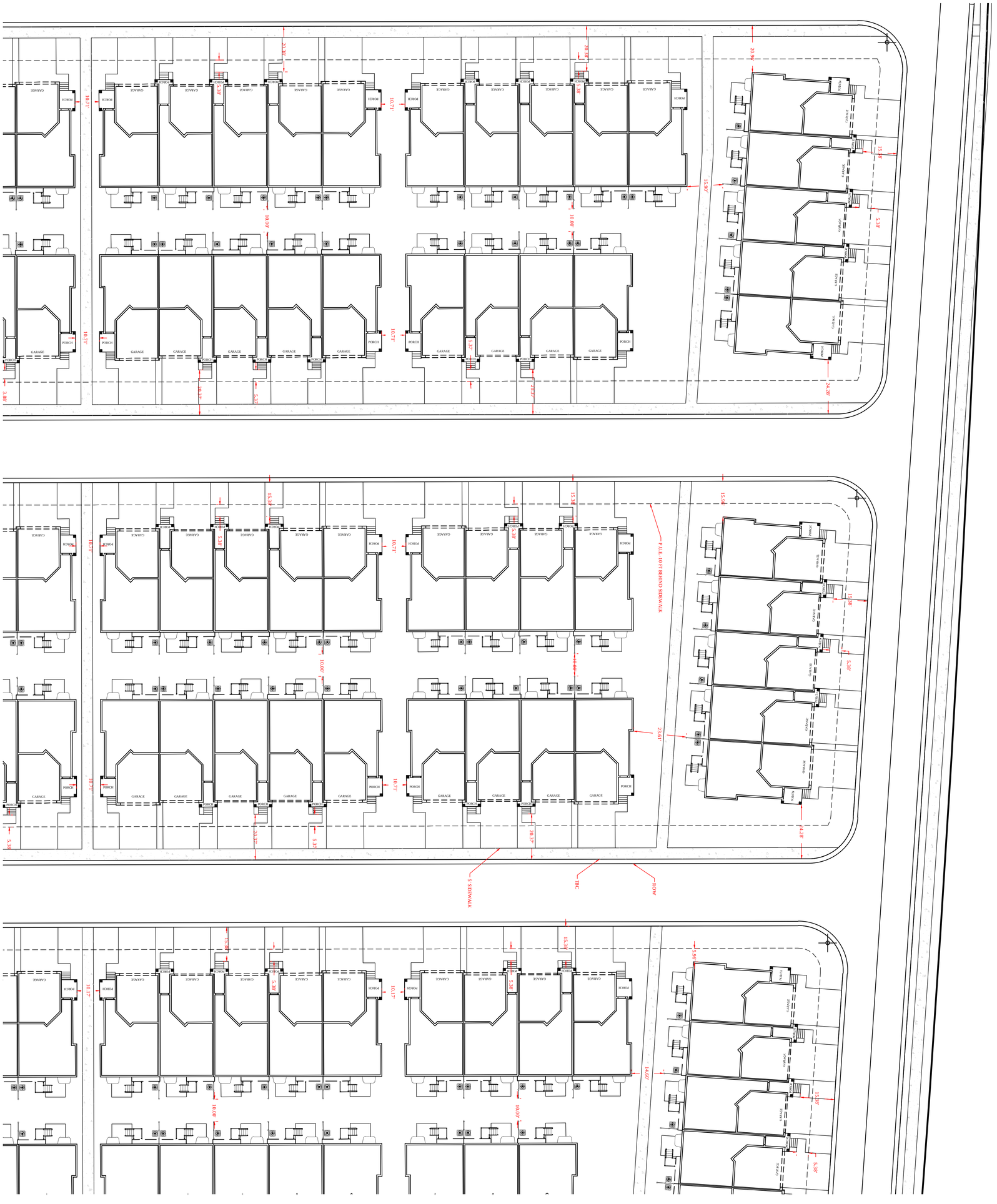
GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

Know what's below.
Call 811 before you dig.

DIMENSIONED SITE PLAN EXHIBIT

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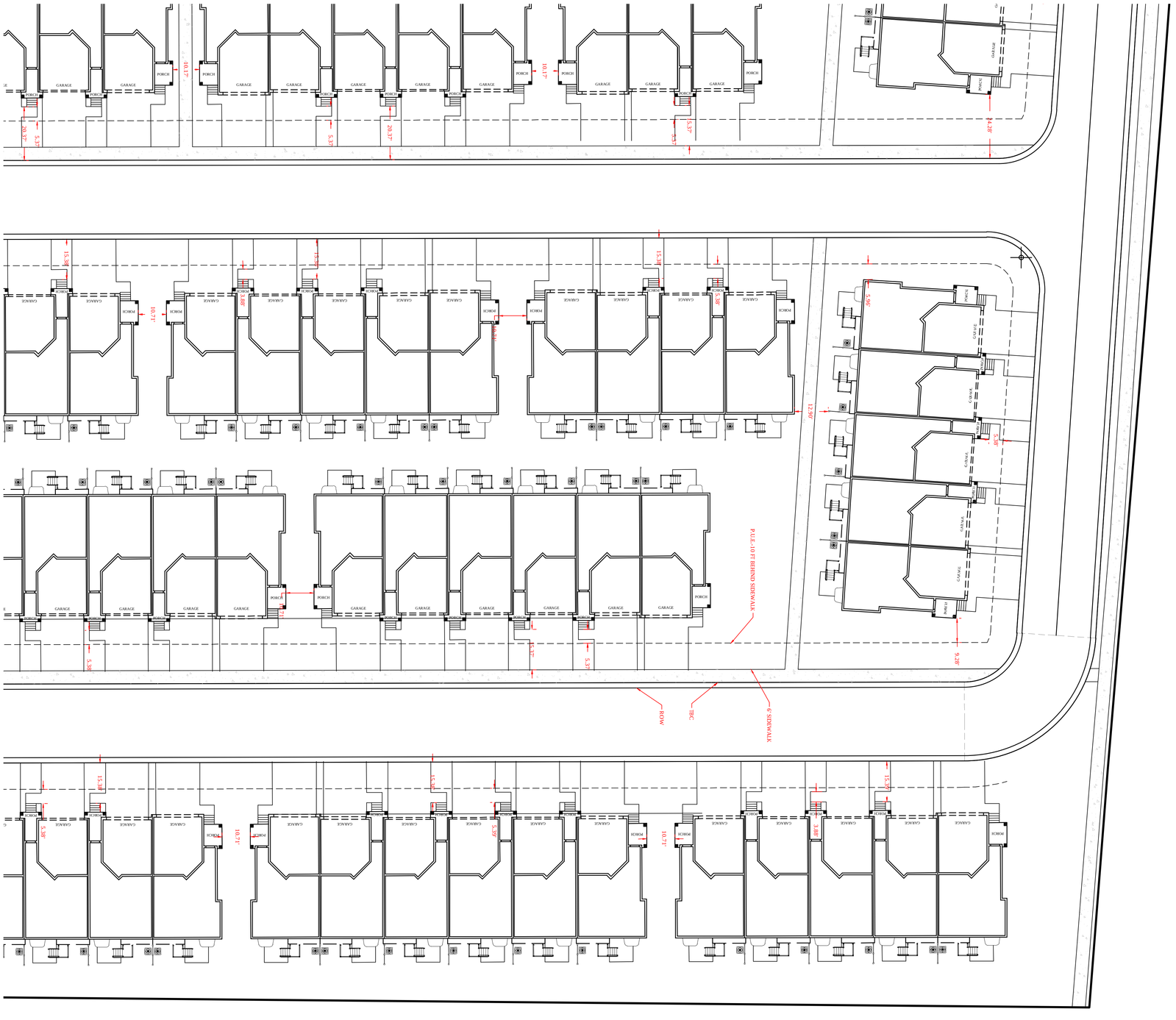
Lehi City

DIMENSIONED SITE PLAN EXHIBIT

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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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S

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WILLOW POINT

Lehi City

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DIMENSIONED SITE PLAN EXHIBIT

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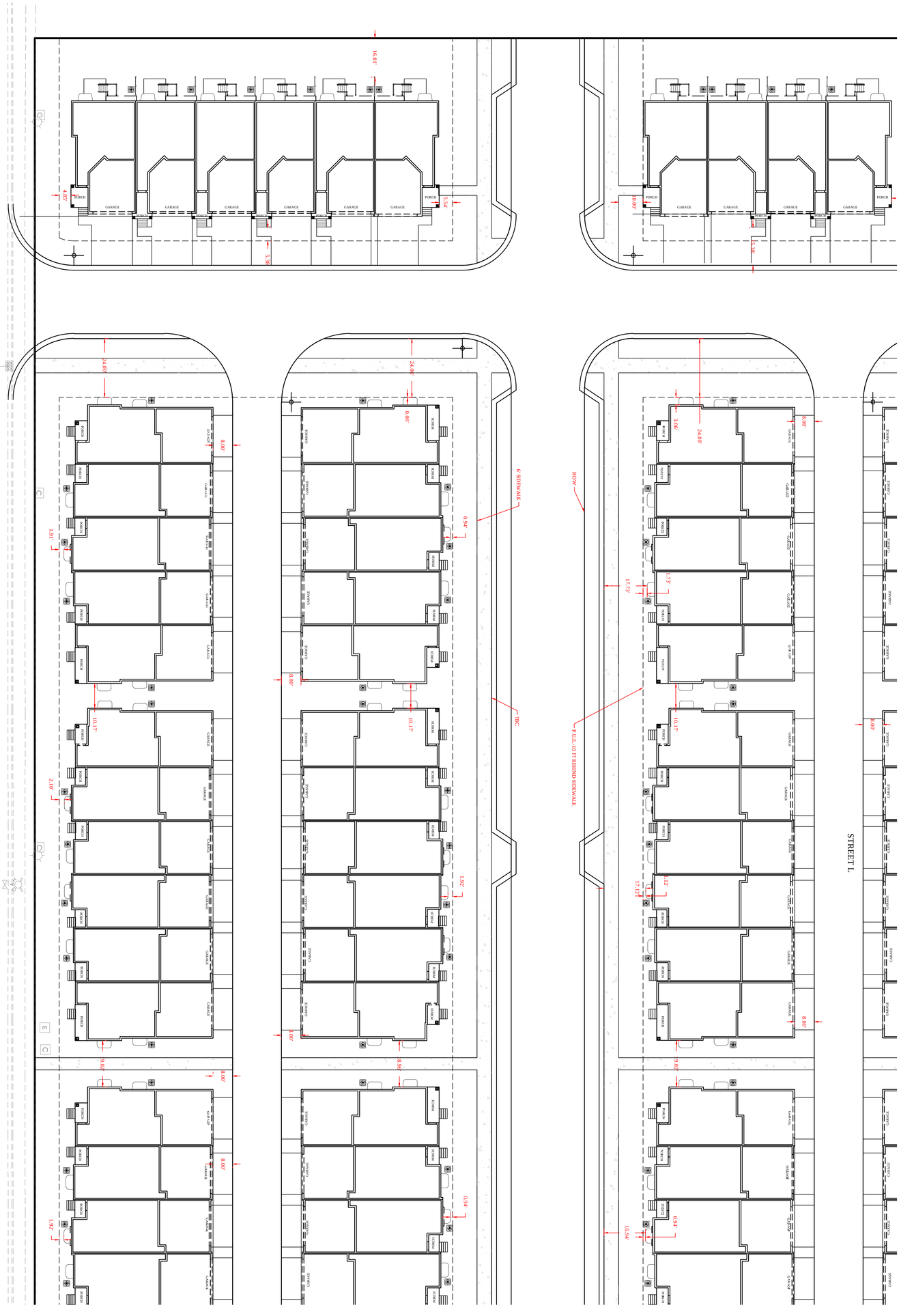
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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

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Drawn:	ATW

DIMENSIONED SITE PLAN EXHIBIT

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WILLOW POINT

Lehi City

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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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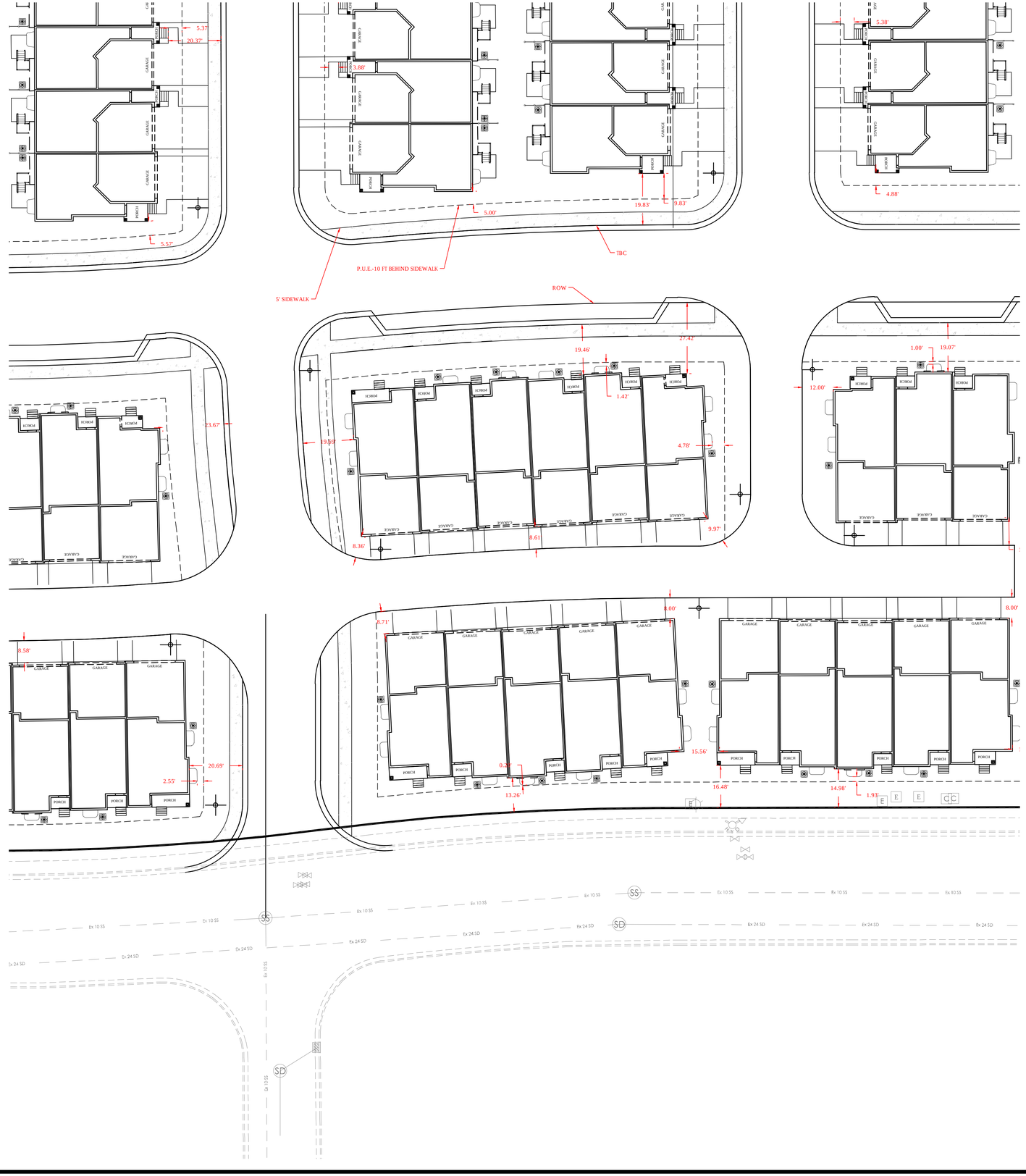
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DIMENSIONED SITE PLAN EXHIBIT

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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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WILLOW POINT
Lehi City
DIMENSIONED SITE PLAN EXHIBIT

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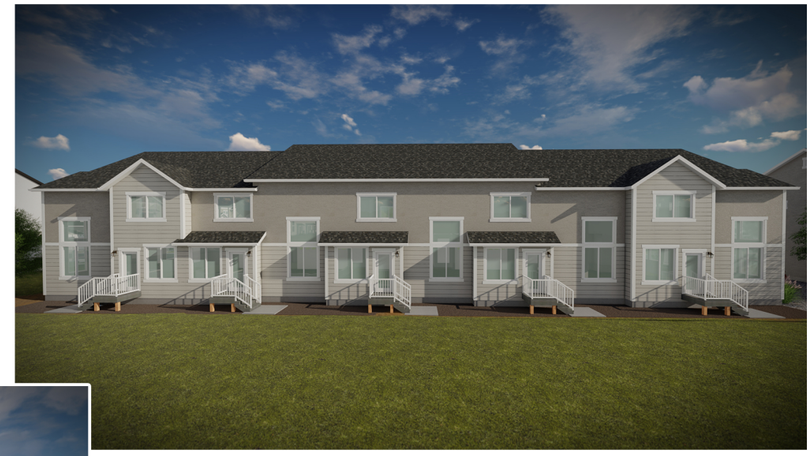
DIMENSIONED SITE PLAN EXHIBIT

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Bailey (3-6 Plex)
Color GG



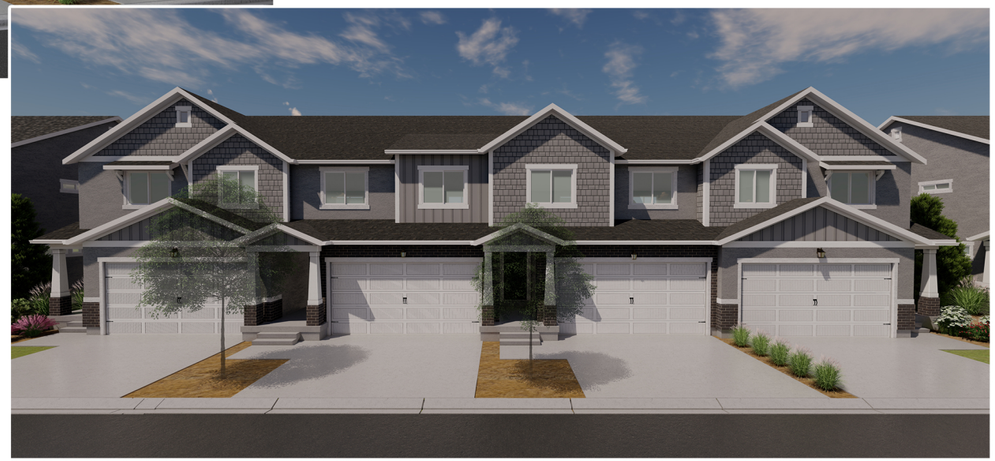
Bailey
Back Elevation



Bailey (3-6 Plex)
Color B



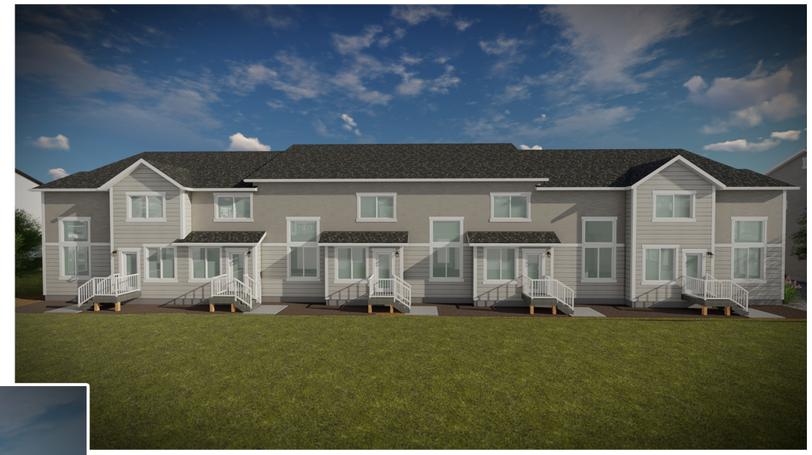
Bailey
Side Elevations



Bailey (3-6 Plex)
Color HH



Beckett (3-6 Plex)
Color T



Beckett
Back Elevation



Beckett (3-6 Plex)
Color U



Beckett
Side Elevations



Beckett (3-6 Plex)
Color V



Chantelle (4-6 Plex)
Color J



Chantelle
Back Elevation



Chantelle (4-6 Plex)
Color K



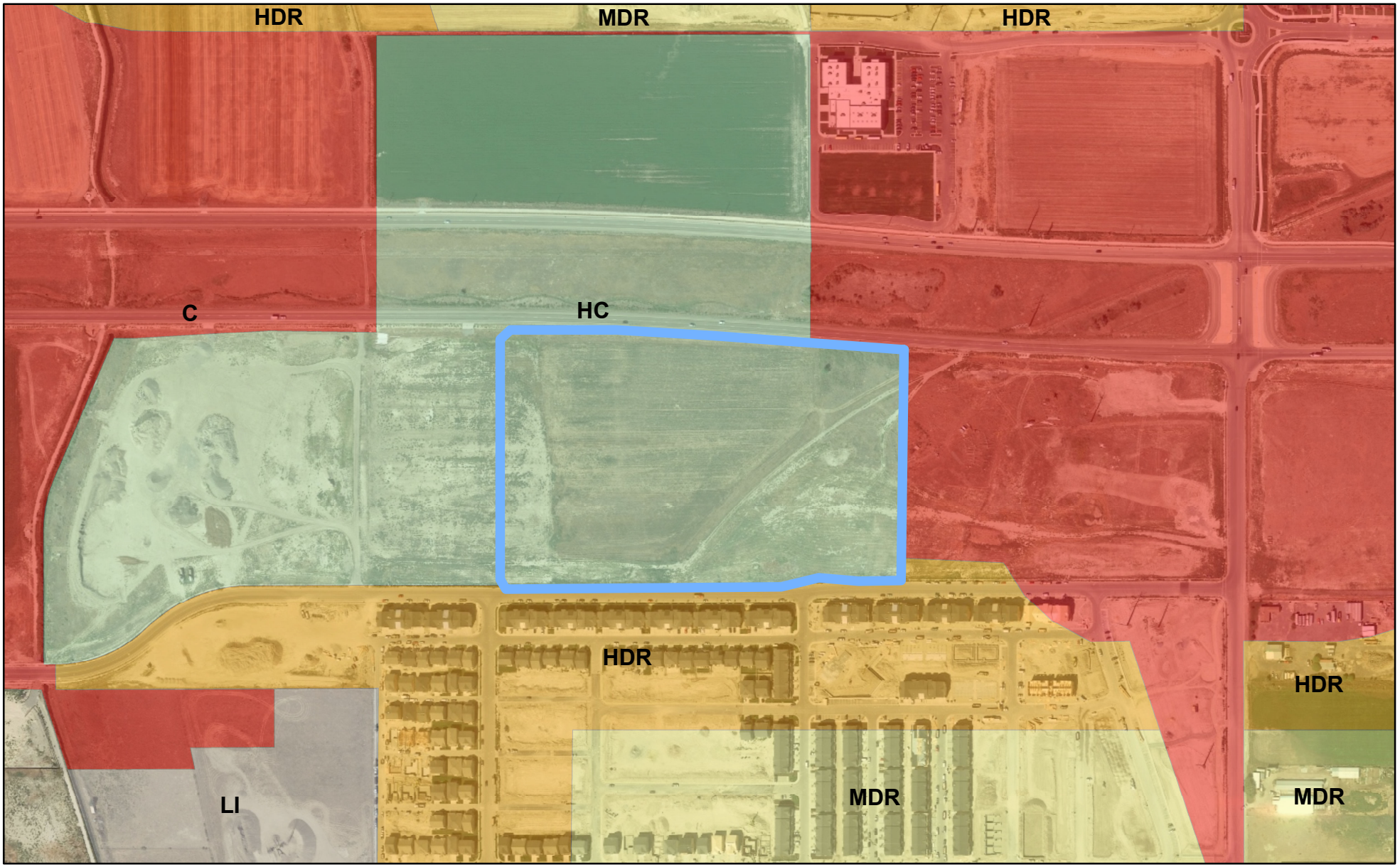
Chantelle
Side Elevations



Chantelle (4-6 Plex)
Color L

Willow Point Concept Plan

General Plan

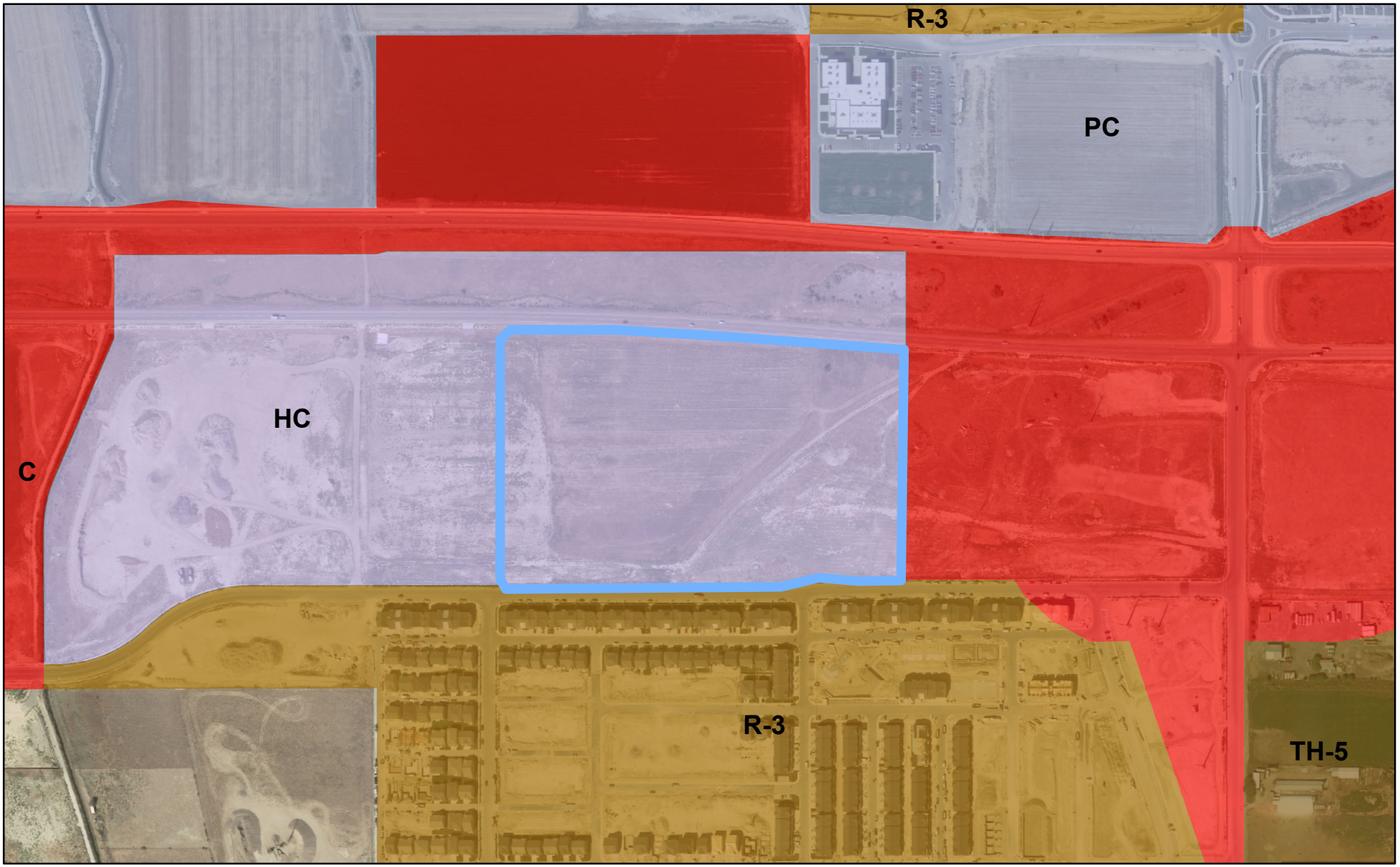


0 500 1,000 Feet

LEHI CITY

Willow Point Concept Plan

Zoning



0 500 1,000 Feet

LEHI CITY

Willow Point Concept Plan

Aerial



0 420 840 Feet

LEHI CITY






PUBLIC
NOTICE

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Sierra Pierson
Submitting Department: Planning Division
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Edge Home's request for approval of the Timp Point concept, a 200-lot residential development located at approximately 3400 West 2100 North.

Suggested Action:

Attachments:
CC Staff Report Timp Point Concept Plan 5.26.20.docx

Timp Point Condo Concept DRC 03.25.20.docx

2015 Gardner Plumb Recorded Agreement.pdf

Plumb Gardner Amended Agreement Recorded Copy.pdf

Timp Point Concept -narrative.pdf

Timp Point Concept - plans.pdf

Timp Point Concept - dimension plans.pdf

Timp Point Concept - elevations.pdf

Timp Point Concept Map - General Plan.pdf

Timp Point Concept Map - Zoning.pdf

Timp Point Concept Map - Aerial.pdf

IMG_4074.jpg

IMG_4075.jpg

IMG_4073.jpg

TIMP POINT CONCEPT
CITY COUNCIL REPORT

Applicant	Edge Homes		
Meeting Date	May 26, 2020		
Requested Action/Purpose	Approval of a proposed concept plan		
Location	3400 West 2100 North		
Project Area	12.01-acres		
Existing Zoning	C (Commercial) and R-3 (High Density Residential)		
General Plan Land Use Designation	C (Commercial) and HDR (High Density Residential)		
Adjacent Zoning and Land Use	*North*	C	2100 North
	South	TH-5	Undeveloped
	East	C and BP	Undeveloped
	West	C	Undeveloped
Date of DRC Review	March 25, 2020		
Date of Planning Commission Review	April 23, 2020		
Assigned Planner	Sierra Pierson		

REQUIRED ACTION

Planning Commission	Review and recommendation
City Council	Final approval

APPLICABLE DEVELOPMENT CODE REGULATIONS

Section 11.010. Concept Plan – Applicability:
The Concept Plan gives the applicant, staff, Planning Commission and City Council an opportunity to discuss the project in the conceptual stage. The applicant can use the Concept Plan meeting to receive direction on project layout as well as discuss the procedure for approval, the specifications and requirements that may be required for layout of streets, drainage, water, sewerage, fire protection, and similar matters prior to the preparation of a more detailed preliminary subdivision plat.

Section 37.030(E). Connectivity Standards

2. Maximum Block Lengths. Maximum block lengths allowed shall be required based on the project density as identified on the following table of maximum block lengths:

Density	Block Length
0-2.5 DU/AC	1,000 ft.
2.6-4 DU/AC	800 ft.
4.1+ DU/AC	600 ft.

   a. Increase in Block Length. The maximum allowed block length may be increased if the applicant provides clear and convincing evidence that it is impracticable to achieve due to:
      i. road grades that exceed ten percent;
      ii. Jordan River;
      iii. Utah Lake;
      iv. delineated wetlands;
      v. other significant natural and historic features;
      vi. existing adjacent development;
      vii. rail corridors; or
      viii. limited access roadways.
   b. Increases in block length will be reviewed on a case-by-case basis and shall require positive recommendations from the reviewing departments and Planning Commission and approval by the City

Council.

PROPERTY HISTORY

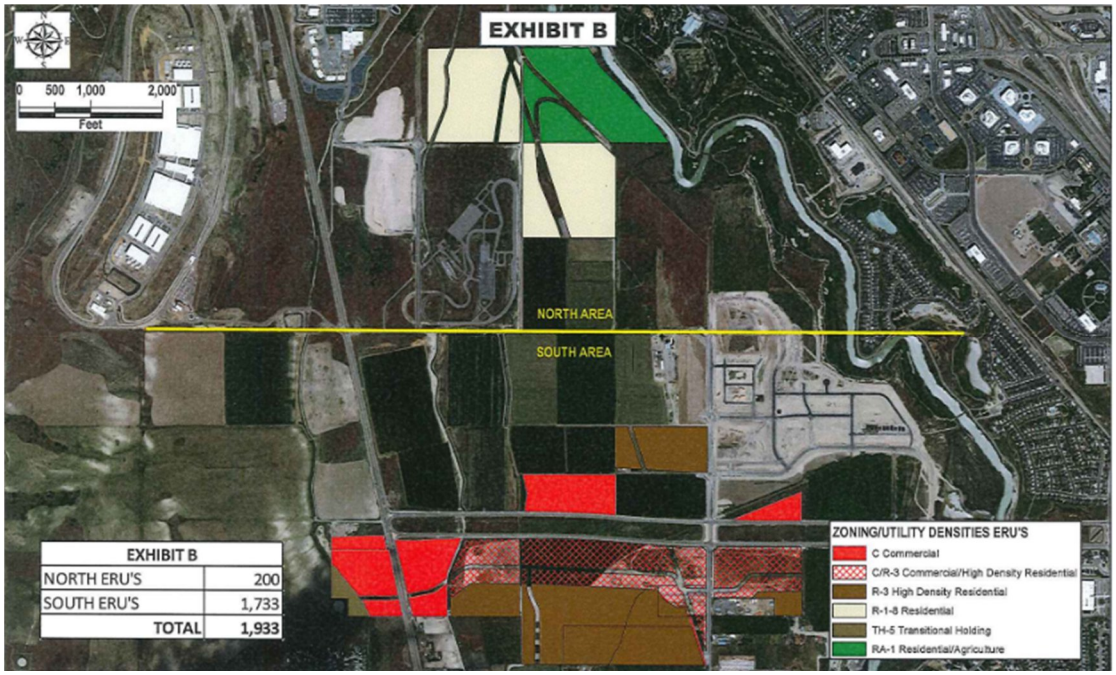
September 26, 2008	This property was included in the Holbrook Annexation.
April 20, 2015	This property was included in the Gardner-Plumb Development Agreement.
July 21, 2018	This property was included in the First Amendment to the Gardner-Plumb Development Agreement.

REPORT ANALYSIS

The applicant requests review and recommendation of the Timp Point concept plan. The proposed concept plan is a 200-unit condominium subdivision located at approximately3400 West 2100 North. This report will discuss the Gardner-Plumb Agreement, the concept layout, architecture, and the DRC comments.

Gardner-Plumb Agreement

This property falls under the Gardner-Plumb Development Agreement. This agreement gave flexible ERUs to specific property around 2100 North and the Jordan River. The original agreement was approved in 2015 as a settlement agreement to avoid litigation with the original developer, Gerald Anderson. As part of the agreement, some of the commercially zoned areas along the south side of 2100 North were granted flexibility to be developed as either commercial or high density residential. In 2018, an amendment was approved by the City Council that allowed for additional areas of high density residential on the commercial properties along 2100 North. The map below is from the approved amended agreement and shows the allowed land uses, including the location of the properties that allow for high density residential in commercial areas:



The proposed concept plan is located within the area along 2100 North that allows for both high density residential and commercial uses. While the current zoning is primarily Commercial with some High Density Residential, the Gardner-Plumb agreement allows for the high-density use as proposed with this concept plan.

Concept Layout

The proposed concept layout included in the packet has been updated since the DRC review to incorporate some of the comments. The layout includes 20, three-story condominium buildings, a clubhouse area, open space, and amenities. The condominium buildings front open space or streets to provide an aesthetic streetscape. The exception to this is the four condominium buildings that are facing the future commercial. The DRC commented that the developers should coordinate with the commercial site to ensure the front of the condominium buildings do not face the back of the future commercial buildings. The clubhouse will be located along Hardman Way and will include a clubhouse, pool, and sports courts.

The layout also includes surface parking for visitors. The parking largely clusters around the clubhouse and open space. The development will also have a detention pond on the southern portion of the development. There will be picnic areas next to the detention pond to utilize the area. Within the other open spaces, there will be picnic areas and playgrounds to meet the amenities requirements. There will also be sidewalks along streets and within the open space areas to provide for pedestrian connectivity throughout the development. The DRC commented that ADA ramps would be required and recommended using painted crosswalks, colored asphalt, or colored concrete to delineate pedestrian crossings.

The DRC also commented that this proposed layout exceeds the 600-foot maximum block length standard on both the east and west sides of the development. On the east side of the development an exception may be granted since the public street connects with 2100 North which would result in higher amounts of traffic. However, on the west side, an additional connection would need to be made to meet the connectivity requirement.

Architecture

The proposed concept plan includes the proposed architecture for the condominium buildings. The proposed condominiums will be constructed with fiber cement siding, stucco, stone, board and batten, and brick. The elevations will include a mixture of traditional, craftsman, and contemporary styles and will have a variety of colors used. Each condominium unit will have an attached one-car garage with a 20-foot driveway to accommodate parking needs. The building elevations will need to meet the architecture requirements from the Multi-Family Design Standards. The DRC commented that the ends of buildings should be addressed to meet the Design Standards requirement of having entrances, windows, and active spaces on the building ends. The DRC recommended covered porches, patio areas, or additional windows.

DRC Comments

The DRC had 25 comments including the following:

1. Coordinate with the commercial site to the west to ensure that the fronts of the condo buildings don't end up facing the back of a commercial building.
2. Provide calculations for open space and parking to ensure that the project meets the minimum requirements.
3. The buildings will need to meet the architectural standards contained in Chapter 37 of the Development Code which include a variety of colors and architectural styles. The Design Standards also state that "building ends shall contain entrances, windows and active spaces to provide for additional security and visual interest." The architecture on the ends of the condo units along the public streets should be addressed, similar to what's been done on the side-entry townhome units. Suggest a covered porch or patio area for some of the ground floor units on those ends with additional windows, etc.
4. The block lengths on the east and west sides exceed the 600 foot maximum block length. An exception may be allowed on the east end since the public street connects with 2100 North and may see higher levels of traffic.
5. Delineate primary pedestrian crossings with painted crosswalks, colored asphalt, or colored concrete.
6. Provide ADA ramps at all points pedestrian connections cross streets or access parking areas.
7. Recommend 48" wrought iron or other fencing along frontages of 2100 North and provide openings for pedestrian accesses

Please include all DRC comments as part of the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** to the City Council for the proposed Timp Point concept

plan, including the DRC comments from March 25, 2020. This recommendation is based on the following findings:

1. The proposed residential use is consistent with the approved Gardner-Plump development agreement.
2. The proposed Concept is consistent with the Lehi City Development Code with the inclusion of the DRC comments.
3. The proposed Concept conforms to the goals and policies of the General Plan.
4. The proposed Concept does not affect the health, safety, welfare, and morals of the City.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed concept plan on April 23, 2020. The minutes and motion from this meeting are as follows:

3.6 Public hearing and recommendation of Edge Home's request for review of the Timp Point concept, a 200-lot residential development located at approximately 2400 West Hardman Way.

Sierra Pierson, City Planner, presented information on the agenda item.

Commissioner Nielsen asked about the placement of the sidewalks and the connectivity of those sidewalks. The applicant stated they have discussed this issue with Staff and plan on making sure there is proper connectivity. Staff and the Commission discussed traffic flow and connectivity.

The applicant, Edge Homes, was present and answered questions from the Commission.

Commissioner Hemmert opened the public hearing.

Commissioner Hemmert closed the public hearing.

Staff and the Commission discussed traffic flow and connectivity.

Motion: Commissioner Hereth motioned to recommend approval of **Edge Home's request for review of the Timp Point concept, a 200-lot residential development located at approximately 2400 West Hardman Way**, including all DRC comments and findings stated in the report with the recommendation that if there is a connection to the East that there be a block length exception if needed. Commissioner Ellis seconded.

Vote: Commissioner Hemmert, yes; Commissioner Nielsen, yes; Commissioner Ellis, yes; Commissioner Everett, yes; Commissioner Bunker, yes; Commissioner Hereth, yes. The motion passed unanimously.

Timp Point Condominiums Concept
DRC Redline Comments

*Edge Homes – requests review of **Timp Point Condominium Concept**, a 200-unit residential development located at approximately 3400 West Hardman Way.*

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: N/A
Date of Plans Reviewed: 1/30/20
Time Start: N/A
Time End: N/A

DRC REDLINE COMMENTS:
Glade – Power: No comment
Kerry – Fire:
1. Add a separate sheet for hydrants and blow offs at final

Greg – Water/Sewer:
2. Existing 36" storm drain must be protected in place with all manholes raised to finish grade per city standards
3. All weather/hard surface access must be provided to all SD structure outside roadway
4. Existing 20' SD easement should be in place over existing storm drain
5. Existing Water and PI main must be protected in place. No additional fill will be allowed over the top of existing water or PI. Hard surface access must be provided.
6. Any well on the property must be eliminated by a certified well driller.
   Any existing irrigation ditch must be eliminated and terminated at the headgate or turn out structure.
   Irrigation water source and storage must be provided
   Culinary water source and storage must be provided.
   Irrigation storage reservoir must be completed and in service prior to plan approval.
7. Existing 20' easement should be in place over existing water/PI
8. All weather/hard surface access must be provided to all Sewer manholes outside the roadway.
9. Detention pond design/location has not changed. Sewer and Storm drain manholes can not be in the bottom of your detention pond. Hard surface access must be provided to all SD and Sewer structures.

Trent – Parks:
10. An 8' wall will be required along 2100 N.
11. Landscape plans submitted with site plan will need to meet minimum requirements of 1 tree and 2 shrubs per unit (200 and 400) and 35% water-wise landscaping.

Gary – Building/Inspections: No comment
JD – Streets:
12. Public ROW is 62' The new standard is 5' sidewalk and 7' planter strip. The new sidewalk standard is 6" concrete over 6" of road base.

Ross – Engineering:
13. The private road on the south side should be larger

Kim – Planning:
14. Coordinate with the commercial site to the west to ensure that the fronts of the condo buildings don't end up facing the back of a commercial building.
15. Provide calculations for open space and parking to ensure that the project meets the minimum requirements.
16. The buildings will need to meet the architectural standards contained in Chapter 37 of the Development Code which include a variety of colors and architectural styles. The Design Stanards also state that "building ends shall contain entrances, windows and active spaces to provide for additional security and visual interest." The architecture on the ends of the condo units along the public streets should be addressed, similar to what's been done on the side-entry townhome units. Suggest a covered porch or patio area for some of the ground floor units on those ends with additional windows, etc.

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

17. Planning Staff recommends additional innovation on the overall building architecture. Staff appreciates the innovation that was introduced on other projects in the area with the rear-load, side-entry and rambler end-unit townhomes, and we would highly encourage additional architectural innovation on these two new phases.
18. All public roads require 7-foot park strips and 5' sidewalks. All private roads require park strips and sidewalks.
19. Recommend eliminating 90 degree turns in sidewalks where possible. Use diagonal or curved turns instead.
20. Provide sidewalk connectivity as recommended in redline pdf.
21. The block lengths on the east and west sides exceed the 600 foot maximum block length. An exception may be allowed on the east end since the public street connects with 2100 North and may see higher levels of traffic.
22. Show sidewalks along 2100 North and show pedestrian connectivity into the development.
23. Delineate primary pedestrian crossings with painted crosswalks, colored asphalt, or colored concrete.
24. Provide ADA ramps at all points pedestrian connections cross streets or access parking areas.
25. Recommend 48" wrought iron or other fencing along frontages of 2100 North and provide openings for pedestrian accesses.

GENERAL COMMENTS:

1. State now requires that the 80th percentile storm be retained for all new projects. Will need to provide retention/detention plan with preliminary
2. Provide traffic report with preliminary
3. Need approval from UDOT for any road connections to 2100 North

THIS ITEM WILL BE SCHEDULED FOR PLANNING COMMISSION ON APRIL 23RD

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

ENT 32455:2015 PG 1 of 9
JEFFERY SMITH
UTAH COUNTY RECORDER
2015 Apr 20 11:02 am FEE 40.00 BY SS
RECORDED FOR LEHI CITY CORPORATION

AGREEMENT

GARDNER-PLUMB, L.C., a Utah limited liability company ("Developer"), and **Lehi City,** a municipality and political subdivision of the State of Utah ("City"), sometimes collectively referred to as the "Parties", hereby enter into this Agreement as of this 24th day of March, 2015, for the purpose of settling and resolving certain claims, controversies and disputes between them on the terms and conditions and for the considerations set forth below.

WHEREAS, Developer is in negotiations with Anderson Lehi LLC to purchase certain property located on the west side of the Jordan River and east of Redwood Road that was annexed into the City as part of the Holbrook 1 Annexation Agreement dated September 9, 2008 (the "Annexation Agreement"). Anderson Lehi LLC and River Jordan LLC are parties to the Annexation Agreement and are referred to as "Master Developers" in the Annexation Agreement. The property which Developer is contemplating purchasing along with the right to develop it is shown on the map attached as Exhibit A to this Agreement (the "Property"); and

WHEREAS, Article 3.2 of the Annexation Agreement captioned "Zoning Designation" grants the Master Developers the zoning designations provided in the project plan attached to the Annexation Agreement ("Project Plan"); and

WHEREAS, the Master Developers and the City have a dispute regarding the interpretation and application of Article 3.2 of the Annexation Agreement; specifically the zoning designations that apply to each parcel and the specific number of equivalent residential units ("ERUs") that can be constructed based on the zoning designations for each portion or parcel of the Property as specified in the Project Plan (the "Dispute"); and

WHEREAS, before moving forward to close the transaction with Master Developers, Developer desires to resolve the Dispute that has arisen as to the correct interpretation and application of Article 3.2 as it would apply to the future development of the Property by Developer; and to specify both the zoning designations that apply to each parcel of the Property and the number of ERUs Developer will be entitled to build based on the zoning designations for the Property.

NOW THEREFORE, the Parties hereto agree as follows:

1. Intent of the Parties. Without waiving or conceding their respective positions regarding the Dispute, it is the intent and purpose of the Parties to fully settle, compromise and resolve all claims and controversies between them arising out of, or in any way referring or relating to the Dispute as to the correct interpretation and application of Article 3.2 of the Annexation Agreement as it applies to future development of the Property by Developer.

2. Condition Precedent. The close of the transaction between Developer and Master Developers referenced above before June 30, 2015 is a condition precedent to the City's duty to perform the obligations described in this Agreement. In the event that

Developer does not close the transaction with Master Developers by June 30, 2015, this Agreement shall be considered null and void and shall have no force or effect whatsoever. City hereby acknowledges that, upon Developer closing on the transaction with Master Developers, this Agreement shall constitute written consent from City pursuant to Section 7.1.1 of the Annexation Agreement to the assignment of Anderson Lehi LLC's obligations and rights under the Annexation Agreement and that Developer shall have the same rights as the original Master Developers under the Annexation Agreement. In addition, upon Developer closing on the transaction with Master Developers, the zoning designations and densities for the Project Plan set forth in Section 3 below shall vest in favor of Developer and Developer shall have the right to develop and construct the residential and commercial uses as permitted under this Agreement and under the terms and provisions of the Annexation Agreement.

3. Zoning Designations and Density for the Project Plan.

a. Subject to and upon the satisfaction of the condition precedent set forth in §2 above, the Project Plan attached to and referenced in the Annexation Agreement shall be amended and replaced by Exhibit B only as it applies to the Property, attached hereto and incorporated by reference into this Agreement ("Amended Project Plan").

b. The Amended Project Plan also specifies: i) the zoning designation for each parcel within the project (collectively the "Project"); ii) that the total number of ERUs that may be constructed for the south portion of the Property is 1,552 ERUs; and iii) that the total number of ERUs that may be constructed for the north portion of the Property remains at 381 ERUs.

c. If Developer constructs less than the maximum number of ERUs per acre within a given zoning designation on the south portion of the Property, those ERUs may be transferred by Developer to another area within the south portion of the Property, even if it exceeds the maximum density allowed under the existing zoning for said area within the south portion of the Property. In no event may Developer transfer any excess ERUs outside the south portion of the Property. The intent of the parties is that 1,552 ERUs are either constructed on the south portion of the Property or are forfeited.

d. Developer shall not exceed the maximum number of ERUs per acre allowed by the current zoning designations for the north portion of the Property.

e. City acknowledges and agrees that Developer shall have the right to develop either Commercial or Residential ERUs, at Developer's sole discretion, within those areas crosshatched and designated for such flexible development on the Amended Project Plan.

f. After the date of the execution of this Agreement and the satisfaction of the condition precedent, except with respect to the vested rights granted to Developer hereunder, any changes to the total number of units, the maximum number of units per zoning designation, or the zoning designation for any of the parcels constituting the

Property and which are within the Project must comply with the City's development process and the other relevant provisions set forth in the Lehi City Development Code.

4. Mutual General Release of All Claims. As part of this Agreement, except for the specific obligations of the Parties as described in this Agreement and those set forth in the Annexation Agreement (except as amended hereby), Developer and the City for and on behalf of themselves and their respective agents, owners, members, managers, indemnitors, insurers, successors, and assigns, hereby release and forever discharge the other parties, together with their officers, employees, agents, owners, members, managers, indemnitors, insurers, successors, and assigns, from any and all claims, demands, liabilities, damages, causes of action, costs and expenses, including attorney's fees, arising out of or in any way related to the subject matter of this Agreement.

5. Integration. This Agreement contains the entire agreement and understanding of the parties with respect to the subject matter hereof, and integrates all prior conversations, discussions or undertakings of whatever kind or nature and may only be modified by a subsequent writing duly executed by the parties hereto.

6. Counterparts. This document may be executed in one or more counterparts, which together shall constitute one and the same document.

7. Amendment. This Agreement may not be modified except by an instrument in writing signed by the parties hereto.

8. Additional Acts. The parties shall do such further acts and things and shall execute and deliver such additional documents and instruments as may be necessary or reasonably requested by a party or its counsel to obtain approvals or other benefits described in this Agreement.

9. Authorization. Each individual executing this Agreement does thereby represent and warrant to the other signers that the individual has been duly authorized to execute and deliver this Agreement in the capacity and for the party specified.

10. Mutual Participation in Document Preparation. Each party has participated materially in the negotiation and preparation of this Agreement and any related items; in the event a dispute concerning the interpretation of any provision of this Agreement or any related item, the rule of construction to the effect that certain ambiguities are to be construed against the party drafting a document will not apply.

11. No Third-Party Beneficiary Interests. Nothing contained in this Agreement is intended to benefit any person or entity other than the Developer and the City, including, but not limited to, Master Developers; and no representation or warranty is intended for the benefit of, or to be relied upon by, any person or entity which is not a party to this Agreement.

12. Binding Effect. This Agreement may not be assigned by Developer without the

express written consent of the City.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereto have executed this Settlement Agreement and Mutual General Release of All Claims individually or by and through their duly authorized representatives as of the day and year first herein above written.

GARDNER-PLUMB, L.C., a Utah limited liability company

By: Walter J Plumb III

Its: Manger

STATE OF UTAH)
:ss.
COUNTY OF UTAH)

On this 26th day of March, 2015, before me personally appeared Walter J Plumb, known to me to be the person who executed the Agreement herein in behalf of GARDNER-PLUMB, L.C., a Utah limited liability company and acknowledged to me that he/she executed the same for the purposes therein stated.

MARILYN BANASKY
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 680672
COMM. EXP. 01-05-2019

Notary Public

LEHI CITY

By:

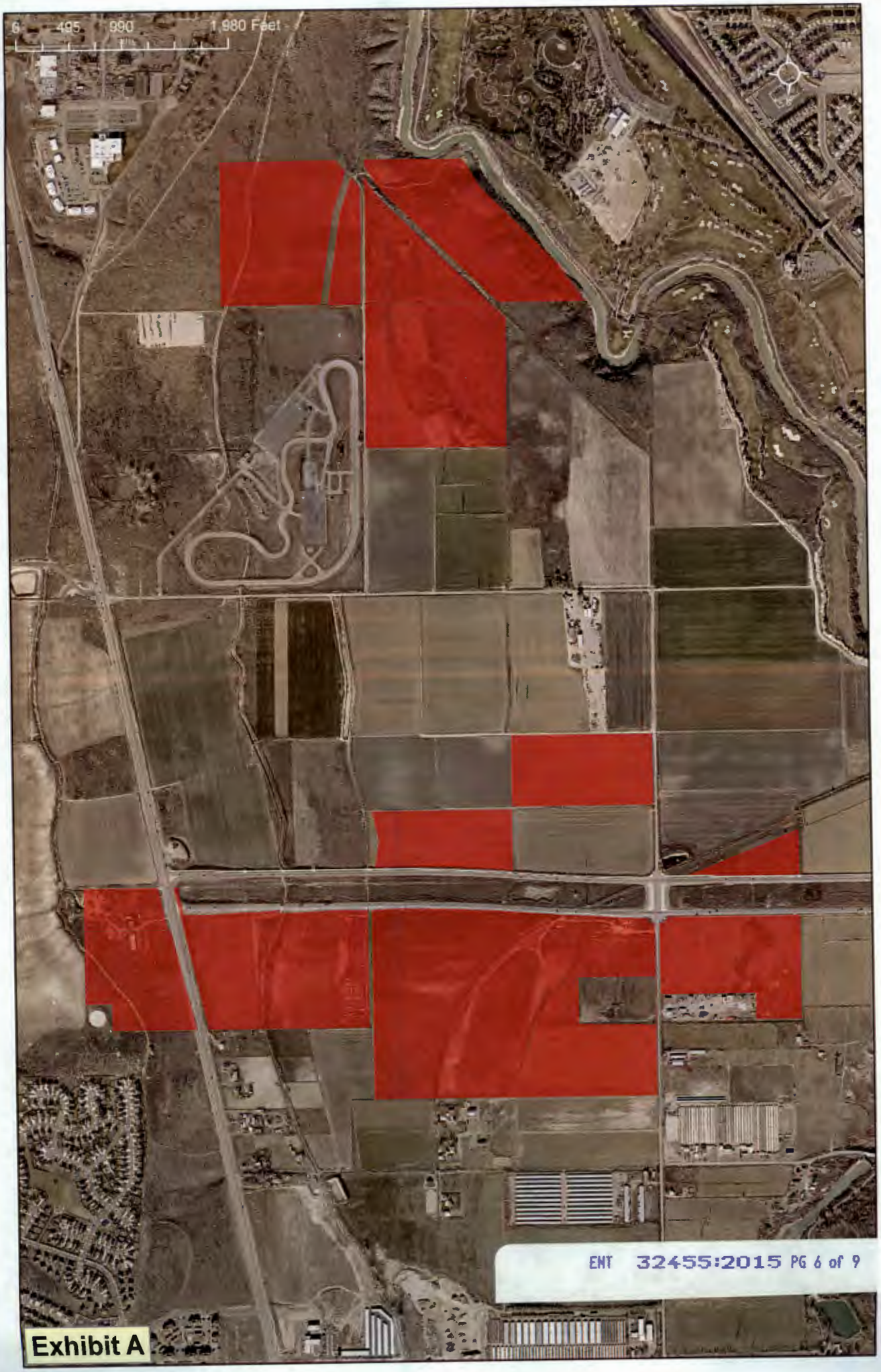
Its: Mayor

Attest:

Marilyn Banasky, Lehi City Recorder

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

4841-7228-0098\1



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ENT 32455:2015 PG 7 of 9

EXHIBIT "A"CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:021:0072 Legal Description: COM S 585.11 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 0' 1" W 484.5 FT; E 249.99 FT; S 250.03 FT; N 89 DEG 59' 58" E 294.46 FT; N 24 DEG 43' 38" W 67.42 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT TO BEG. AREA 3.752 AC.

Parcel 58:021:0097 Legal Description: COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

Parcel 58:021:0099 Legal Description: COM AT NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; E 683.69 FT; S 33 DEG 34' 32" E 38.72 FT; S 12 DEG 1' 37" E 367.3 FT; W 781.64 FT; N 391.48 FT TO BEG. AREA 6.645 AC.

Parcel 58:021:0096 Legal Description: COM S .01 FT & E 831.32 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 67.6 FT; S 0 DEG 1' 59" W 10.82 FT; S 38 DEG 58' 57" W 21.74 FT; S 11 DEG 57' 56" E 166.18 FT; S 8 DEG 37' 19" E 64.62 FT; S 89 DEG 31' 48" E 243.83 FT; N 85 DEG 57' 52" E 326.8 FT; E 144 FT; N 85 DEG 11' 0" E 178.63 FT; S 31 FT; E 100 FT; N 86 DEG 38' 1" E 408.7 FT; S 89 DEG 7' 18" E 310.86 FT; S 1090.05 FT; W 1493.68 FT; N 13 DEG 25' 19" W 1357.06 FT TO BEG. AREA 40.536 AC.

Parcel 58:021:0162 Legal Description: COM N 660 FT & W 18.01 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 10.58 FT; N 0 DEG 9' 7" W 667.47 FT; N 0 DEG 3' 28" W 436.8 FT; W 704.69 FT; S 89 DEG 59' 53" W 127.56 FT; S 32 DEG 30' 18" W 28.45 FT; S 48 DEG 49' 17" W 225.18 FT; S 21 DEG 18' 49" W 269.97 FT; S 19 DEG 42' 33" W 104.04 FT; S 14 DEG 48' 54" W 56.86 FT; S 13 DEG 11' 2" W 76.5 FT; S 19 DEG 10' 50" W 63.52 FT; S 14 DEG 1' 27" W 81.45 FT; S 22 DEG 15' 26" W 41.33 FT; S 29 DEG 53' 29" W 33.75 FT; S 34 DEG 7' 10" W 77.16 FT; S 26 DEG 38' 13" W 110.94 FT; S 27 DEG 45' 12" W 94.41 FT; W 1216.92 FT; N 1754.7 FT; N 87 DEG 30' 4" E 251.69 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 19' 19" E 1164.51 FT, RADIUS = 14819.5 FT) ARC LENGTH = 1164.81 FEET; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 29' 9" E 750.09 FT, RADIUS = 15180.5 FT) ARC LENGTH = 750.17 FEET; S 84 DEG 31' 31" E 141.64 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 51' 51" E 227.64 FT, RADIUS = 15189.5 FT) ARC LENGTH = 227.64 FEET; S 43 DEG 22' 11" E 70.88 FT; N 89 DEG 17' 29" E 37.73 FT; S 0 DEG 7' 51" E 1596.01 FT TO BEG. AREA 73.856 AC.

Parcel 58:021:0089 Legal Description: COM N 0 DEG 7' 6" W 660 FT & W 27.23 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 1394.47 FT; N 27 DEG 45' 12" E 94.41 FT; N 26 DEG 38' 13" E 110.94 FT; N 34 DEG 7' 10" E 77.16 FT; N 29 DEG 53' 29" E 33.75 FT; N 22 DEG 15' 26" E 41.33 FT; N 14 DEG 1' 27" E 81.45 FT; N 19 DEG 10' 50" E 63.52 FT; N 13 DEG 11' 2" E 76.5 FT; N 14 DEG 48' 54" E 56.86 FT; N 19 DEG 42' 33" E 104.04 FT; N 21 DEG 18' 33" E 269.98 FT; N 48 DEG 49' 17" E 225.18 FT; N 32 DEG 30' 18" E 28.45 FT; N 89 DEG 59' 53" E 127.56 FT; S 0 DEG 3' 27" E 428.57 FT; S 89 DEG 19' 48" E 704.75 FT; S 0 DEG 9' 7" E 667.47 FT TO BEG. AREA 22.103 AC.

Parcel 58:020:0223 Legal Description: COM S 405.46 FT & E 17.11 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 901.52 FT; E 9.76 FT; N 0 DEG 15' 52" W 242.01 FT; N 89 DEG 52' 54" E 871.17 FT; S 0 DEG 15' 52" E 243.81 FT; E 420.74 FT; N 960.58 FT; W 1209.73 FT; S 43 DEG 8' 15" W 82.18 FT; N 88 DEG 37' 44" W 37.83 FT TO BEG. AREA 23.768 AC.

Parcel 58:020:0191 Legal Description: COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; S 67 DEG 50' 0" W 1105.97 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG. AREA 5.073 AC.

Parcel 58:021:0121 Legal Description: COM N 89.93 FT & W 1321.91 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 36' 10" W 1171.75 FT, RADIUS = 15185.48 FT); N 89 DEG 48' 50" W 104.23 FT; N 8 DEG 0' 0" E 254.73 FT; N 13 DEG 0' 0" W 277.2 FT; E 1301.85 FT; S 571.7 FT TO BEG. AREA 15.626 AC.

Parcel 58:021:0157 Legal Description: COM S 1320 FT & W 13.49 FT FR NE COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 660 FT; W 1308.02 FT; N 660 FT; E 1306.51 FT TO BEG. AREA 19.796 AC.

Parcel 58:005:0061 Legal Description: COM N 1332.64 FT & E 4.1 FT & S 89 DEG 59' 4" E 16.44 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 10' 26" E 1327.73 FT; N 89 DEG 48' 57" E 1160.78 FT; S 45 DEG 59' 0" E 199.06 FT; S 0 DEG 9' 24" W 1193.5 FT; N 89 DEG 59' 4" W 1304.7 FT TO BEG. AREA 39.580 AC. ALSO COM N 2663.95 FT & E 1328.92 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 56' 32" W 71.41 FT; S 45 DEG 59' 0" E 99.03 FT; N 0 DEG 9' 24" E 68.74 FT TO BEG. AREA 0.056 AC. TOTAL AREA 39.636 AC.

CONTINUED

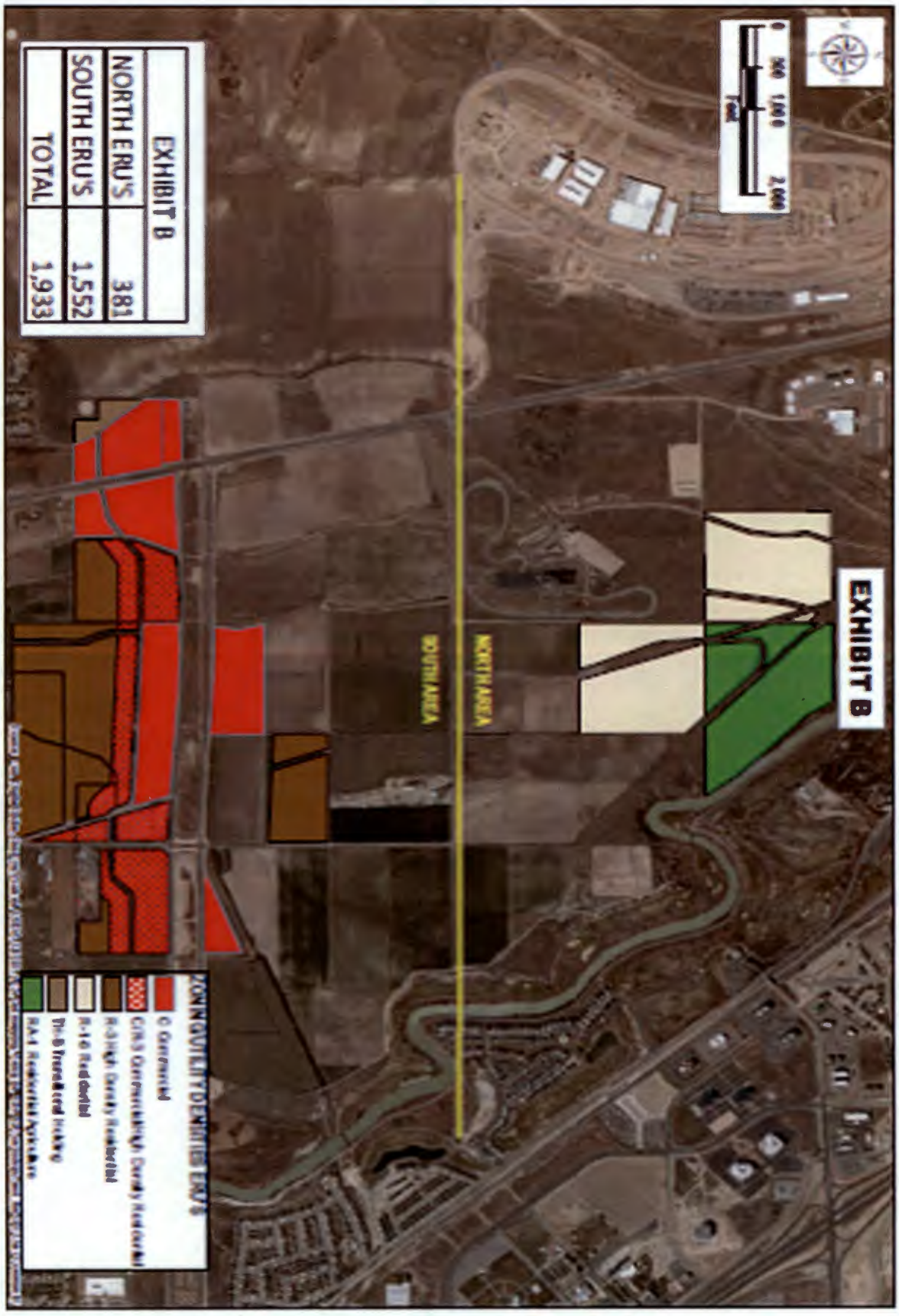
LEGAL DESCRIPTIONS

Parcel 58:005:0049 Legal Description: COM S 1454.23 FT & E 2653.82 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 2' 11" E 310.23 FT, RADIUS = 1146.4 FT); S 45 DEG 59' 0" E 1342.87 FT; S 89 DEG 48' 57" W 1152.64 FT; N 1085.63 FT; N 41 DEG 30' 3" W 6.78 FT; N 0 DEG 10' 24" E 90.46 FT TO BEG. AREA 14.860 AC.

Parcel 58:005:0050 Legal Description: COM S 1298.38 FT & E 2654.29 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; S 89 DEG 54' 16" E 917.33 FT; S 30 DEG 56' 19" E 308.52 FT; S 44 DEG 45' 0" E 1017.86 FT; S 35 DEG 42' 28" E 425.62 FT; N 89 DEG 56' 32" W 811.6 FT; N 45 DEG 59' 0" W 1394.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 35' 32" W 389.05 FT, RADIUS = 1095.92 FT); N 0 DEG 10' 24" E 48.23 FT TO BEG. AREA 28.149 AC.

Parcel 58:005:0044 Legal Description: COM S 1460.94 FT & E 2535.38 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; S 41 DEG 30' 0" E 128.5 FT; S 0 DEG 10' 31" W 1084.2 FT; S 89 DEG 48' 57" W 315.3 FT; N 8 DEG 21' 0" E 844.59 FT; N 17 DEG 47' 0" E 363.1 FT TO BEG. AREA 5.909 AC.

Parcel 58:005:0043 Legal Description: COM S 1314.14 FT & E 1317.81 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 15' 53" E 1075.57 FT; S 41 DEG 30' 0" E 147.24 FT; S 17 DEG 47' 0" W 402.19 FT; S 8 DEG 21' 0" W 852.16 FT; S 89 DEG 48' 57" W 929.66 FT; N 0 DEG 7' 46" E 1331.48 FT TO BEG. AREA 31.639 AC.


EXHIBIT B
NORTH AREA
SOUTH AREA
EXHIBIT B
NORTH ERU'S 381
SOUTH ERU'S 1,552
TOTAL 1,933
ZONING/UTILITY DENSITIES EXC'S

ENT 24625:2019 PG 1 of 6
JEFFERY SMITH
UTAH COUNTY RECORDER
2019 Mar 26 3:03 pm FEE 1057.00 BY MA
RECORDED FOR LEHI CITY CORPORATION

When Recorded Return To:

Mark B. Durrant, Esq.
Dorsey & Whitney LLP
111 South Main Street, Suite 2100
Salt Lake City, UT 84101

FIRST AMENDMENT TO AGREEMENT

THIS FIRST AMENDMENT TO AGREEMENT (this "**First Amendment**") is made and entered into by and between LEHI CITY, a municipality and political subdivision of the State of Utah ("**City**"), and GARDNER-PLUMB, L.C., a Utah limited liability company ("**Developer**"), collectively the "**Parties.**"

RECITALS:

A. City and Developer previously entered into that certain Agreement (the "**Agreement**") dated as of March 24, 2015 and recorded on April 20, 2015 in the Office of the Utah County Recorder as Entry #32455:2015.

B. City and Developer desire to amend the Agreement, as hereinafter set forth.

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **Modification of Project Plan.** The Exhibit B attached to the Agreement is hereby replaced and superceded by the Exhibit B attached to this First Amendment. In addition, Sections 3.b. and 3.c. of the Agreement are hereby deleted in their entirety and replaced with the following:

> "b. The Amended Project Plan also specifies: i) the zoning designation for each parcel within the project (collectively the "Project"); ii) that the total number of ERUs that maybe constructed for the south portion of the Property is 1,733 ERUs; and iii) that the total number of ERUs that may be constructed for the north portion of the Property is 200 ERUs.
>
> c. If Developer constructs less than the maximum number of ERUs per acre within a given zoning designation on the south portion of the Property, those ERUs may be transferred by Developer to another area within the south portion of the Property, even if it exceeds the maximum density allowed under the existing zoning for said area within the south portion of the Property. In no event may Developer transfer any excess ERUs outside the south portion of the Property. The intent of the parties is that 1,733 ERUs are either constructed on the south portion of the Property or are forfeited."

2. **Capitalized Terms**. Any capitalized term not defined herein shall have the same meaning as set forth in the Agreement.

3. **Effective Date**. The "Effective Date" of this First Amendment shall be the later of the following dates: (1) the date of City's signature; or (2) the date of Developer's signature.

4. **Counterparts and Electronic Signatures**. This First Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In addition, if any party uses facsimile-transmitted signed documents, or signed documents which have been electronically scanned and transmitted by email, the other party is authorized to rely upon such documents as if they bore original signatures.

[Signature Page to Follow]

EXECUTED by the parties hereto in multiple copies, each of which shall be deemed to be an original.

DEVELOPER: GARDNER-PLUMB, L.C.,
a Utah limited liability company

By: Walter J Plumb
Name: Walter J Plumb
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF UTAH)

On this 13 day of ~~June~~ Aug., 2018, before me personally appeared Walter J. Plumb, known to me to be the person who executed the First Amendment herein in behalf of GARDNER-PLUMB, L.C., a Utah limited liability company and acknowledged to me that he/she executed the same for the purposes therein stated.

Noreen Edwards
NOTARY PUBLIC
Residing at: Lehi, Utah

My Commission Expires:
4-7-19

NOREEN EDWARDS
Notary Public
State of Utah
Comm. No. 692632
My Comm. Expires Apr 7, 2019

CITY: LEHI CITY

By: [signature]

Its: Mayor

CORPORATE SEAL OF LEHI CITY
STATE OF UTAH

Attest:

Marilyn Banasky, Lehi City Recorder

4827-0517-6937\1

EXHIBIT B
NORTH AREA
SOUTH AREA
0 500 1,000 2,000
Feet
EXHIBIT B
NORTH ERU'S 200
SOUTH ERU'S 1,733
TOTAL 1,933
ZONING/UTILITY DENSITIES ERU'S
C Commercial
C/R-3 Commercial/High Density Residential
R-3 High Density Residential
R-1-8 Residential
TH-5 Transitional Holding
RA-1 Residential/Agriculture

EXHIBIT "A"CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:021:0072 Legal Description: COM S 585.11 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 0' 1" W 484.5 FT; E 249.99 FT; S 250.03 FT; N 89 DEG 59' 58" E 294.46 FT; N 24 DEG 43' 38" W 67.42 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT TO BEG. AREA 3.752 AC.

Parcel 58:021:0097 Legal Description: COM S 391.48 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 811.02 FT; S 14 DEG 5' 8" E 957.3 FT; W 499.38 FT; N 24 DEG 43' 38" W 67.82 FT; N 23 DEG 16' 43" W 90.72 FT; N 29 DEG 23' 33" W 54.07 FT; N 32 DEG 6' 29" W 52.9 FT; N 38 DEG 38' 53" W 161.88 FT; N 45 DEG 21' 15" W 52.85 FT; N 39 DEG 6' 30" W 56.56 FT; N 35 DEG 16' 39" W 55.71 FT; N 39 DEG 53' 46" W 107.09 FT; N 37 DEG 13' 58" W 54.84 FT; N 35 DEG 17' 17" W 54.1 FT; N 45 DEG 36' 32" W 53.04 FT; N 52 DEG 44' 17" W 49.92 FT; N 47 DEG 18' 8" W 11.48 FT; N 193.63 FT TO BEG. AREA 14.579 AC.

Parcel 58:021:0099 Legal Description: COM AT NW COR. SW 1/4 OF SEC. 2, T5S, R1W, SLB&M.; E 683.69 FT; S 33 DEG 34' 32" E 38.72 FT; S 12 DEG 1' 37" E 367.3 FT; W 781.64 FT; N 391.48 FT TO BEG. AREA 6.645 AC.

Parcel 58:021:0096 Legal Description: COM S .01 FT & E 831.32 FT FR W 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; E 67.6 FT; S 0 DEG 1' 59" W 10.82 FT; S 38 DEG 58' 57" W 21.74 FT; S 11 DEG 57' 56" E 166.18 FT; S 8 DEG 37' 19" E 64.62 FT; S 89 DEG 31' 48" E 243.83 FT; N 85 DEG 57' 52" E 326.8 FT; E 144 FT; N 85 DEG 11' 0" E 178.63 FT; S 31 FT; E 100 FT; N 86 DEG 38' 1" E 408.7 FT; S 89 DEG 7' 18" E 310.86 FT; S 1090.05 FT; W 1493.68 FT; N 13 DEG 25' 19" W 1357.06 FT TO BEG. AREA 40.536 AC.

Parcel 58:021:0162 Legal Description: COM N 660 FT & W 18.01 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 10.58 FT; N 0 DEG 9' 7" W 667.47 FT; N 0 DEG 3' 28" W 436.8 FT; W 704.69 FT; S 89 DEG 59' 53" W 127.56 FT; S 32 DEG 30' 18" W 28.45 FT; S 48 DEG 49' 17" W 225.18 FT; S 21 DEG 18' 49" W 269.97 FT; S 19 DEG 42' 33" W 104.04 FT; S 14 DEG 48' 54" W 56.86 FT; S 13 DEG 11' 2" W 76.5 FT; S 19 DEG 10' 50" W 63.52 FT; S 14 DEG 1' 27" W 81.45 FT; S 22 DEG 15' 26" W 41.33 FT; S 29 DEG 53' 29" W 33.75 FT; S 34 DEG 7' 10" W 77.16 FT; S 26 DEG 38' 13" W 110.94 FT; S 27 DEG 45' 12" W 94.41 FT; W 1216.92 FT; N 1754.7 FT; N 87 DEG 30' 4" E 251.69 FT; ALONG A CURVE TO R (CHORD BEARS: S 87 DEG 19' 19" E 1164.51 FT, RADIUS = 14819.5 FT) ARC LENGTH = 1164.81 FEET; ALONG A CURVE TO L (CHORD BEARS: S 86 DEG 29' 9" E 750.09 FT, RADIUS = 15180.5 FT) ARC LENGTH = 750.17 FEET; S 84 DEG 31' 31" E 141.64 FT; ALONG A CURVE TO L (CHORD BEARS: S 88 DEG 51' 51" E 227.64 FT, RADIUS = 15189.5 FT) ARC LENGTH = 227.64 FEET; S 43 DEG 22' 11" E 70.88 FT; N 89 DEG 17' 29" E 37.73 FT; S 0 DEG 7' 51" E 1596.01 FT TO BEG. AREA 73.856 AC.

Parcel 58:021:0089 Legal Description: COM N 0 DEG 7' 6" W 660 FT & W 27.23 FT FR SE COR. SEC. 2, T5S, R1W, SLB&M.; W 1394.47 FT; N 27 DEG 45' 12" E 94.41 FT; N 26 DEG 38' 13" E 110.94 FT; N 34 DEG 7' 10" E 77.16 FT; N 29 DEG 53' 29" E 33.75 FT; N 22 DEG 15' 26" E 41.33 FT; N 14 DEG 1' 27" E 81.45 FT; N 19 DEG 10' 50" E 63.52 FT; N 13 DEG 11' 2" E 76.5 FT; N 14 DEG 48' 54" E 56.86 FT; N 19 DEG 42' 33" E 104.04 FT; N 21 DEG 18' 33" E 269.98 FT; N 48 DEG 49' 17" E 225.18 FT; N 32 DEG 30' 18" E 28.45 FT; N 89 DEG 59' 53" E 127.56 FT; S 0 DEG 3' 27" E 428.57 FT; S 89 DEG 19' 48" E 704.75 FT; S 0 DEG 9' 7" E 667.47 FT TO BEG. AREA 22.103 AC.

Parcel 58:020:0223 Legal Description: COM S 405.46 FT & E 17.11 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 901.52 FT; E 9.76 FT; N 0 DEG 15' 52" W 242.01 FT; N 89 DEG 52' 54" E 871.17 FT; S 0 DEG 15' 52" E 243.81 FT; E 420.74 FT; N 960.58 FT; W 1209.73 FT; S 43 DEG 8' 15" W 82.18 FT; N 88 DEG 37' 44" W 37.83 FT TO BEG. AREA 23.768 AC.

Parcel 58:020:0191 Legal Description: COM N 19.87 FT & E 1320.01 FT FR W 1/4 COR. SEC. 1, T5S, R1W, SLB&M.; N 426.29 FT; S 67 DEG 50' 0" W 1105.97 FT; E 123.97 FT; S 87 DEG 7' 18" E 179.23 FT; E 721.25 FT TO BEG. AREA 5.073 AC.

Parcel 58:021:0121 Legal Description: COM N 89.93 FT & W 1321.91 FT FR E 1/4 COR. SEC. 2, T5S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: N 87 DEG 36' 10" W 1171.75 FT, RADIUS = 15185.48 FT); N 89 DEG 48' 50" W 104.23 FT; N 8 DEG 0' 0" E 254.73 FT; N 13 DEG 0' 0" W 277.2 FT; E 1301.85 FT; S 571.7 FT TO BEG. AREA 15.626 AC.

Parcel 58:021:0157 Legal Description: COM S 1320 FT & W 13.49 FT FR NE COR. SEC. 2, T5S, R1W, SLB&M.; S 0 DEG 7' 51" E 660 FT; W 1308.02 FT; N 660 FT; E 1306.51 FT TO BEG. AREA 19.796 AC.

Parcel 58:005:0061 Legal Description: COM N 1332.64 FT & E 4.1 FT & S 89 DEG 59' 4" E 16.44 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 0 DEG 10' 26" E 1327.73 FT; N 89 DEG 48' 57" E 1160.78 FT; S 45 DEG 59' 0" E 199.06 FT; S 0 DEG 9' 24" W 1193.5 FT; N 89 DEG 59' 4" W 1304.7 FT TO BEG. AREA 39.580 AC. ALSO COM N 2663.95 FT & E 1328.92 FT FR S 1/4 COR. SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 56' 32" W 71.41 FT; S 45 DEG 59' 0" E 99.03 FT; N 0 DEG 9' 24" E 68.74 FT TO BEG. AREA 0.056 AC. TOTAL AREA 39.636 AC.

CONTINUED

LEGAL DESCRIPTIONS

Parcel 58:005:0049 Legal Description: COM S 1454.23 FT & E 2653.82 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; ALONG A CURVE TO L (CHORD BEARS: S 38 DEG 2' 11" E 310.23 FT, RADIUS = 1146.4 FT); S 45 DEG 59' 0" E 1342.87 FT; S 89 DEG 48' 57" W 1152.64 FT; N 1085.63 FT; N 41 DEG 30' 3" W 6.78 FT; N 0 DEG 10' 24" E 90.46 FT TO BEG. AREA 14.860 AC.

Parcel 58:005:0050 Legal Description: COM S 1298.38 FT & E 2654.29 FT FR NW COR. SEC. 35, T4S, R1W, SLB&M.; S 89 DEG 54' 16" E 917.33 FT; S 30 DEG 56' 19" E 308.52 FT; S 44 DEG 45' 0" E 1017.86 FT; S 35 DEG 42' 28" E 425.62 FT; N 89 DEG 56' 32" W 811.6 FT; N 45 DEG 59' 0" W 1394.81 FT; ALONG A CURVE TO R (CHORD BEARS: N 35 DEG 35' 32" W 389.05 FT, RADIUS = 1095.92 FT); N 0 DEG 10' 24" E 48.23 FT TO BEG. AREA 28.149 AC.

Parcel 58:005:0044 Legal Description: COM S 1460.94 FT & E 2535.38 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; S 41 DEG 30' 0" E 128.5 FT; S 0 DEG 10' 31" W 1084.2 FT; S 89 DEG 48' 57" W 315.3 FT; N 8 DEG 21' 0" E 844.59 FT; N 17 DEG 47' 0" E 363.1 FT TO BEG. AREA 5.909 AC.

Parcel 58:005:0043 Legal Description: COM S 1314.14 FT & E 1317.81 FT FR NW COR. OF SEC. 35, T4S, R1W, SLB&M.; N 89 DEG 15' 53" E 1075.57 FT; S 41 DEG 30' 0" E 147.24 FT; S 17 DEG 47' 0" W 402.19 FT; S 8 DEG 21' 0" W 852.16 FT; S 89 DEG 48' 57" W 929.66 FT; N 0 DEG 7' 46" E 1331.48 FT TO BEG. AREA 31.639 AC.

January 23, 2020

Kim Struthers - Lehi City Planning Director
153 North 100 East
Lehi City, Utah 84043

RE: **Concept Plan Application – The Exchange North**

Mr. Struthers,

We are applying for Concept Plan approval for The Exchange North subdivision located at approximately 3400 West Hardman Way. The Exchange North is a 12 acre, 200-unit project situated between 2100 North and Hardman Way, east of 3600 West. The Exchange North contains residential condominiums.

The condominium buildings are 10-plexes on 3 stories. Each unit will have an attached one-car garage accessed from the rear of the building with a 20-foot driveway.

Residential dwellings will be constructed with the following types of materials:

- Fiber Cement Siding
- Stucco
- Stone
- Board and Batten
- Brick

Building elevations will be a mixture of traditional, craftsman, and contemporary and will have a variety of colors compatible with the current market trends.

The Exchange North condominiums will be a private development with amenities consisting of the following: landscape & street maintenance, clubhouse and pool, sport court, picnic areas, playgrounds, and fencing consistent with current Lehi City standards and specifications. Playgrounds within the consolidated open space will contain multiple play structures (i.e. slides, swings, etc.).

We appreciate your time and consideration on this project. Please feel free to contact us with any questions or concerns.

Respectfully,

Jed Stewart
Edge Homes

LEGEND

CONDOS



TIMP POINT *concept plan*

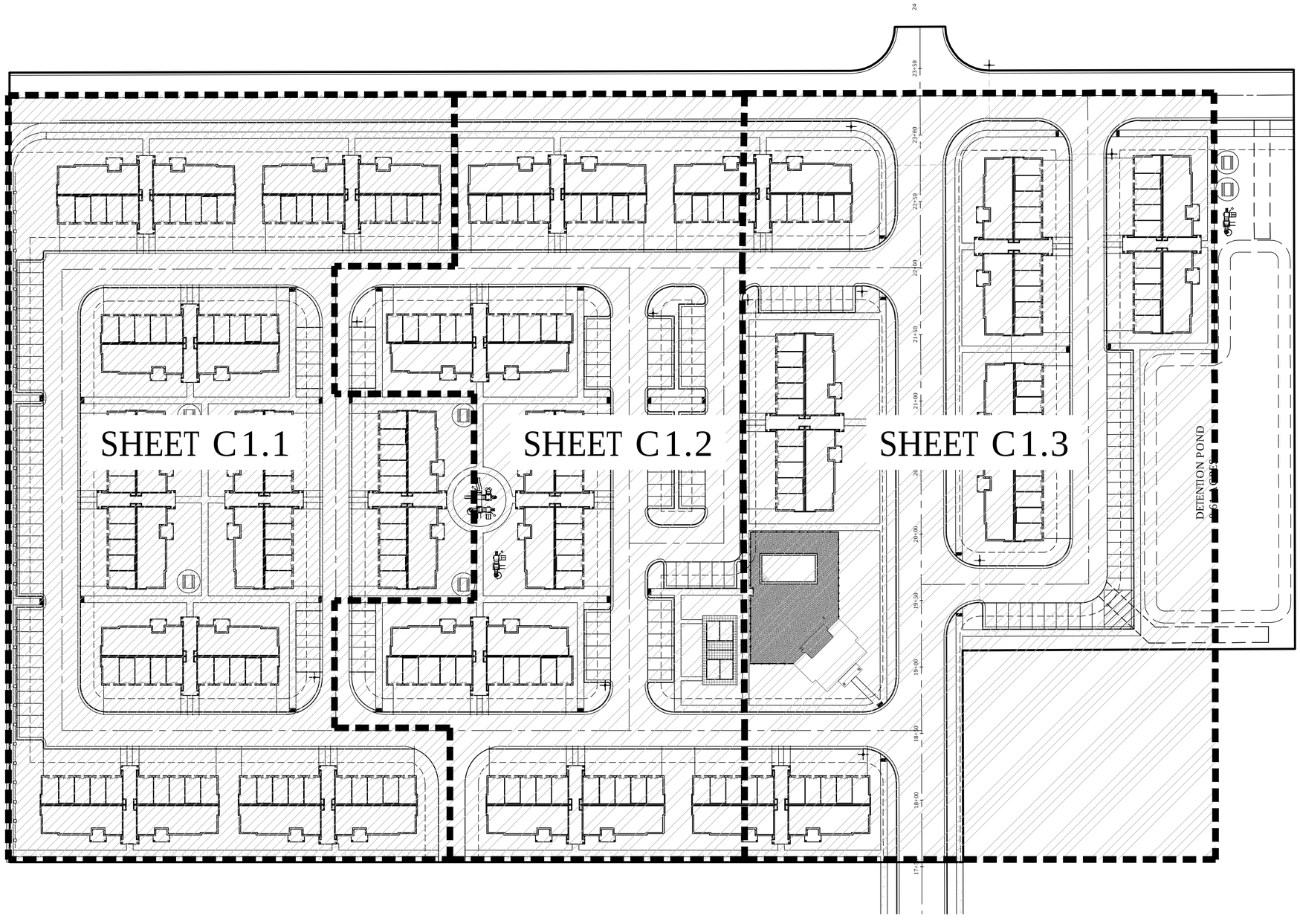
LEHI CITY, UTAH COUNTY
04/08/2020

19-0353

EDGEhomes

Note: This plan is for illustrative purposes only. boundaries are based on parcels obtained through public GIS data. It is recommended that a survey be performed to determine actual boundary size and dimensions as well as other potential boundary conflicts.

FOCUS ENGINEERING AND SURVEYING, LLC ©



N S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

Know what's below. Call 811 before you dig.

FOCUS©
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

TIMP POINT

LEHI, UT

DIMENSIONED SITE PLAN EXHIBIT KEY MAP

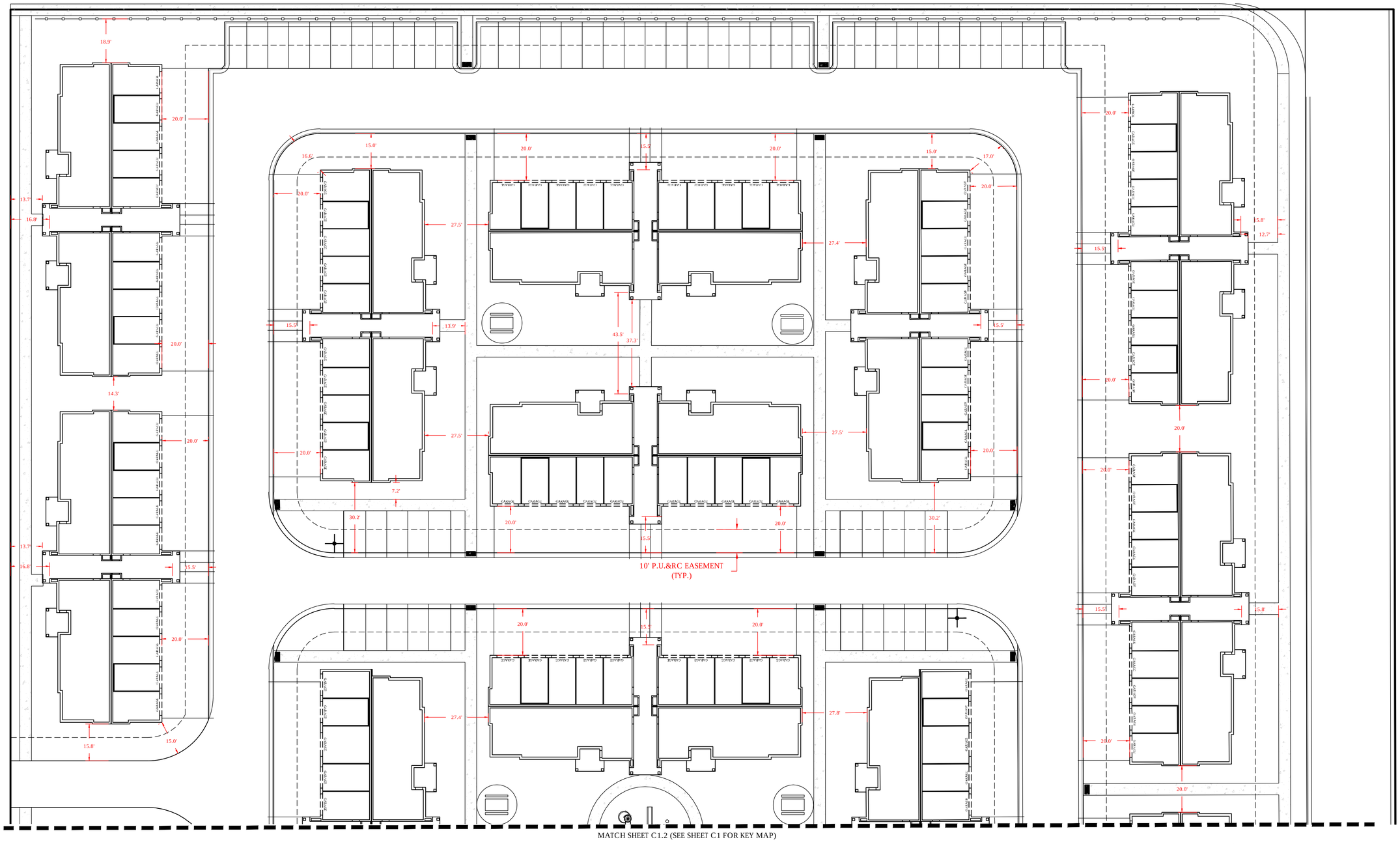
REVISION BLOCK

#	DATE	DESCRIPTION
1	----	----
2	----	----
3	----	----
4	----	----
5	----	----
6	----	----

DIMENSIONED SITE PLAN EXHIBIT KEY MAP

Scale: 1"=40'	Drawn: BD
Date: 05/19/20	Job #: 19-0353
Sheet: C1.0	

Z:\...2019\19-0353 Leh Multifamily Edge Homes\design 19-0353 dwg\exhibits\C1 Timp Point Dimensioned Site Plan Exhibit Key Map.dwg



MATCH SHEET C1.2 (SEE SHEET C1 FOR KEY MAP)

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

811 Know what's below. Call 811 before you dig.

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ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

TIMP POINT

LEHI, UT

DIMENSIONED SITE PLAN EXHIBIT

REVISION BLOCK

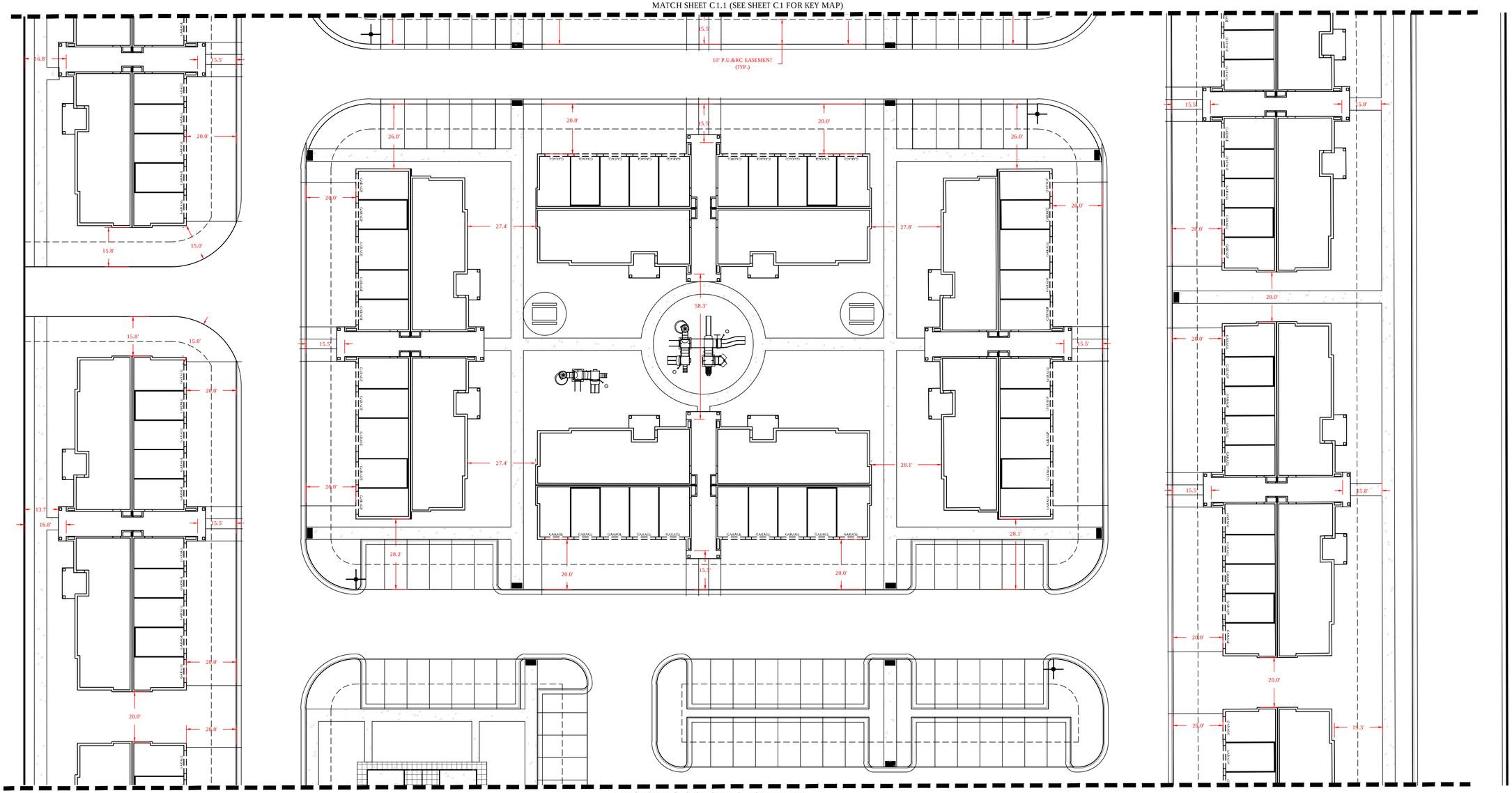
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DIMENSIONED SITE PLAN EXHIBIT

Scale:	1"=20'	Drawn:	BD
Date:	05/19/20	Job #:	19-0353
Sheet:	C1.1		

Z:\...2019\19-0353 Lehi Multifamily Edge Homes\design 19-0353 dwg\exhibits\C1.1 Timp Point Dimensioned Site Plan Exhibit.dwg

MATCH SHEET C1.1 (SEE SHEET C1 FOR KEY MAP)



MATCH SHEET C1.3 (SEE SHEET C1 FOR KEY MAP)

N

S

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's below. Call 811 before you dig.

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LEHI, UT

DIMENSIONED SITE PLAN EXHIBIT

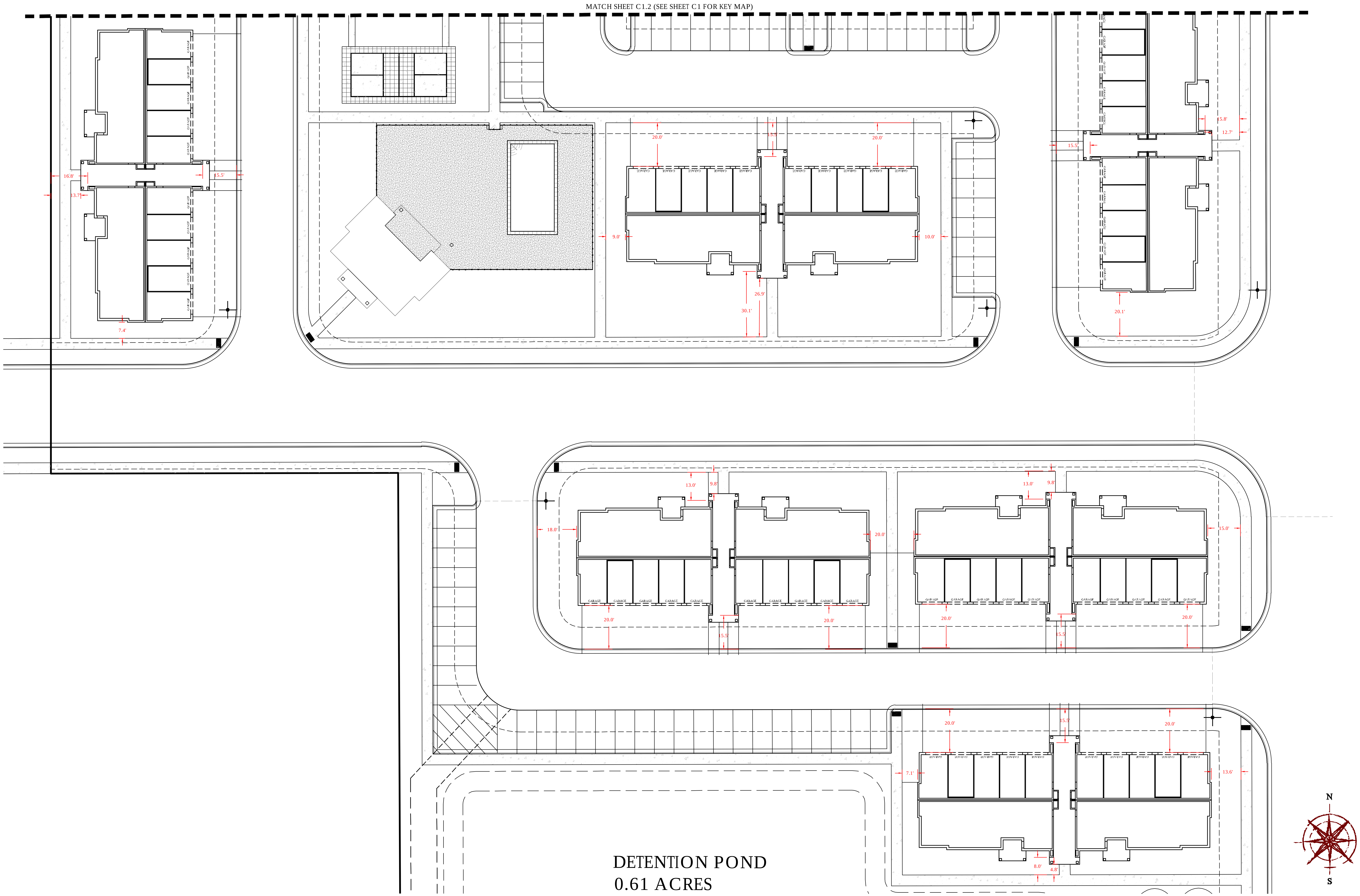
REVISION BLOCK

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DIMENSIONED SITE PLAN EXHIBIT

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GRAPHIC SCALE

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(IN FEET)
1 inch = 20 ft.

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TIMP POINT
LEHI, UT
DIMENSIONED SITE PLAN EXHIBIT

REVISION BLOCK

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DIMENSIONED SITE PLAN EXHIBIT

Scale: 1"=20'	Drawn: BD
Date: 05/19/20	Job #: 19-0353
Sheet: C1.3	

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Ammon (10 Plex)
Color 1



Ammon (10 Plex)
Color 2



Ammon
Side Elevation



Ammon (10 Plex)
Color 3



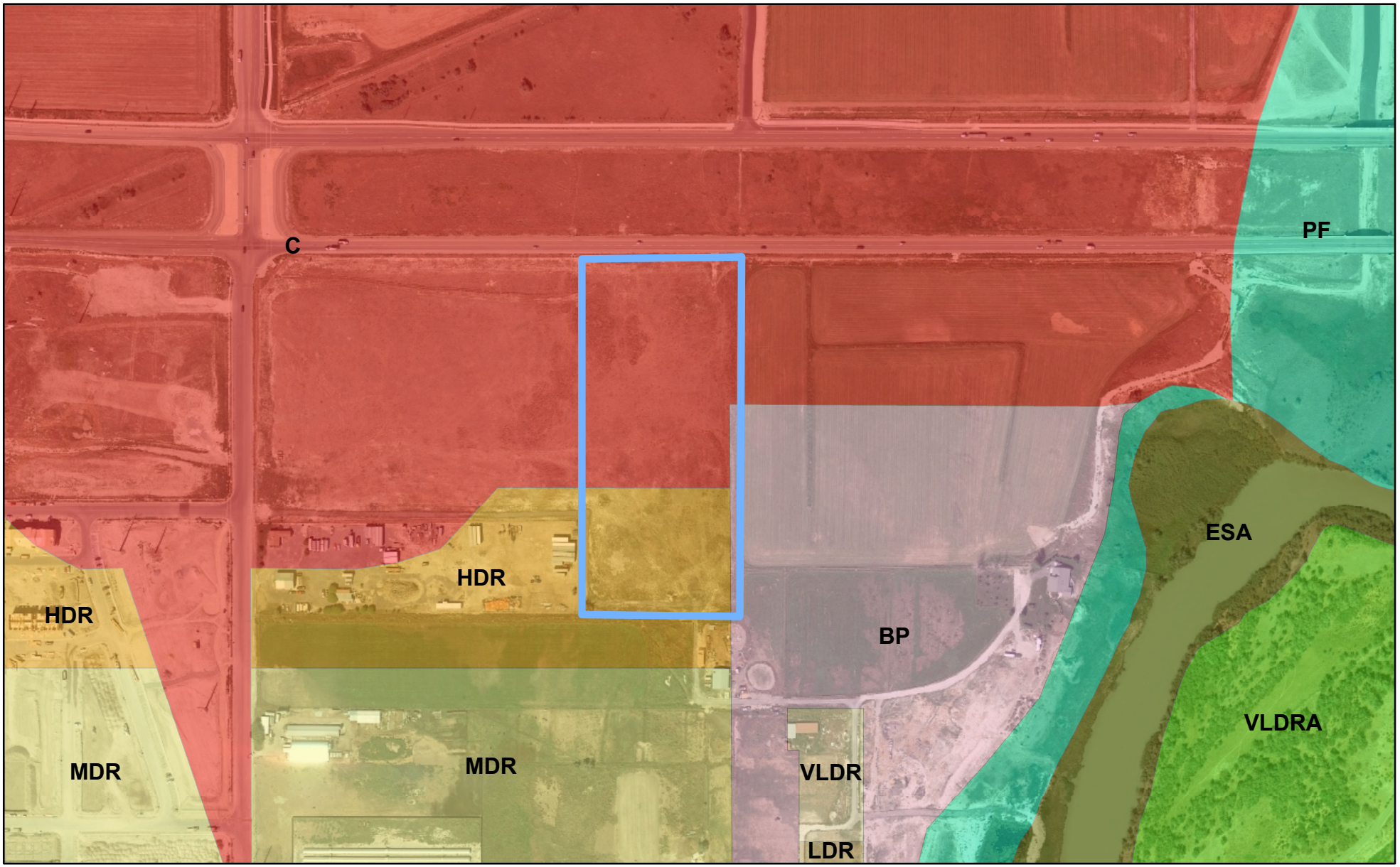
Ammon (10 Plex)
Color 4



Ammon
Back Elevation

Timp Point Concept Plan

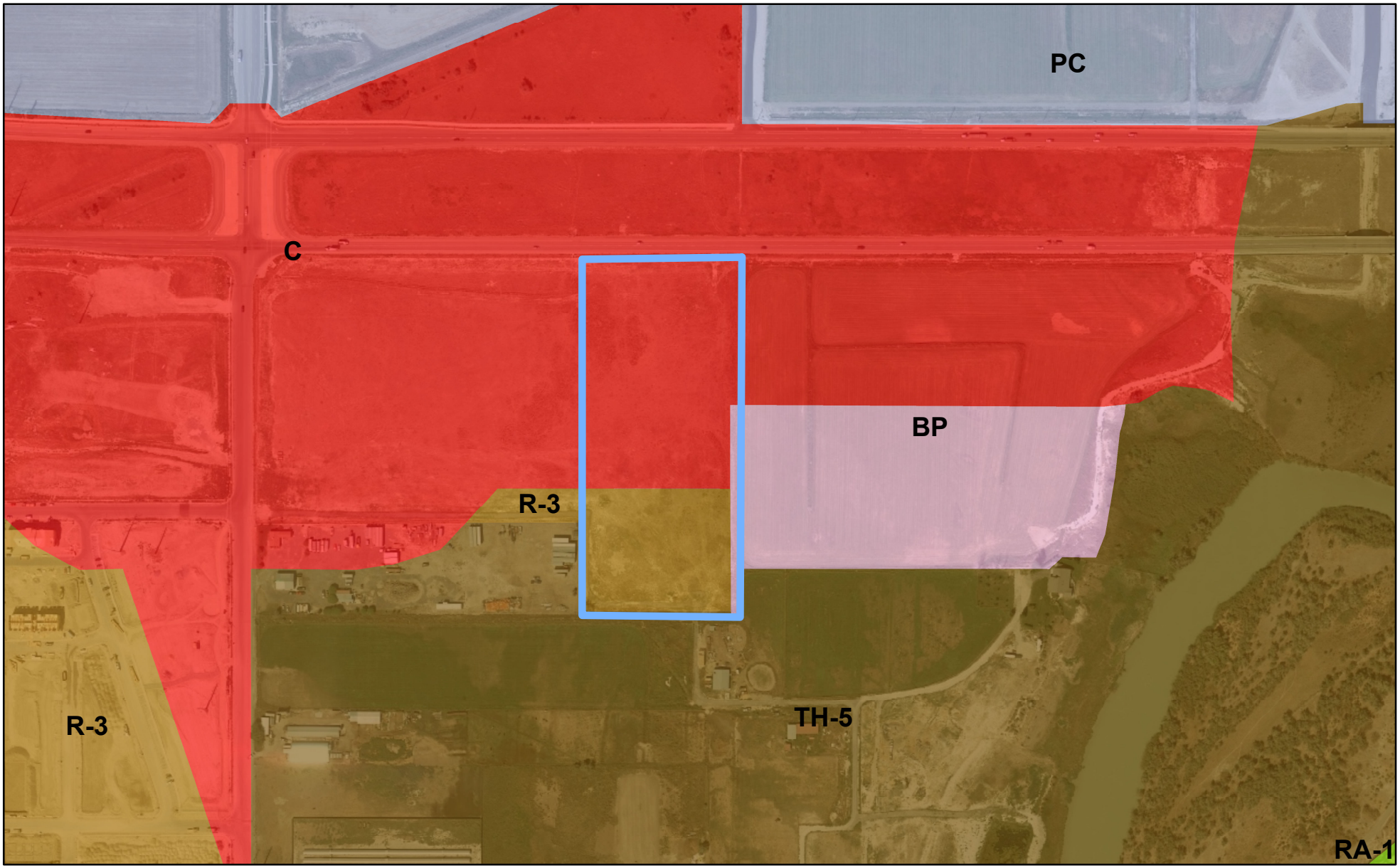
General Plan



LEHI CITY

Timp Point Concept Plan

Zoning



0 450 900 Feet

LEHI CITY

Timp Point Concept Plan

Aerial



0 450 900 Feet

LEHI CITY


PUBLIC
NOTICE


PUBLIC
NOTICE

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-37, approval of the Goulding Annexation Agreement on 55.37-acres of property located at approximately 3000 West Traverse Mountain Boulevard with proposed TOD zoning and associated TOD Land Use Plan.
Petitioner: Geneva Rock

Suggested Action:

Attachments:
CC_Staff_Report_Goulding_Annexation_Agreement.docx

Res 2020-37.docx

2020.03.04 - REVISED DRAFT - Goulding Annexation Agreement Clean Copy 05.20.20a.docx

GOULDING ANNEXATION AGREEMENT
CITY COUNCIL REPORT

Applicant	Geneva Rock		
Meeting Date	May 26, 2020		
Requested Action/Purpose	Approval of a proposed annexation and annexation agreement		
Location	3000 West Traverse Mountain Boulevard		
Requested Zoning	TOD		
General Plan Land Use Designation	TOD		
Acreage	55.37 acres		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	Unincorporated	Flight Park
	South	PC	Traverse Mountain Subdivisions
	East	PC	Traverse Mountain Subdivisions
	West	Unincorporated	Undeveloped
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Acceptance of annexation
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

PROPERTY HISTORY

April 23, 2019 Goulding Annexation originally approved by City Council

REPORT ANALYSIS

The proposed annexation previously received approval by City Council in 2019. The applicant waited to record the annexation in order to resolve water dedication concerns and to complete grading on the site. The applicant now seeks a renewal of approval for the annexation as well as approval of the annexation agreement. The annexation agreement specifies the required water dedication, allowed density, land uses and design, as well as other miscellaneous items.

Water Dedication
The annexation agreement outlines the water dedication requirement for both culinary and pressurized irrigation based on the TOD land use designation. This calculation took into account the different land uses and densities in the approved concept plan. The applicant has worked with City Staff in dedicating the required water.

Density
The agreement specifies that the applicant can construct 404 residential units and also requires at least 250,000 square feet of office and commercial uses. In exchange for the density, the applicant agrees to dedicate to Lehi City, at no cost, the land for the future high capacity transit station. With this dedication comes the caveat that the property will revert to the owners if the future transit station does not locate there or does not materialize in the next 20 years.

Land Uses, Design
The land use and design shall meet the Development Code requirements for Transit Oriented Developments, Multi-Family, and all other applicable requirements. The agreement further limits the allowed uses in the commercial zone to those listed in the agreement including: Professional office, Retail, Restaurant/brew pub, Hotel, Theater, Health club, Personal services, Child daycare, Dry cleaner, Financial institution, and Medical/dental clinic. It also allows

for approval of similar uses by the Zoning Administrator.

The agreement also specifies that some crossover can occur between the residential and commercially designated areas. However, no more than 10 percent of a residential area can contain commercial uses, and residential uses can take place in commercial areas as long as the overall unit count does not exceed 404.

Miscellaneous
The proposed annexation agreement also includes other specifications including requiring enhanced pedestrian crossings, potential for reduction in parking based on the TOD standards in Chapter 38, and road and trail dedications on the site.

This agreement reflects recommendations made by City Council from the April 23, 2019 meeting as well as considerations by City Staff to ensure implementation of the intent of the TOD zone.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL** of the proposed Goulding Annexation Agreement. This recommendation is based on the following findings:

1. The proposed annexation agreement complies with the TOD requirements in Chapter 38 of the Development Code.
2. The proposed annexation agreement encourages compact, walkable development in close proximity to a transit station.
3. The proposed annexation agreement conforms to the goals and policies of the General Plan.
4. The proposed annexation agreement does not affect the health, safety, welfare, and morals of the City.
5. Other findings as determined at the public meeting.

LEHI CITY

RESOLUTION NO. 2020-37

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN ANNEXATION AGREEMENT WITH THE OWNERS OF THE PROPERTY THAT IS THE SUBJECT OF THE GOLDING ANNEXATION

WHEREAS, the owners desire to annex certain property located at 3000 West Traverse Mountain Boulevard to the City of Lehi which property is further described on Exhibit "A" of the Annexation Agreement and incorporated by reference herein; and

WHEREAS, owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the owners, their heirs, executors, assigns and successors in interest; and

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries; and

WHEREAS, the conditions, performances and obligations of the owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development; and

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Annexation Agreement with the owners of the property that is the subject of the Golding Annexation; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Golding Annexation Agreement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of May, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

GOLDING
ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this____ day of_____, 20___, by and between **LEHI CITY CORPORATION,** a municipal corporation of the State of Utah, hereinafter referred to as the "City", and **THE UNDERSIGNED PROPERTY OWNERS,** hereinafter referred to as "Owners."

WHEREAS, the Owners desire to annex certain property to the City of Lehi which property is described on Exhibit "A" and incorporated by reference herein; and

WHEREAS, Owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the Owners, their heirs, executors, assigns and successors in interest.

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the Owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries.

WHEREAS, the conditions, performances and obligations of the Owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi.

WHEREAS, the Owners filed an application for a TOD Land Use Plan that was reviewed by City Council on April 23, 2019, and which approval is granted in conjunction with execution of this Agreement .

NOW THEREFORE, for and in consideration of the City of Lehi's Agreement to annex said property into the corporate limits of the City of Lehi, the Owners agree to the following:

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. Any improvements, covenants, or other requirements stated herein as required to be performed by the Owners prior to annexation shall be and are expressly understood and set forth herein as conditions precedent to annexation; and any covenant or other requirement of the Owner and/or developer which is to be performed after annexation shall be subject to specific performance by the Owner and/or developer; and, as to the covenants and requirements of the Owner, such covenants and requirements shall be considered to be a condition subsequent to the annexation and is a requirement to the continued status of the property as having a right to the services, governmental and utility of the City of Lehi;
3. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as

required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.

4. The City shall approve the property to be zoned **Transit Oriented Development (TOD)** as shown on the annexation plat map**.**

5. There will be a water right dedication required as a condition of recording the annexation plat because of the TOD zoning designation. The amount of water to be dedicated has been calculated according to Section 27.070 of the Lehi City Development Code, and determined based on the densities and uses shown on the approved land use map to be XXX(we need to provide final numbers on these) acre feet per acre of culinary water and XXXacre feet per acre of irrigation water. Water dedication will be based from the net acreage, excluding the area required for public road dedication. When water transfers do occur, they must comply with Exhibit "B" (attached). The annexation plat shall be recorded prior to any application for development being considered other than a concept plan application.

6. In consideration for the allowance of a TOD zone and a density of 404 units and a minimum of 250,000 square feet of office/commercial uses (as defined in item #7 below) , the owners agree to dedicate to Lehi City at no cost the property identified on the TOD Land Use Plan as "Transit Hub" (see Exhibit C) for a future high-capacity transit facility (the "Transit Hub Property"). Dedication is required at the time of recordation of the annexation plat. In the event that either (1) UTA does not secure funding for construction of a high-capacity transit facility on the Transit Hub Property within 20 years of the Parties execution of this Agreement, or (2) at any time after the execution of this Agreement, UTA abandons its intention to construction a high-capacity transit facility on the Transit Hub Property, the Transit Hub Property will revert back to Owners at no cost. If the entire parcel of the Transit Hub Property is not required for construction of the high-capacity transit mode selected by UTA, the portion of the Transit Hub Property that is not required for the corresponding facility will revert back to Owners at no cost.

7. All development uses and densities shall comply with the approved TOD Land Use Plan attached as Exhibit "C". Allowed uses of the Office/Commercial areas are limited to the following land uses:

a. Professional office
b. Retail
c. Restaurant/brew pub
d. Hotel
e. Theater

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f. Health club
g. Personal services
h. Child daycare
i. Dry cleaner
j. Financial institution
k. Medical/dental clinic

Any other similar use other than the uses listed above must be approved by the Lehi City Zoning Administrator.

8. Non-residential uses may be allowed (as per item 7 above) within the residential area, not to exceed 10% of the total residential building floor area, and must face the entry road of the development. Non-residential uses could be located within a residential structure, or constructed as a separate building not to exceed 2 stories in height.

9. Residential uses may be allowed within the Office/Commercial area, but the total TOD residential density shall not exceed 404 units.

10. All development on the property shall adhere to the requirements set forth in the Lehi City Development Code including specifically all design standards for multi-family, non-residential, and Transit Oriented Development contained in Chapters 37 and 38. Owners shall ensure that the design of any development meets the intent of a TOD which is pedestrian friendly and enhances the opportunity of gathering and interactions, and building of community within the open spaces. All buildings (including proposed church shown on TOD Land Use Plan) shall be oriented towards public and/or private street with public building entrances toward the street and no parking between the street and the front of the building. No drive-thrus shall be allowed on any non-residential use. Landscape buffering shall be utilized to screen surface parking areas where located adjacent to a street.

11. Owners shall provide an enhanced pedestrian crossing to increase the ease and safety of residents crossing the entry roadway for the development through the TOD as provided on or substantially similar to the pedestrian crossing rendering on the proposed concept plan, attached hereto as Exhibit "D".

12. Development on the property may have a reduced amount of parking for the overall development as allowed in the TOD standards in Chapter 38 of the Lehi City Development Code to be consistent with the intent of a TOD (a plan could be phased showing parking to be reduced once the high capacity transit facility is constructed).

13. As property is developed, roadway dedication will be required to accommodate roads as identified on the Lehi City Master Transportation Plan, Traverse Mountain Area Plan, and the TOD Land Use Plan.

14. Owners acknowledge the Utah Historic Southern Rail Trail Phase 3 project within the Murdock Canal R.O.W. in this area and Owners will cooperate with the City and County on construction of the trail through the Golding Annexation property, and shall incorporate access points to the Rail Trail as part of the TOD development. The

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City, or its designee, shall, at City's sole cost and expense, bear all responsibility to clean, preserve, maintain and repair and replace those portions of the Rail Trail that run through the Golding Annexation property.

15. A second public access shall be required for any development over 50 ERUs.

16. Development within the TOD zone is predicated upon the extension of Traverse Mountain Boulevard from its existing dead end to Digital Drive by Lehi City to ensure public access to the property.

17. 17. Owners shall provide the City with a right-of-way easement on the portion of the property designated in Exhibit "E_" for use as a public trail (the "Vista Trail"). The City, or its designee, shall, at City's sole cost and expense, bear all responsibility to clean, preserve, maintain and repair and replace those portions of the Vista Trail.Except as otherwise provided herein to the contrary, the extension and construction of all necessary City utility lines and services and public street improvements will be the responsibility of the Developer.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names and day and year as written.

_____ _____
MARK JOHNSON, Mayor Date

ATTEST:_____
MARILYN BANASKY, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20___ PERSONALLY APPEARED BEFORE ME

_____, THE SIGNERS OF THE FOREGOING DOCUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC (SEE SEAL)

DRAFT

DRAFT

EXHIBIT "A"

BOUNDARY DESCRIPTION

Beginning at a point on the north right of way line of Traverse Mountain Boulevard in Lehi, Utah which point is South 89°45'05" East along the Section line 142.12 feet from the South Quarter corner of Section 24, Township 4 South, Range 1 West, Salt Lake Base and Meridian; thence along said right of way line the following two (2) calls: (1) North 87°27'37" East 215.43 feet; (2) South 89°45'05" East 962.66 feet; thence North 0°05'33" West 2,242.47 feet; thence South 46°48'03" West 1,799.15 feet; thence South 0°16'13" West 837.64 feet; thence along the arc of a 847.00 foot radius curve to the right 228.41 feet through a central angle of 15°27'04", the chord of which bears South 38°20'00" East 227.72 feet to the point of beginning.

Area = 48.782 Acres (2,124,938.961 Sq. Ft.)

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EXHIBIT "B"

LEHI CITY
WATER RIGHT TRANSFER PROCEDURES

The procedures in this exhibit pertain to all transfers of water rights to Lehi City such as transfers related to annexations, zone changes, etc.

1. General Requirements. The water right dedication for an annexation is based on the zoning designation assigned at the time of annexation. Should the zone be changed subsequent to annexation, an adjustment will be made in order to conform to the water dedication schedule for the new zone. Acre-feet will be rounded up if the shares/water rights do not exactly match the required amount. Lehi Irrigation Company shares shall be used as the standard in determining the number of shares of water stock to be dedicated. Owner warrants good and marketable title to the Stock/Water Rights and warrants that Stock/Water Rights will be transferred free of all liens, encumbrances and security interests. Owner shall pay all debts, taxes, charges and assessments against said Stock/Water Rights existing as of the date that the Owner transfers Stock/Water Rights to Lehi City.

2. Irrigation Company Shares. If the irrigation shares can be used directly in the Lehi pressurized irrigation system, the shares shall be transferred into the name of Lehi City through the Irrigation company and the certificates delivered to Lehi City. If the irrigation company shares cannot be used directly in the Lehi pressurized irrigation system, the change application procedure in item #4 must be followed. When the change application is final, Owner must transfer the shares into the name of Lehi City through the Irrigation company and deliver the certificates to Lehi City.

3. Fee in Lieu of Future Assessments. Shares of stock in mutual irrigation companies are subject to payment of an annual fee to cover assessments levied by the irrigation company board of directors pursuant to Utah Code Annotated 16-4-4 et seq. If the city incurs pumping costs in order to use the irrigation water in the city system, then there shall be an additional assessment. In consideration for the City's additional obligation created herein for all future assessments levied by the irrigation company, Owner agrees to make a one-time payment to Lehi City equal to the most recent assessment levied against the shares being

transferred to the City multiplied by 15.

4. <u>Non-irrigation Company Shares.</u> The Owner must prepare, submit, pay appropriate fees and receive approval from State Engineer's Office for a Joint Change of Water for said water right to be used from an existing City source for municipal use as approved by the Lehi City Engineer. (This will allow quantification and verification of the right by the State Engineer's Office.) The decision on the change application shall be considered final when the time for filing a request for reconsideration with the Utah State Engineer's office (20 days after issuance of the Utah State Engineer's decision) and the time for filing a judicial review action in the district court (30 days after the later of the issuance of the Utah State Engineer's decision or a denial of a request for reconsideration) has run and no judicial review action has been filed. When the change application is final, Owner must:

a. Prepare warranty deed to transfer title to Lehi City

b. Record deed at the Utah County Recorder's Office

c. Transfer title to Lehi City at the State Engineer's Office

d. Deliver recorded deed to Lehi City

DRAFT

EXHIBIT "C"

TOD LAND USE PLAN

(attached)

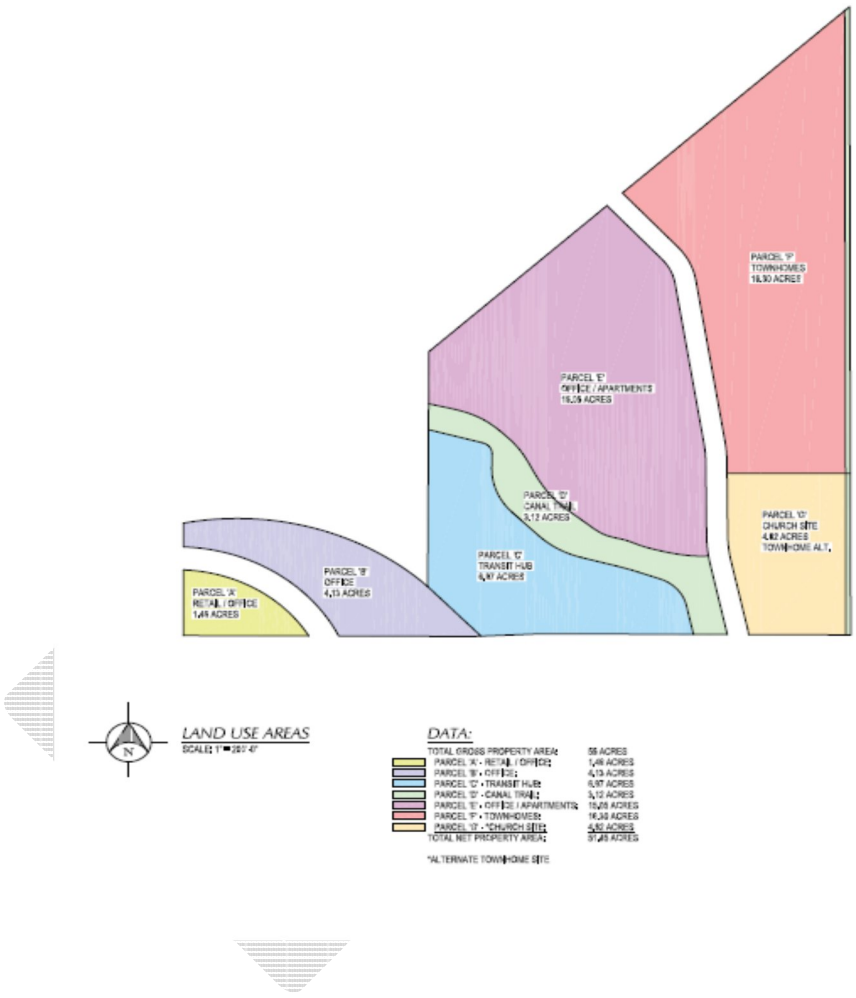


Exhibit "D"

PEDESTRIAN CROSSING

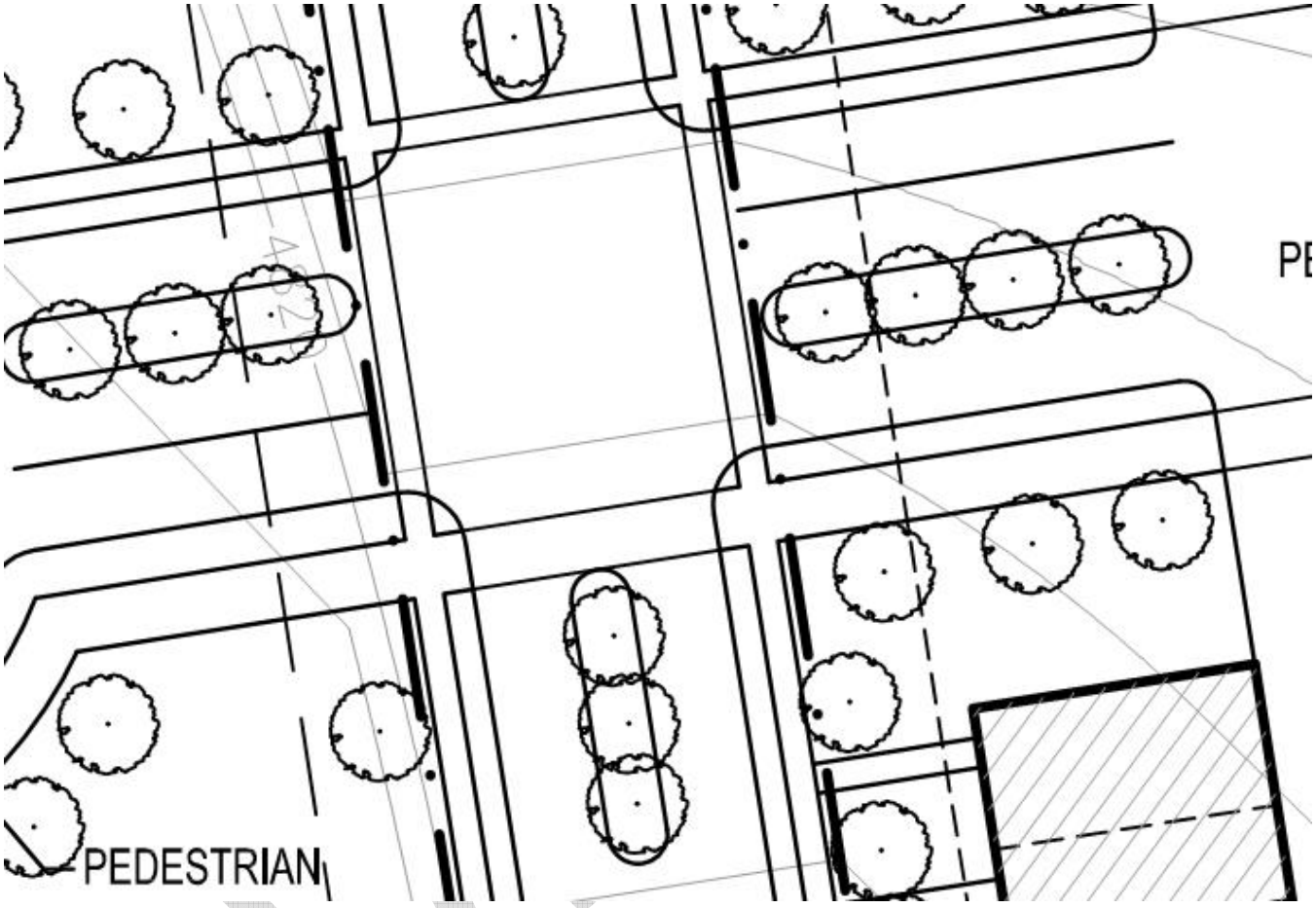
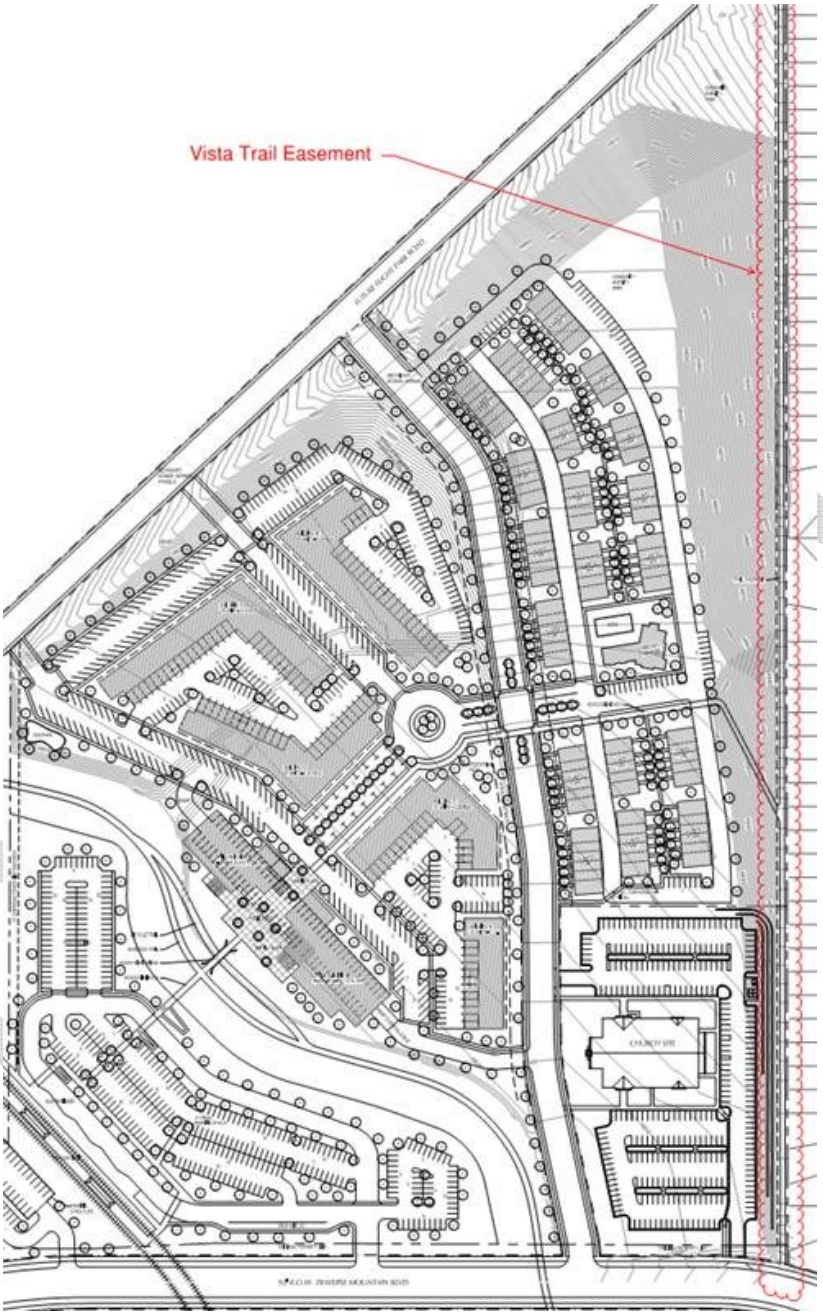


Exhibit "E"

VISTA TRAIL EASEMENT



City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Brittney Harris
Submitting Department: Planning Division
Item Type: Ordinance
Agenda Section:

Subject:
Allred B Annexation
a. Public Hearing
b. Consideration of Ordinance #30-2020, approval of the Allred B Annexation, approximately .57-acres located at approximately 968 East Mesa Avenue with RA-1 zoning.
Petitioner: Laura Allred

Suggested Action:

Attachments:
Allred B Annexation DRC 2.26.2020.docx

CC Staff Report Allred B Annexation - Final Approval 05.26.20.docx

Allred B AnnexAgreement 05.26.2020.docx

Ord 30-2020.docx

Allred B Annexation narrative.pdf

Allred B Annexation Plat.pdf

Allred B- Aerial.pdf

Allred B- General Plan.pdf

Allred B- Zoning.pdf

Allred B Annexation
DRC Redline Comments

Laura Allred - requests review of the Allred B Annexation, approximately .57-acres located at approximately 968 East Mesa Avenue with a proposed RA-1 zone.

DRC Members Present: Glade Kirkham, Kerry Evans, Greg Allred, Kim Struthers, Gary Smith, Joshua Bunnell, Ross Dinsdale, Trent Dyer
Representatives of the Applicant Present: Tony Trane
Date of Plans Reviewed: **2/20/2020**
Time Start: 1:53
Time End: 2:02

DRC REPORT:

1. **Critical Issues:**

2. **Location of existing and proposed City facilities**
   Culinary and PI water in the temporary turnaround at end of Mesa Avenue. Power before temp turnaround.

3. **Zoning required or recommended**
   The requested RA-1 zoning is consistent with the General Plan.

4. **Distances to schools/parks/shopping**
   Elementary: Sego Lily Elementary- 1 mile
   Junior High: Lehi Junior High- 0.6 miles
   High School: Lehi High School 1.8 miles
   Shopping: The Meadows Shopping Center 2 miles
   Park: Summer Crest Park 0.3 Miles

5. **Transportation**

DRC GENERAL COMMENTS:

1. Remove signature lines for city council members and leave signature blocks just for the mayor and the city recorder.
2. Water dedication will be required prior to recording the annexation plat. Water dedication for the RA-1 zone is required at a rate of 1.13 acre feet of culinary water per acre of property and 2.56 acre feet of irrigation water per acre of property.
3. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
4. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.

THIS ITEM WILL BE SCHEDULED FOR CITY COUNCIL ON MARCH 17th

Note: This list of corrections and deficiencies should not be considered as an all-inclusive or final list. The items listed need to be corrected and resolved and a new set of information submitted for review by the DRC. Further corrections and deficiencies may still be noted as the DRC further reviews the resubmitted information.

ALLRED B ANNEXATION
CITY COUNCIL REPORT

Applicant	Laurie Allred		
Meeting Date	May 26, 2020		
Requested Action/Purpose	Approval of a proposed annexation		
Location	Approximately 968 East Mesa Avenue		
Requested Zoning	RA-1		
General Plan Land Use Designation	Very Low Density Residential (VLDR)		
Acreage	0.57		
Existing Land Use	Undeveloped		
Adjacent Zoning and Land Use	*North*	TH-5	Undeveloped
	South	RA-1	Single Family Home
	East	Unincorporated	Single Family Home and Shed
	West	R-1-8	Single Family Homes
Date of DRC Review	February 26, 2020		
Date of City Council Acceptance	March 31, 2020		
Date of Planning Commission Review	May 14, 2020		
Assigned Planner	Brittney Harris		

REQUIRED ACTION

City Council	Acceptance of annexation
Planning Commission	Review and recommendation on proposed zoning
City Council	Final approval

REPORT ANALYSIS

The applicant requests approval of the Allred B annexation and of the proposed RA-1 zoning on property located at approximately 968 East Mesa Avenue. This property is part of an existing county island. Annexing this piece will not solve the county island but will bring in another portion and move towards the eventual resolution of the island. City utilities and services exist within close proximity to this parcel.

The General Plan designates this property as Very Low Density Residential (VLDR). The proposed RA-1 zoning is consistent with this General Plan Land Use designation and with the property to the south. The west side of the property touches the R-1-8 zone. These zones are compatible with each other as they both allow detached-single family homes.

DRC reviewed this annexation and left 4 general comments.

1. Remove signature lines for city council members and leave signature blocks just for the mayor and the city recorder.
2. Water dedication will be required prior to recording the annexation plat. Water dedication for the RA-1 zone is required at a rate of 1.13 acre feet of culinary water per acre of property and 2.56 acre feet of irrigation water per acre of property.
3. An annexation agreement will be required as part of the annexation process. The applicant is responsible to request a copy of the draft agreement prior to the final City Council meeting.
4. A Mylar copy of the annexation plat is required prior to scheduling the annexation for final City Council approval.

These comments serve as general reminders to the applicant and do not need to be included in the motion.

PLANNING DIVISION RECOMMENDATION

The Planning Division staff recommends **APPROVAL**. This recommendation is based on the following findings:

1. The proposed annexation will bring in and help resolve a portion of an existing county island.
2. The proposed annexation is easily served by existing City utilities and services.
3. The proposed RA-1 zoning is consistent with the VLDR General Plan land use designation.
4. The proposed annexation conforms to the goals and policies of the General Plan.
5. The proposed annexation does not affect the health, safety, welfare, and morals of the City.
6. Other findings as determined by the public hearing.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission reviewed the proposed annexation on May 14, 2020. The motion from this meeting are as follows:

Motion: Commissioner Everett moved to recommend approval of Laura Allred's request for review of RA-1 (residential/agriculture) zoning on the Allred B Annexation, approximately .57-acres located at approximately 968 East Mesa Avenue. including the DRC comments, with the findings stated in the staff report. Commissioner Hereth seconded the motion.

Vote: Commissioner Ellis, Yes; Commissioner Everett, Yes; Commissioner Eyre, Yes; Commissioner Hemmert, Yes; Commissioner Nielsen, Yes; Commissioner Bunker, Yes; and Commissioner Hereth, Yes. The motion passed.

ALLRED B
ANNEXATION AGREEMENT

THIS AGREEMENT made and entered into this____ day of_____, 20___, by and between **LEHI CITY CORPORATION,** a municipal corporation of the State of Utah and **THE UNDERSIGNED PROPERTY OWNERS,** hereinafter referred to as Owners.

WHEREAS, the Owners desire to annex certain property to the City of Lehi which property is described on Attachment A and incorporated by reference herein; and

WHEREAS, Owners have specifically requested that said property be annexed to the City, and the City Council having considered the matter is willing to annex the said property only upon certain conditions to be met and fulfilled by the Owners, their heirs, executors, assigns and successors in interest.

WHEREAS, it is expressly agreed and understood by and between the parties that but for the said performance by the Owners, the City of Lehi would not, under any circumstance, annex the said property within its corporate boundaries.

WHEREAS, the conditions, performances and obligations of the Owners set forth herein are expressly understood to be independent and in addition to compliance with all of the laws, ordinances, requirements and regulations of the city of Lehi; and

WHEREAS, it is further agreed that this Agreement in no way and under no circumstances infers sketch plan, preliminary plan or final plan approval of any subdivision or development, nor does it assure or represent that the Owners and/or developers have complied with all of the requirements set forth by ordinance and statute as pertains to the proposed improvement of development;

NOW THEREFORE, for and in consideration of the City of Lehi's Agreement to annex said property into the corporate limits of the City of Lehi, the Owners agree to the following:

1. This agreement shall be and is hereby expressly made binding upon all of the heirs, executors, assigns and any and all other successors in interest of the parties hereto.
2. Any improvements stated herein as required to be performed by the Owners prior to annexation shall be and are expressly understood and set forth herein as conditions precedent to annexation; and any requirement which is to be performed after annexation shall be subject to specific performance by the Owner and/or developer, and shall be considered to be a condition subsequent to the annexation and is a requirement to the continued status of the property as having a right to the services, governmental and utility of the City of Lehi.
3. It is agreed that the Owners and/or developers shall pay unto the City of Lehi at such times and places as

required by the ordinance, rules and regulations existing at the time of this Agreement, or as subsequently changed by ordinance, rules of regulations, such sums as are required by the said ordinances, rules and regulations pertaining to development of subdivisions, connections fees, impact fees, and any and all other such fees as are so made and provided.

4. The property will be zoned **RA-1 Residential Agriculture** as shown on the annexation plat map**.**

5. There will be a water right dedication required as a condition of recording the annexation plat because of the RA-1 zoning designation. The amount of water to be dedicated has been calculated according to Section 27.070 of the Lehi City Development Code, and determined to be 1.13 acre feet per acre of culinary water and 2.56 acre feet per acre of irrigation water. For the .57 acres of property being annexed, this would equate to .64 acre feet of culinary water and 1.46 acre feet of irrigation water. The annexation plat shall be recorded prior to any application for development being considered other than a concept plan application. When water transfers do occur, they must comply with Exhibit B (attached).

6. As per Utah State Code requirements, Owners agree to work with Lehi City Power to purchase and remove any existing Rocky Mountain Power services to individual customers within the annexation area and connect them to Lehi City Power as a condition of recording the annexation plat and prior to any application for development being considered. This will be at the Owner's expense, and they are required to work with the Lehi City Power Department to provide Lehi City power to the existing customers. If purchase is needed, Lehi City Power will send a request for facility transfer to Rocky Mountain Power, and all costs for the transfer will be passed on to the owner/developer.

7. At the time of development of the property, the Owners and/or Developer will be responsible to purchase, move or remove any existing Rocky Mountain Power main lines and/or facilities affected by the development.

8. As property is developed, roadway dedication may be required to accommodate local roads as identified on the Lehi City Master Transportation Plan.

9. As the property in the annexation is sold or developed, Owners agree to provide notification to all purchasers of the provisions of the Right to Farm chapter of the Lehi City Development Code as it relates to agricultural uses in the area such that all subsequent property owners will be aware of the nature of the farming operations on surrounding properties and the intent to continue present agricultural operations. All individual buyers will be notified of the existing agricultural uses in the surrounding area with the following statements which will be included on the recorded subdivision plats:

> "This area is subject to the normal, everyday sounds, odors, sites, equipment, facilities and any other aspect associated with an agricultural lifestyle. Future residents should also recognize the risks inherent with

livestock."

10. The extension of all city utility lines and services will be the responsibility of the Developer.

IN WITNESS WHEREOF, the said parties to this agreement have hereunto signed their names and day and year as written.

_____ _____
MARK JOHNSON, Mayor Date

ATTEST:_____
MARILYN BANASKY, City Recorder
Lehi City, Utah

_____ _____ _____ _____
Property Owner Date Property Owner Date

ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF UTAH

ON THE _____DAY OF _____A.D. 20___ PERSONALLY APPEARED BEFORE ME

_____, THE SIGNERS OF THE FOREGOING DOCUMENT WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

MY COMMISSION EXPIRES:_____ _____
NOTARY PUBLIC (SEE SEAL)

EXHIBIT "A"

Annexation Description
Beginning at a point on LAURIE ALLRED Annexation which is North 89°49'02" West 938.90 feet along the section line and North 825.51 feet from the Southeast Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence along LAURIE ALLRED Annexation the following four courses 1) North 46°02'30" West 36.93 feet; 2) Northwesterly 119.56 feet along a non-tangent 42.00 foot radius curve to the left, through a central angle 163°06'18" the chord of which bears North 44°23'56" West 83.09 feet; 3) Southwesterly 2.47 feet along a 15.00 foot radius curve to the right, through a central angle 09°25'20" the chord of which bears South 58°45'35" West 2.46 feet; 4) North 46°02'30" West 10.06 feet; thence North 00°08'33" East 206.92 feet along the EVANS ADDITION Annexation; thence South 89°44'38" East 109.35 feet; thence South 00°15'22" West 227.37; thence South 46°33'22" West 20.01 feet; thence South 00°15'22" West 56.00 feet to the point of beginning.

Annexation contains 0.57 acres more or less

Basis of Bearing: NAD 83 Bearings

EXHIBIT "B"

LEHI CITY
WATER RIGHT TRANSFER PROCEDURES

The procedures in this exhibit pertain to all transfers of water rights to Lehi City such as transfers related to annexations, zone changes, etc.

1. General Requirements. The water right dedication for an annexation is based on the zoning designation assigned at the time of annexation. Should the zone be changed subsequent to annexation, an adjustment will be made in order to conform to the water dedication schedule for the new zone. Acre-feet will be rounded up if the shares/water rights do not exactly match the required amount. Lehi Irrigation Company shares shall be used as the standard in determining the number of shares of water stock to be dedicated. Owner warrants good and marketable title to the Stock/Water Rights and warrants that Stock/Water Rights will be transferred free of all liens, encumbrances and security interests. Owner shall pay all debts, taxes, charges and assessments against said Stock/Water Rights existing as of the date that the Owner transfers Stock/Water Rights to Lehi City.

2. Irrigation Company Shares. If the irrigation shares can be used directly in the Lehi pressurized irrigation system, the shares shall be transferred into the name of Lehi City through the Irrigation company and the certificates delivered to Lehi City. If the irrigation company shares cannot be used directly in the Lehi pressurized irrigation system, the change application procedure in item #4 must be followed. When the change application is final, Owner must transfer the shares into the name of Lehi City through the Irrigation company and deliver the certificates to Lehi City.

3. Fee in Lieu of Future Assessments. Shares of stock in mutual irrigation companies are subject to payment of an annual fee to cover assessments levied by the irrigation company board of directors pursuant to Utah Code Annotated 16-4-4 et seq. If the city incurs pumping costs in order to use the irrigation water in the city system, then there shall be an additional assessment. In consideration for the City's additional obligation created herein for all future assessments levied by the irrigation company, Owner agrees to make a one-time payment to Lehi City equal to the most recent assessment levied against the shares being

transferred to the City multiplied by 15.

4. <u>Non-irrigation Company Shares.</u> The Owner must prepare, submit, pay appropriate fees and receive approval from State Engineer's Office for a Joint Change of Water for said water right to be used from an existing City source for municipal use as approved by the Lehi City Engineer. (This will allow quantification and verification of the right by the State Engineer's Office.) The decision on the change application shall be considered final when the time for filing a request for reconsideration with the Utah State Engineer's office (20 days after issuance of the Utah State Engineer's decision) and the time for filing a judicial review action in the district court (30 days after the later of the issuance of the Utah State Engineer's decision or a denial of a request for reconsideration) has run and no judicial review action has been filed. When the change application is final, Owner must:

a. Prepare warranty deed to transfer title to Lehi City

b. Record deed at the Utah County Recorder's Office

c. Transfer title to Lehi City at the State Engineer's Office

d. Deliver recorded deed to Lehi City

ORDINANCE NO: 30-2020

AN ORDINANCE APPROVING THE ALLRED B ANNEXATION

WHEREAS, the Lehi City Council has adopted a resolution of intent to annex real property known as the Allred B Annexation, located at approximately 968 East Mesa Avenue and further identified by Exhibit "A" pursuant to the provisions of Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council conducted a public hearing on the 26th day of May 2020, after having published notice as also required by Section 10-2-418 of the Utah Code; and

WHEREAS, the Lehi City Council noted that there were no protests filed to defeat the annexation as required by Section 10-2-418 of the Utah Code.

NOW, THEREFORE, IT IS ORDAINED by the City Council of Lehi City, Utah, as follows:

Section 1. The Lehi City Council finds that the proposed Joyce Jones Annexation as more fully described on the transparent reproducible Annexation Plat and the attached Exhibit "A", in the judgment of Lehi City, meets the standards set forth in Section 10-2-418 of the Utah Code.

Section 2. The area as specifically described in the Annexation Plat is hereby annexed to Lehi City.

Section 3. Pursuant to Utah Code Ann. §10-9-406, the City Council hereby assigns the RA-1 zoning designation to the territory depicted on the Annexation Plat which is being annexed to Lehi City by this ordinance, and further directs that the Official Zoning District Map of Lehi City be amended to show the area as part of Lehi City with the new zoning district designation.

Section 4. The Mayor is hereby authorized to sign this ordinance. Once all conditions precedent to the Annexation have been complied with, including the water dedication requirement described in Chapter 27 of the Lehi City Development Code, the City Recorder is directed to file the transparent reproducible Annexation Plat, together with a certified copy of this ordinance in the office of the Utah County Recorder

Section 5. This ordinance shall become effective on the date that it is filed in the office of the Utah County Recorder.

Approved and adopted by the Lehi City Council this 26th day of May 2020.

ATTEST

_____	_____
MARK JOHNSON, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

Allred B Annexation Legal Description

Annexation Description
Beginning at a point on LAURIE ALLRED Annexation which is North 89°49'02" West 938.90 feet along the section line and North 825.51 feet from the Southeast Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence along LAURIE ALLRED Annexation the following four courses 1) North 46°02'30" West 36.93 feet; 2) Northwesterly 119.56 feet along a non-tangent 42.00 foot radius curve to the left, through a central angle 163°06'18" the chord of which bears North 44°23'56" West 83.09 feet; 3) Southwesterly 2.47 feet along a 15.00 foot radius curve to the right, through a central angle 09°25'20" the chord of which bears South 58°45'35" West 2.46 feet; 4) North 46°02'30" West 10.06 feet; thence North 00°08'33" East 206.92 feet along the EVANS ADDITION Annexation; thence South 89°44'38" East 109.35 feet; thence South 00°15'22" West 227.37; thence South 46°33'22" West 20.01 feet; thence South 00°15'22" West 56.00 feet to the point of beginning.

TRANE ENGINEERING, P.C.
Engineering, Surveying & Planning
27 East Main Street Lehi, UT. 84043 (801) 768-4544 Fax (801) 768-3733

February 10, 2020

Lehi City
Attn: City Council and Staff

Subject: Allred B Annexation

Laurie Allred, the property owner of approximately 0.6 acres located at 970 East Mesa Ave. desires to annex this property into Lehi City. This annexation is requesting to be annexed under the RA-1 zoning. We feel this is an appropriate request based on the criteria below:

(a) In general, what is the topography, vegetation, and other natural features present on the property proposed to be annexed? Flat Farm Land

(b) What is the existing land use(s) of the property proposed for annexation and those requested by the owners? Single Family Home with pastures

(c) What is the current and potential (if the property were developed) population and residential density of the proposed area? The intent would be to develop 1 additional lot on the vacant property to the north similar to what was done to the south.

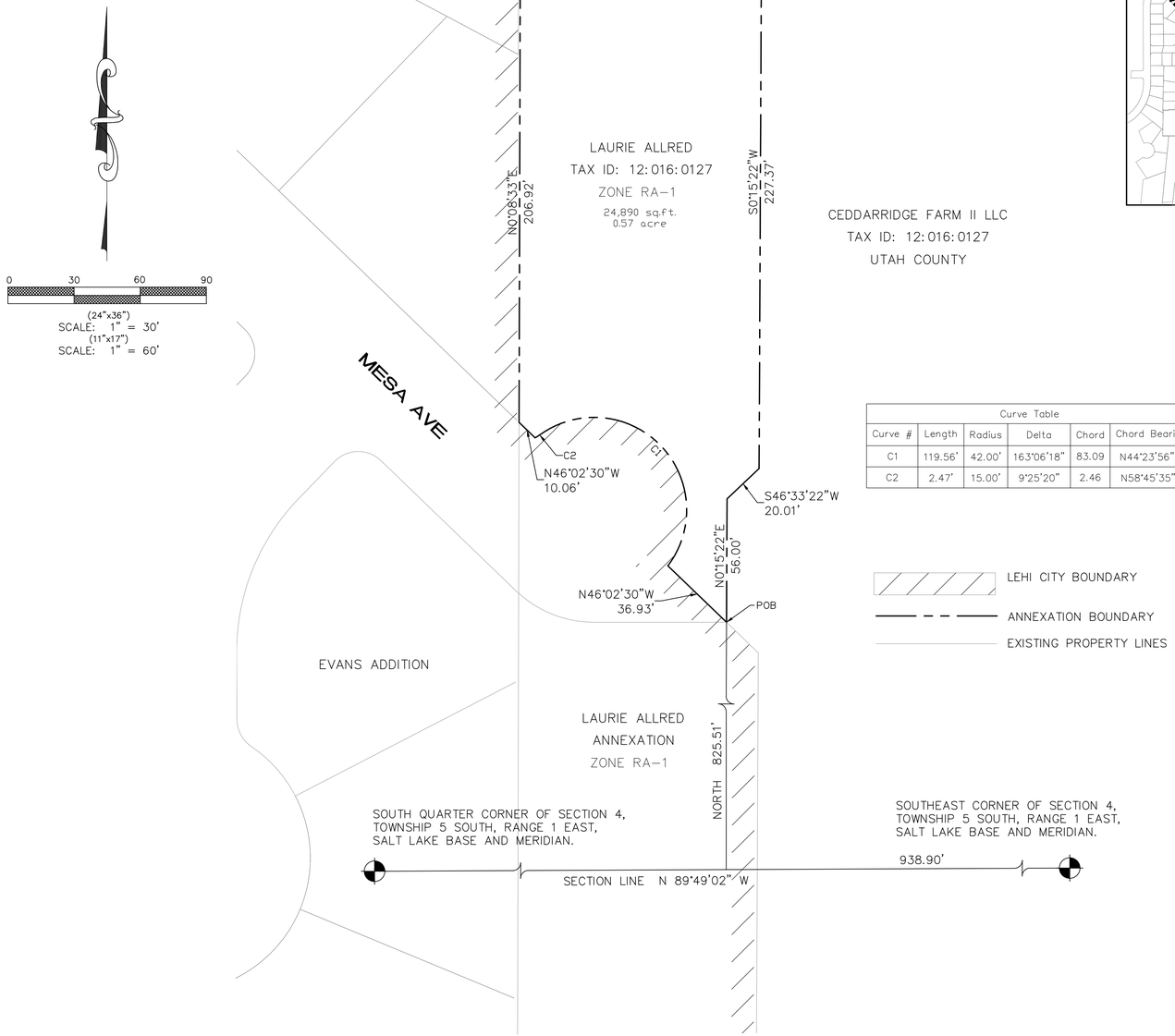
(d) How will the proposed annexation comply with and achieve Lehi City's land use(s), goals and policies outlined in the Lehi City General Plan? The request is in line with the land use goals of this area.

(e) What are the current and potential (if the property were developed) demands for City provided facilities and services to the area proposed for annexation, including culinary water, irrigation water, wastewater,transportation facilities, drainage, fire protection, solid waste, parks and recreation, and police protection? Potential impact of 1 new home.

(f) Are the water rights necessary for annexation, found in Section 27-040 of the Lehi Development Code available for dedication to Lehi City upon annexation? The owner currently has irrigation water rights and anticipates purchase of culinary shares from the city.

Thank you for your consideration of this matter.

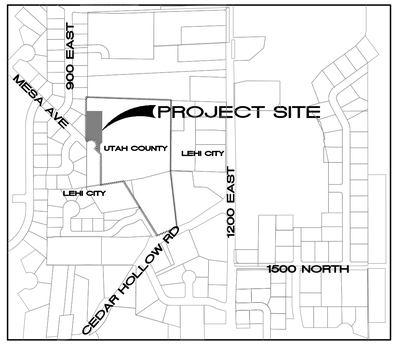
LAURIE ALLRED B ANNEXATION



0 30 60 90

(24"x36")
SCALE: 1" = 30'
(11"x17")
SCALE: 1" = 60'

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	119.56'	42.00'	163°06'18"	83.09	N44°23'56"W
C2	2.47'	15.00'	9°25'20"	2.46	N58°45'35"E



VICINITY MAP

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE MAP OF THE TRACT OF LAND TO BE ANNEXED TO LEHI CITY, UTAH COUNTY, UTAH

Annexation Description
Beginning at a point on LAURIE ALLRED Annexation which is North 89°49'02" West 938.90 feet along the section line and North 825.51 feet from the Southeast Corner of Section 4, Township 5 South, Range 1 East, Salt Lake Base and Meridian, thence along LAURIE ALLRED Annexation the following four courses 1) North 46°02'30" West 36.93 feet; 2) Northwesterly 119.56 feet along a non-tangent 42.00 foot radius curve to the left, through a central angle 163°06'18" the chord of which bears North 44°23'56" West 83.09 feet; 3) Southwesterly 2.47 feet along a 15.00 foot radius curve to the right, through a central angle 09°25'20" the chord of which bears South 58°45'35" West 2.46 feet; 4) North 46°02'30" West 10.06 feet; thence North 00°08'33" East 206.92 feet along the EVANS ADDITION Annexation; thence South 89°44'38" East 109.35 feet; thence South 00°15'22" West 227.37; thence South 46°33'22" West 20.01 feet; thence South 00°15'22" West 56.00 feet to the point of beginning.

Annexation contains 0.57 acres more or less

Basis of Bearing: NAD 83 Bearings

SURVEYOR

DATE

SURVEYOR'S SEAL

THIS PLAT HAS BEEN REVIEWED BY THE COUNTY SURVEYOR AND IS HEREBY CERTIFIED AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO UTAH COUNTY ANN. 17-23-20 AS AMMENDED

SURVEYOR

DATE

COUNTY SURVEYOR'S SEAL

ACCEPTANCE BY LEGISLATIVE BODY

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED LEHI CITY COUNCIL HAVE ADOPTED A RESOLUTION OF ITS INTENT TO ANNEX THE TRACT OF LAND SHOWN HEREIN AND SUBSEQUENTLY ADOPTED AN ORDINANCE ANNEXING SAID TRACT INTO LEHI CITY, UTAH AND THAT A COPY OF THE ORDINANCE HAS BEEN PREPARED FOR FILING HEREWITH ALL IN ACCORDANCE WITH UTAH CODE SECTION 10-2-418 AS REVISED AND THAT WE HAVE EXAMINED AND DO HEREBY APPROVE AND ACCEPT THE ANNEXATION OF THE TRACT AS SHOWN AS A PART OF SAID CITY AND THAT SAID TRACT OF LAND IS TO BE KNOWN HEREAFTER AS THE

ALLRED B ANNEXATION.

DATED THIS _____ DAY OF _____

RECORDER

RECORDER'S SEAL

ANNEXATION PLAT

LAURIE ALLRED B ANNEXATION

LEHI CITY, UTAH COUNTY, UTAH

SCALE 1" = 30 FEET

THIS FORM APPROVED BY UTAH COUNTY AND THE MUNICIPALITIES THEREIN

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
170 SOUTH INTERSTATE PLAZA, SUITE 230, LEHI, UTAH 84043 (801) 768-4544

Allred B Annexation

Aerial



0 200 400 Feet

LEHI CITY

Allred B Annexation

General Plan



0 200 400 Feet

LEHI CITY

Allred B Annexation

Zoning



0 200 400 Feet

LEHI CITY

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha Wilson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-31, taking formal action to pick up required employee contributions in the new Public Safety and Firefighter Tier II Contributory Retirement System.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-31.docx

LEHI CITY

RESOLUTION NO. 2020-__

A RESOLUTION OF THE LEHI CITY COUNCIL TAKING FORMAL ACTION TO PICK UP REQUIRED EMPLOYEE CONTRIBUTIONS IN THE NEW PUBLIC SAFETY AND FIREFIGHTER TIER II CONTRIBUTORY RETIREMENT SYSTEM

WHEREAS, the city employs employees who are eligible for and participate as members in the New Public Safety and Firefighter Tier II Contributory Retirement System administered by the Utah Retirement Systems;

WHEREAS, in accordance with federal and state law, including Section 414(h)(2) of the Internal Revenue Code, employers may take formal action to pick up required employee contributions, which will be paid by the employer in lieu of employee contributions;

WHEREAS, the city has been paying, and now desires to formally pick up, a portion of the employee contributions required to be paid under Subsection 49-23-301(2)(c), as enacted in S.B. Public Safety and Firefighter Tier II Retirement Enhancements (2020 General Session), for all state employees participating in the New Public Safety and Firefighter Tier II Contributory Retirement System;

WHEREAS, the Mayor and City Council are duly authorized to take this formal action on behalf of the city as a participating employer with the Utah Retirement Systems;

WHEREAS, on May 26, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should pick up required employee contributions in the New Public Safety and Firefighter Tier II Contributory Retirement System; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. That the Mayor and City Council declares that beginning July 1, 2020, the city shall prospectively pick up and pay required employee contributions for all city employees who are members of the New Public Safety and Firefighter Tier II Contributory Retirement System, subject to a maximum of 2% of compensation for each employee.

2. That the picked-up contributions paid by the employer, even though designated as employee contributions for state law purposes, are being paid by the city in lieu of the required employee contributions.

3. That the picked-up contributions will not be included in the gross income of the employees for tax reporting purposes, that is, for federal or state income tax withholding taxes, until distributed from the Utah Retirements Systems, so that the contributions are treated as employer contributions pursuant to Section 414(h)(2) of the Internal Revenue Code.

4. That the picked-up contributions are a supplement and not a salary reduction to the city employees who are eligible for and participating members in the New Public Safety and Firefighter Tier II Contributory Retirement System.

5. That from and after the date of this pick up, a city employee may not have a cash or deferred election right with respect to the designated employee contributions, including that the employees may not be permitted to opt out of the pick up and may not be entitled to any option of choosing to receive the contributed amounts directly instead of having them paid by the city on behalf of its employees to the Utah Retirement Systems.

6. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of May, 2020.

LEHI CITY	ATTEST
_____	_____
Mark Johnson, Mayor	Teisha Wilson, City Recorder

EXHIBIT “A”

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution # 2020-32, adopting the Lehi City Budget and Consolidated Fee Schedule.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-32.docx

FY 2020-2021 TENTATIVE BUDGET.pdf

2021 FeeSchedule.pdf

RESOLUTION NO. 2020-32

A RESOLUTION ADOPTING THE BUDGET AND CONSOLIDATE FEE SCHEDULE FOR THE CITY OF LEHI FOR FISCAL YEAR 2021 (JULY 1, 2020 – JUNE 30, 2021).

WHEREAS, the City of Lehi has previously adopted a tentative budget and fee schedule for Fiscal Year 2021; and

WHEREAS, at the time said tentative budget and fee schedule were adopted, a public hearing was scheduled and notice thereof published in the Daily Herald, a newspaper of general circulation in the city of Lehi, at least seven (7) days prior to the time of said hearing, describing the proposed budget and providing the time and place for such public hearing; and

WHEREAS, a public hearing was duly held at the time and place provided in said notice; and

WHEREAS, the City Council received all competent evidence offered in support of and opposed to said proposed budget amendments and it appearing that the proposed budget is in accordance with the provisions of Section 10-6-101 et seq., Utah Code Annotated (1953); and

WHEREAS, all of said proceedings were duly and regularly conducted;

THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Lehi, Utah that the budgets as set forth for the fiscal year ending June 30, 2021 are hereby adopted as proposed.

This resolution shall take effect on July 1, 2020.

Approved and Adopted by the City Council of Lehi City this 26th day of May, 2020.

_____
Mayor Mark Johnson
Lehi City

Attest:

_____
Teisha Wilson, City Recorder

LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021



LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021

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LEHI CITY CORPORATION

MAYOR'S TENTATIVE BUDGET FY 2021

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April 14, 2020

Dear City Council members,

I present to you a proposed budget for the upcoming 2020-21 fiscal year. This budget is the culmination of many hours of work which began with the City budget retreat in February. The budget is presented based on priorities identified by the City Council and proposals presented by City staff. The Budget Committee carefully weighed all requests and allocated funding based on need and the City's forecasted revenue growth. Careful consideration was made to maintain growth at a conservative level in order to keep expenditure growth consistent with a growing community.

Lehi continues to be on a path of rapid growth and development. This growth is reflected in both tax revenues and development revenues. Tax revenues have grown at an average of 7.18% over the past five years and total general fund revenues have grown by an average of 8.81% over the same period. In a concerted effort to grow conservatively, general fund expenditures have grown at an average of 4.70% over that time.

At the time this budget is presented, the City, State, and Country are at a time of unprecedented uncertainty. The potential human toll of the COVID-19 virus can be felt everywhere. Year to date (through January 2020) sales tax revenues are well ahead of budget. A period of recession is certainly anticipated, but the duration is anyone's guess. This budget is intended to maintain a high level of service, take care of the City's employees, while remaining able to respond to economic realities. Care taken in previous years to build up healthy reserves could be called upon depending on the length and severity of difficult economic times.

In evaluating the overall city budget, expenditures in all funds for the fiscal year 2021 total $181,197,237. This amount is 1.16% higher than previous year expenditures and represents expenditures for both operating and capital purposes. My goal, in association with the budget committee, was to balance conservative revenue forecasts with ongoing and real city needs as a result of our consistent, rapid development. No increase to taxes is proposed in this budget.

This year's budget includes several infrastructure projects which will improve the quality of life for Lehi residents. Construction continues on Dry Creek Reservoir. This facility will add storage capacity for the City's pressurized irrigation system as well as increased distribution capacity will improve delivery in much of the city. Additionally, several other water storage and distribution projects are continuing. These projects were funded through bonds issued in 2019. $2.68 million is budgeted for park construction and improvements. The largest budgeted project is $1.1 million for Monument Park. Family Park and Mellor Rhodes Park properties are continuing in the planning phase as funding options are considered.

In consistency with a growing city, this budget increases the city staff by 10 full-time positions. Two gardener position to maintain parks and one custodian to care for the City's increasing facilities were added. Additionally, the budget proposes three new police officer positions. Our current part-time emergency manager is budgeted to move to full-time status. To increase

productivity of our current streets and engineering departments, we have added a traffic engineer position. One additional position in water is proposed and finally, an administrative position was added to assist in functions of purchasing, human resources, and communication.

The City is forward thinking in operating and planning city utilities. Keeping these funds financially sound by investing in infrastructure and maintaining high bond ratings is a high priority. In order to focus on long-term needs, the city has recently evaluated rates for culinary water, pressurized irrigation and storm drain. In accordance with these studies and as previously adopted, the culinary and pressurized irrigation fees will each increase three percent over the previous year and the storm drain fee will increase from $4.50 to $4.75 per household. All other utility fees will be held constant.

I believe this budget, as proposed, addresses the needs which will be of greatest benefit to city residents and city employees. As we work closely with the development community, the City's rapid growth can continue in a responsible way. Lehi continues to be on solid financial footing with the aim to secure a high quality of life for current and future Lehi residents.

Respectfully

Mayor Mark Johnson

Guiding Financial Principles

While the City's long-term goals and objectives guide what the budget accomplishes, the accomplishment of these goals and objectives through the budget process is based on following guiding principles:

Budgeting

- Lehi City should finance services rendered to the general public, such as police, fire, streets, and parks, from revenues imposed on the general public, such as property and sales taxes. Special services rendered to specific groups of residents should be financed by user fees, impact fees, license and permit fees, or special assessments.

- Lehi City should balance all budgets annually, in accordance with Utah law, which states the following:
    - The total of the anticipated revenues shall equal the total of appropriated expenditures (Section 10-6-110, U.C.A.)
    - The governing body of any city may not make an appropriation in the final budget of any fund in excess of the estimated expendable revenue for the budget period of the fund (Section 10-6-117, U.C.A.)

- Revenue projections will be based on recent trends and current economic conditions. Projects will be conservative in order to reduce the chance of revenue shortfalls.

- The city will use one time or temporary funds for capital or other nonrecurring purposes. These funds will not be used to fund on-going expenditures.

Taxation

- **Lehi recognizes that Utah property tax regulation do not keep property tax revenue current with inflation. The City will lost purchasing power associated with the certified tax rate and consider adjusting property tax rates every two years. Increases in the property tax rate will primarily increased to make tax revenue consistent with inflation.**

Debt

- Lehi City should strive for inter-generational fairness. Thus, each generation of taxpayers should pay its fair share of the long-range cost of city services.

- Debt will be only issued for capital projects, not on-going operations. Payments for debt service will not extend beyond the useful life of the asset financed.

- **Lehi City will adhere strictly to all bond covenants and strive to maintain the best possible credit rating.**

Reserves

- Lehi City should allow for a reasonable surplus (fund balance) to accumulate for the following purposes:
    - To provide sufficient working capital
    - To provide a cushion to absorb emergencies such as floods, earthquakes, etc.
    - To provide for unavoidable shortfalls in revenues

- Lehi City's targeted general fund reserve is 20% - 25% of annual general fund revenues.

- Due to the high investment in capital assets and risk exposure, all utility funds will maintain an unrestricted cash reserve of 180 days.

Capital Expenditures

- Proprietary funds are intended to recover the full cost of services. These costs include operations, administration, and asset replacement.

- Lehi will maintain long-term capital plans accounting for the construction and replacement of city facilities and infrastructure.

Proprietary Funds

- The city's enterprise funds will cover the full cost of the service, including a reasonable allocation of administration costs.

- Key indicators will be measured annually to monitor reserve balances, capital replacement, and debt levels.

- Internal service funds will accurately allocate costs to individual departments and funds. The city will maintain the following internal service funds :
    - Fleet
    - Information Technology
    - Risk Management
    - Facilities

Financial Planning

- Lehi City exists only to serve the needs of its residents. Since these needs are continually changing, the City should consistently receive resident feedback based on both long-term and current needs.

- **The City will develop multi-year planning and budgeting for personnel: capital projects; equipment and technology replacement; utility rates; and resident tax burden.**

GENERAL FUND REVENUES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Taxes							
Current property taxes	$ 9,967,314	$ 9,850,000	$ 10,800,000	$ 10,800,000	25%	$ 950,000	10%
911 Tax (pass through)	-	325,000	325,000	325,000	1%	-	0%
General sales tax	11,860,272	12,371,812	13,121,812	13,121,812	31%	750,000	6%
Franchise taxes	4,702,259	4,550,000	4,900,000	4,900,000	12%	350,000	8%
Cell phone taxes	583,383	550,000	550,000	550,000	1%	-	0%
Innkeeper taxes	225,171	180,000	180,000	180,000	0%	-	0%
Total Taxes	**$ 27,338,400**	**$ 27,826,812**	**$ 29,876,812**	**$ 29,876,812**			
License and Permits							
Business licenses	$ 95,509	$ 115,000	$ 115,000	$ 115,000	0%	-	0%
Building permits	3,404,832	2,905,000	2,905,000	2,905,000	7%	-	0%
Accessory Dwelling Unit	45,200	-	-	-	0%	-	0%
Plan reviews	1,823,516	1,625,000	1,625,000	1,625,000	4%	-	0%
Micron plan review & inspection	75,000	75,000	75,000	75,000	0%	-	0%
Inspection fees	637,503	700,000	700,000	700,000	2%	-	0%
State 1% building permit fees	34,131	20,000	20,000	20,000	0%	-	0%
Total License and Permits	**$ 6,115,691**	**$ 5,440,000**	**$ 5,440,000**	**$ 5,440,000**			
Intergovernmental Revenue							
Library grant	$ 13,800	$ -	$ -	$ -	0%	-	0%
Fire department grants	43,541	268,568	268,568	268,568	1%	-	0%
County recreation grants	18,436	30,000	32,000	32,000	0%	2,000	7%
State grants	24,377	75,000	75,000	75,000	0%	-	0%
Grants	6,500	71,000	70,000	70,000	0%	(1,000)	-1%
Sr citizen building rental income	2,785	5,000	5,000	5,000	0%	-	0%
Senior citizen income	56,347	50,000	50,000	50,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Intergovernmental Revenue- Continued							
Alpine District / Police reimbursement	68,000	100,000	103,000	103,000	0%	3,000	3%
County fire allocation	8,002	15,000	15,000	15,000	0%	-	0%
Total Intergovernmental	**$ 241,788**	**$ 614,568**	**$ 618,568**	**$ 618,568**			
Charges For Service							
Library receipts	$ 52,636	$ 70,000	$ 70,000	$ 70,000	0%	-	0%
Library video rental fees	22,054	25,000	25,000	25,000	0%	-	0%
Special police revenue	110,085	50,000	50,000	50,000	0%	-	0%
Sale of cemetery lots	191,050	130,000	130,000	130,000	0%	-	0%
Headstone setting fee	4,550	4,500	4,500	4,500	0%	-	0%
Cemetery burial fees	61,350	52,000	52,000	52,000	0%	-	0%
Fire fees	367,189	195,600	195,600	195,600	0%	-	0%
Ambulance fees	1,419,829	1,224,000	1,224,000	1,224,000	3%	-	0%
Passports	96,440	10,000	100,000	100,000	0%	90,000	0%
Total Charges for Service	**$ 2,325,182**	**$ 1,761,100**	**$ 1,851,100**	**$ 1,851,100**			
Fines and Forfeitures							
Court fines & forfeitures	$ 841,894	$ 650,000	$ 732,500	$ 732,500	2%	82,500	13%
Enforcement fees	2,395	5,000	5,000	5,000	0%	-	0%
Total Fines and Forfeitures	**$ 844,289**	**$ 655,000**	**$ 737,500**	**$ 737,500**			
Miscellaneous Revenues							
Interest earnings	$ 476,609	$ 60,000	$ 100,000	$ 100,000	0%	40,000	67%
Traffic school	47,775	33,000	33,000	33,000	0%	-	0%

GENERAL FUND REVENUES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Miscellaneous Revenues - continued							
Park rental	32,657	42,000	42,000	42,000	0%	-	0%
Portable stage rental	-	5,500	5,500	5,500	0%	-	0%
Cellular one tower/park fee	46,406	65,000	65,000	65,000	0%	-	0%
Sale of fixed assets	239,306	10,000	10,000	10,000	0%	-	0%
Sale of city property	148,756	-	-	-	0%	-	0%
Sale of materials	57	500	500	500	0%	-	0%
Sale of history books	28	500	500	500	0%	-	0%
Frances Comer trust donations	-	2,750	2,750	2,750	0%	-	0%
Literacy center revenue	100	3,250	3,250	3,250	0%	-	0%
Miss Lehi revenue	12,793	21,000	21,000	21,000	0%	-	0%
Lehi roundup revenue	32,291	64,500	64,500	64,500	0%	-	0%
Misc revenue contractors	60,666	50,000	50,000	50,000	0%	-	0%
Family Week	-	-	-	-	0%	-	0%
Alpine School District Rec Fee	16,924	15,000	15,000	15,000	0%	-	0%
Office building rental fee	63,309	40,000	40,000	40,000	0%	-	0%
Miscellaneous revenue	291,390	80,000	80,000	80,000	0%	-	0%
Total Miscellaneous Revenues	**$ 1,469,066**	**$ 493,000**	**$ 533,000**	**$ 533,000**			
Contributions, Transfers & Admin							
Allocation from water & sewer	$ 465,000	$ 540,500	$ 540,500	$ 590,500	1%	50,000	9%
Allocation from electric	265,920	441,000	441,000	541,000	1%	100,000	23%
Administrative charges RDA	1,242,294	1,500,000	1,500,000	1,600,000	4%	100,000	7%
Fund balance reappropriation	-	1,260,916	-	750,314	2%	(510,602)	-40%
Total Contributions & Transfers	**$ 1,973,214**	**$ 3,742,416**	**$ 2,481,500**	**$ 3,481,814**			
Total General Fund Revenues	**$ 40,307,631**	**$ 40,532,896**	**$ 41,538,480**	**$ 42,538,794**	**100%**	**$ 2,005,898**	**5%**

GENERAL FUND EXPENDITURES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Justice court	$ 546,424	$ 574,859	$ 565,830	$ 590,830	1%	$ 15,971	3%
City recorder	150,828	283,871	188,562	188,562	0%	(95,309)	-34%
Administration	1,111,406	1,225,433	1,224,323	1,224,921	3%	(512)	0%
Human resources	252,716	275,781	399,742	304,157	1%	28,376	10%
Treasury	462,011	469,532	504,216	504,216	1%	34,684	7%
Finance	616,834	580,061	701,559	602,857	1%	22,796	4%
Mayor & City Council	298,802	357,949	372,522	372,522	1%	14,573	4%
Legal services	550,681	647,051	715,319	673,556	2%	26,505	4%
Emergency management	62,294	86,700	160,079	153,479	0%	66,779	77%
Information Center	53,829	467,706	527,207	527,207	1%	59,501	13%
Code enforcement	140,952	280,186	304,745	304,745	1%	24,559	9%
Police	7,412,956	8,284,656	9,047,656	8,827,711	21%	543,055	7%
Fire	6,016,868	7,581,943	7,972,228	7,782,253	18%	200,310	3%
Planning & zoning	736,683	911,362	957,016	957,016	2%	45,654	5%
Animal control	192,196	209,722	353,058	219,926	1%	10,204	5%
Development Services (Building Dept)	1,098,166	1,366,221	1,378,525	1,375,859	3%	9,638	1%
Economic development	172,830	206,823	222,952	222,952	1%	16,129	8%
Streets & public improvements	1,567,673	1,943,556	2,782,162	1,939,012	5%	(4,544)	0%
Public works admin	155,923	95,547	99,078	99,078	0%	3,531	4%
Engineering	733,461	769,055	791,698	788,198	2%	19,143	2%
Parks	2,383,259	2,682,353	3,618,760	3,119,525	7%	437,172	16%
Community events	385,013	491,700	508,700	490,700	1%	(1,000)	0%
Senior citizen	241,389	333,653	361,358	374,858	1%	41,205	12%
Library	1,325,685	1,367,876	1,477,484	1,420,419	3%	52,543	4%
Literacy center	335,108	360,686	388,649	387,149	1%	26,463	7%
Cemetery	403,065	510,387	546,272	536,472	1%	26,085	5%
Museum	285,231	299,750	299,750	299,750	1%	-	0%
Non-departmental	13,203,800	7,868,477	7,172,042	8,250,865	19%	382,388	5%
Total General Fund Expenditures	**$ 40,896,082**	**$ 40,532,896**	**$ 43,641,491**	**$ 42,538,794**	**100%**	**$ 2,005,898**	**5%**
Surplus/(Deficit)	**$ (588,451)**	**$ -**	**$ (2,103,011)**	**$ (0)**			

HUMAN RESOURCES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	3	3	4	3		0	
Salaries & Wages	$ 147,514	$ 163,451	$ 241,700	$ 183,950	60%	20,499	13%
Employee Benefits	67,048	72,530	115,242	78,407	26%	5,877	8%
Books, Subscriptions, Memberships	1,281	1,500	1,500	1,500	0%	-	0%
Travel & Training	1,858	3,000	6,000	5,000	2%	2,000	67%
Office Supplies	2,430	2,750	2,750	2,750	1%	-	0%
IT Fund Charges	14,004	14,000	14,000	14,000	5%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	-	800	800	800	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	16,893	15,000	15,000	15,000	5%	-	0%
Miscellaneous	691	1,000	1,000	1,000	0%	-	0%
Total HR Expenditures	**$ 252,716**	**$ 275,781**	**$ 399,742**	**$ 304,157**	**100%**	**$ 28,376**	**87%**

JUSTICE COURT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	4.3	5.5	5.5	5.5		0	
Salaries & Wages	$ 276,486	$ 300,209	$ 318,046	$ 318,046	54%	$ 17,837	6%
Overtime	22	750	750	750	0%	-	0%
Employee Benefits	138,772	152,240	160,374	160,374	27%	8,134	5%
Books, Subscriptions, Memberships	717	1,000	1,000	1,000	0%	-	0%
Travel & Training	11,033	13,100	13,100	13,100	2%	-	0%
Office Supplies	8,473	11,000	11,000	11,000	2%	-	0%
Building & Grounds	-	-	-	25,000	4%	25,000	0%
IT Fund Charges	20,004	20,000	20,000	20,000	3%	-	0%
Utilities	19,453	6,000	6,000	6,000	1%	-	0%
Equipment Maintenance	603	1,800	1,800	1,800	0%	-	0%
Risk Mgmt Fund Charges	1,186	1,000	1,000	1,000	0%	-	0%
Electricity - Lehi City Power	6,364	5,000	5,000	5,000	1%	-	0%
Professional & Technical	57,944	54,760	19,760	19,760	3%	(35,000)	-64%
Witness & Jury Fees	56	4,000	4,000	4,000	1%	-	0%
Miscellaneous	5,312	4,000	4,000	4,000	1%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Justice Court Expenditures	**$ 546,424**	**$ 574,859**	**$ 565,830**	**$ 590,830**	**100%**	**$ 15,971**	**3%**

CITY RECORDER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 79,062	$ 76,596	$ 76,410	$ 76,410	41%	$ (186)	0%
Employee Benefits	38,659	42,625	43,502	43,502	23%	877	2%
Books, Subscriptions, Memberships	1,713	5,000	5,000	5,000	3%	-	0%
Public Notices	1,946	7,500	7,500	7,500	4%	-	0%
Travel & Training	1,839	4,000	4,000	4,000	2%	-	0%
Office Supplies	1,122	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	2%	-	0%
Utilities	-	750	750	750	0%	-	0%
Equipment Maintenance	15,535	20,800	20,800	20,800	11%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	1%	-	0%
Professional & Technical	5,808	12,100	12,100	12,100	6%	-	0%
Miscellaneous	152	-	11,000	11,000	6%	11,000	0%
Election Expense	-	107,000	-	-	0%	(107,000)	-100%
Capital Outlay	-	-	-	-	0%	-	0%
Total City Recorder Expenditures	**$ 150,828**	**$ 283,871**	**$ 188,562**	**$ 188,562**	**100%**	**$ (95,309)**	**-34%**

ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	8	8	9	8		0	
Salaries & Wages	$ 638,597	$ 679,912	$ 651,900	$ 662,900	54%	$ (17,012)	-3%
Overtime	286	-	-	-	0%	-	0%
Employee Benefits	271,621	295,459	300,862	306,960	25%	11,501	4%
Books, Subcriptions, Memberships	8,348	6,500	6,500	6,500	1%	-	0%
Public Notices	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	31,854	27,000	27,000	27,000	2%	-	0%
Office Supplies	9,934	17,500	19,000	17,500	1%	-	0%
Fleet Fund Charges	2,004	19,162	19,162	19,162	2%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	1,996	12,000	12,000	12,000	1%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	-	10,000	10,000	10,000	1%	-	0%
Professional & Technical	118,793	40,000	40,000	40,000	3%	-	0%
Public Defender	-	100,000	100,000	100,000	8%	-	0%
Miscellaneous	17,966	6,900	26,900	11,900	1%	5,000	72%
Captial	-	-	-	-	0%	-	0%
Total Administration Expenditures	**$ 1,111,406**	**$ 1,225,433**	**$ 1,224,323**	**$ 1,224,921**	**100%**	**$ (512)**	**0%**

TREASURY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5	4	5	5		0	
Salaries & Wages	$ 254,529	$ 266,746	$ 279,659	$ 279,659	55%	$ 12,913	5%
Employee Benefits	153,807	165,086	177,857	177,857	35%	12,771	8%
Books, Subscriptions, Memberships	150	1,000	1,000	1,000	0%	-	0%
Travel & Training	2,333	4,000	4,000	4,000	1%	-	0%
Office Supplies	4,278	3,200	3,200	3,200	1%	-	0%
IT Fund Charges	15,996	16,000	16,000	16,000	3%	-	0%
Utilities	-	1,000	1,000	1,000	0%	-	0%
Equipment Maintenance	-	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Professional & Technical	19,320	1,000	10,000	10,000	2%	9,000	900%
Miscellaneous	1,601	1,000	1,000	1,000	0%	-	0%
Total Treasury Expenditures	**$ 462,011**	**$ 469,532**	**$ 504,216**	**$ 504,216**	**100%**	**$ 34,684**	**7%**

FINANCE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	4	4	5	4		0	
Salaries & Wages	$ 356,662	$ 323,972	$ 398,331	$ 337,331	56%	$ 13,359	4%
Employee Benefits	186,106	169,293	214,031	176,329	29%	7,036	4%
Books, Subscriptions, Memberships	1,288	2,246	2,246	2,246	0%	-	0%
Travel & Training	4,219	6,500	7,700	7,700	1%	1,200	18%
Office Supplies	3,074	10,000	11,200	11,200	2%	1,200	12%
IT Fund Charges	9,996	10,000	10,000	10,000	2%	-	0%
Utilities	-	500	500	500	0%	-	0%
Equipment Maintenance	-	1,500	1,500	1,500	0%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	4,891	5,000	5,000	5,000	1%	-	0%
Yearly audit	48,300	46,000	46,000	46,000	8%	-	0%
Budget award	-	550	550	550	0%	-	0%
Miscellaneous	1,301	3,500	3,500	3,500	1%	-	0%
Total Finance Expenditures	**$ 616,834**	**$ 580,061**	**$ 701,559**	**$ 602,857**	**100%**	**$ 22,796**	**4%**

MAYOR & CITY COUNCIL

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	6	6	6	6		0	
Salaries & Wages	$ 116,306	$ 120,328	$ 124,481	$ 124,481	33%	$ 4,153	3%
Employee Benefits	112,943	130,621	141,041	141,041	38%	10,420	8%
Books, Subscriptions, Memberships	39,634	35,000	35,000	35,000	9%	-	0%
Travel & Training	4,339	15,000	15,000	15,000	4%	-	0%
Office Supplies	70	3,000	3,000	3,000	1%	-	0%
Reimb. Expenses	-	5,000	5,000	5,000	1%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	1%	-	0%
IT Fund Charges	5,004	5,000	5,000	5,000	1%	-	0%
Professional & Technical	9,000	25,000	25,000	25,000	7%	-	0%
Miscellaneous	9,502	17,000	17,000	17,000	5%	-	0%
Total City Council Expenditures	**$ 298,802**	**$ 357,949**	**$ 372,522**	**$ 372,522**	**100%**	**$ 14,573**	**4%**

LEGAL SERVICES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5.25	5.75	6.25	5.75		0	
Salaries & Wages	$ 356,041	$ 397,250	428,518	415,582	62%	$ 18,332	5%
Employee Benefits	132,724	144,801	179,800	150,973	22%	6,172	4%
Books, Subscriptions, Memberships	7,032	6,500	8,500	8,500	1%	2,000	31%
Travel & Training	1,401	5,500	5,500	5,500	1%	-	0%
Office Supplies	1,282	10,000	10,000	10,000	1%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	1%	-	0%
Utilities	957	500	500	500	0%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	11,126	40,000	40,000	40,000	6%	-	0%
Prosecutor Outside Counsel	28,940	30,000	30,000	30,000	4%	-	0%
Miscellaneous	1,170	2,500	2,500	2,500	0%	-	0%
Total Legal Services Expenditures	**$ 550,681**	**$ 647,051**	**$ 715,319**	**$ 673,556**	**100%**	**$ 26,505**	**4%**

EMERGENCY MANAGEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	0.5	0.5	1	1		0.5	
Salaries & Wages	$ 15,670	$ 30,500	$ 61,061	$ 61,061	40%	$ 30,561	0%
Employee Benefits	1,200	1,500	37,718	37,718	25%	36,218	0%
Books, Subscriptions & Memberships	3,175	-	-	-	0%	-	0%
Travel & Training	657	3,500	3,500	3,500	2%	-	0%
Office Supplies	-	500	500	500	0%	-	0%
Professional & Technical	-	10,000	10,000	10,000	7%	-	0%
Miscellaneous	26,074	21,700	28,300	21,700	14%	-	0%
Cert Program	15,518	12,500	12,500	12,500	8%	-	0%
Rehab Program	-	6,500	6,500	6,500	4%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Emergency Mgmt Expenditures	**$ 62,294**	**$ 86,700**	**$ 160,079**	**$ 153,479**	**100%**	**$ 66,779**	**77%**

INFORMATION CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1.5	7	7	7		0	
Salaries & Wages	$ 34,149	$ 305,697	$ 319,621	$ 319,621	0%	$ 13,924	5%
Overtime	-	-	-	-	0%	-	0%
Employee Benefits	19,085	141,409	181,986	181,986	0%	40,577	29%
Books, Subscriptions, Memberships	-	-	1,000	1,000	0%	1,000	0%
Travel & Training	595	3,000	3,000	3,000	0%	-	0%
Office Supplies	-	5,600	5,600	5,600	0%	-	0%
IT Fund Charges	-	3,000	3,000	3,000	0%	-	0%
Professional & Technical	-	-	4,000	4,000	0%	4,000	0%
Miscellaneous	-	9,000	9,000	9,000	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Information Center Expenditures	**$ 53,829**	**$ 467,706**	**$ 527,207**	**$ 527,207**	**0%**	**$ 59,501**	**13%**

CODE ENFORCEMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	2	2	2		0	
Salaries & Wages	$ 68,283	$ 147,990	163,947	163,947	54%	$ 15,957	11%
Overtime	8,064	3,000	3,000	3,000	1%	-	0%
Employee Benefits	47,613	106,902	115,504	115,504	38%	8,602	8%
Office Supplies	-	-	-	-	0%	-	0%
Fleet Fund Charges	12,000	12,000	12,000	12,000	4%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Risk Mgmt Fund Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	-	5,000	5,000	5,000	2%	-	0%
Miscellaneous	-	294	294	294	0%	-	0%
Total Code Enforcement Expenditures	**$ 140,952**	**$ 280,186**	**$ 304,745**	**$ 304,745**	**100%**	**$ 24,559**	**9%**

POLICE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	60	62	66.5	65		3	
Salaries & Wages	$ 3,838,144	$ 4,351,639	$ 4,680,051	$ 4,542,877	51%	$ 191,238	4%
Overtime	474,665	277,000	277,000	277,000	3%	-	0%
Employee Benefits	2,234,237	2,701,329	2,906,895	2,829,299	32%	127,970	5%
Uniforms	73,005	61,000	57,400	57,400	1%	(3,600)	-6%
Tactical Equipment	11,338	16,000	28,000	24,500	0%	8,500	53%
Books, Subscriptions, Memberships	4,317	4,338	4,338	4,338	0%	-	0%
Travel & Training	64,759	59,250	57,550	57,550	1%	(1,700)	-3%
Office Supplies	25,719	29,000	33,000	31,000	0%	2,000	7%
Fleet Fund Charges	249,996	280,802	276,802	439,102	5%	158,300	56%
Buildings & Grounds O&M	5,004	5,000	5,000	65,000	1%	60,000	1200%
Utilities	40,680	79,134	77,756	77,756	1%	(1,378)	-2%
Equipment Maintenance	74,771	58,074	80,374	74,799	1%	16,725	29%
Miscellaneous Supplies	19,209	38,890	23,890	23,890	0%	(15,000)	-39%
Electricity - Lehi City Power	14,713	20,000	20,000	20,000	0%	-	0%
Professional & Technical	72,503	63,000	63,000	63,000	1%	-	0%
IT Fund Charges	126,204	126,200	126,200	126,200	1%	-	0%
Risk Mgmt Fund Charges	23,004	23,000	23,000	23,000	0%	-	0%
K9 Supplies	10,023	12,000	12,000	12,000	0%	-	0%
Firearms & Supplies	20,505	44,000	44,000	44,000	0%	-	0%
Miscellaneous	25,455	25,000	25,000	25,000	0%	-	0%
Capital Outlay	-	-	216,400	-	0%	-	0%
Youth Court Expenses	715	2,000	2,000	2,000	0%	-	0%
NOVA Expenses	3,990	6,000	6,000	6,000	0%	-	0%
RAD Kids Expenses	-	2,000	2,000	2,000	0%	-	0%
Total Police Expenditures	**$ 7,412,956**	**$ 8,284,656**	**$ 9,047,656**	**$ 8,827,711**	**100%**	**$ 543,058**	**7%**

FIRE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	66.35	67.35	67.35	67.35		0	
Salaries & Wages	$ 3,343,084	$ 4,116,138	$ 4,082,054	$ 4,016,054	52%	$ (100,084)	-2%
Overtime	295,128	177,729	177,729	177,729	2%	-	0%
Employee Benefits	1,661,436	1,964,988	2,250,557	2,211,757	28%	246,769	13%
Uniforms	85,078	95,107	87,907	87,907	1%	(7,200)	-8%
Books, Subscriptions, Memberships	17,710	20,150	20,150	20,150	0%	-	0%
Travel & Training	31,742	44,462	44,462	44,462	1%	-	0%
Office Supplies	8,677	24,900	24,900	22,400	0%	(2,500)	-10%
Fleet Fund Charges	125,004	583,164	583,164	583,164	7%	-	0%
Buildings & Grounds O&M	13,578	12,675	12,675	25,000	0%	12,325	97%
Utilities	21,509	32,000	32,000	32,000	0%	-	0%
Equipment Maintenance	61,755	74,500	74,500	74,500	1%	-	0%
Electricity - Lehi City Power	49,206	19,000	50,000	50,000	1%	31,000	163%
Professional & Technical	49,158	70,200	70,200	70,200	1%	-	0%
IT Fund Charges	20,004	20,000	20,000	20,000	0%	-	0%
Risk Mgmt Fund Charges	9,996	10,000	10,000	10,000	0%	-	0%
Education	21,272	26,650	26,650	26,650	0%	-	0%
First Aid Supplies	107,383	102,950	122,950	122,950	2%	20,000	19%
Miscellaneous	95,150	187,330	187,330	187,330	2%	-	0%
Capital Outlay	-	-	95,000	-	0%	-	0%
Total Fire Expenditures	**$ 6,016,868**	**$ 7,581,943**	**$ 7,972,228**	**$ 7,782,253**	**100%**	**$ 200,310**	**3%**

PLANNING & ZONING

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5.25	6.25	7.25	7.25		1	
Salaries & Wages	$ 401,847	$ 531,340	$ 585,643	$ 585,643	61%	$ 54,303	10%
Employee Benefits	178,655	241,807	262,458	262,458	27%	20,651	9%
Books, Subscriptions, Memberships	2,838	3,000	3,000	3,000	0%	-	0%
Public Notices	5,494	9,000	9,000	9,000	1%	-	0%
Travel & Training	4,737	12,000	13,300	13,300	1%	1,300	11%
Office Supplies	2,884	15,600	12,500	12,500	1%	(3,100)	-20%
Fleet Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	6,932	3,000	3,000	3,000	0%	-	0%
Equipment Maintenance	-	4,295	4,295	4,295	0%	-	0%
Professional & Technical	93,022	62,320	32,320	32,320	3%	(30,000)	-48%
IT Fund Charges	14,004	14,000	14,000	14,000	1%	-	0%
Risk Mgmt Fund Charges	3,996	4,000	4,000	4,000	0%	-	0%
Recording Fees	4,493	3,500	6,000	6,000	1%	2,500	71%
Standards Update	-	1,000	1,000	1,000	0%	-	0%
Miscellaneous	3,681	2,500	2,500	2,500	0%	-	0%
Capital Outlay	10,105	-	-	-	0%	-	0%
Total Planning Expenditures	**$ 736,683**	**$ 911,362**	**$ 957,016**	**$ 957,016**	**100%**	**$ 45,654**	**5%**

ANIMAL CONTROL

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	1	2	1		0	
Salaries & Wages	$ 55,111	$ 57,280	$ 110,947	$ 63,097	29%	$ 5,817	10%
Overtime	721	4,000	4,000	4,000	2%	-	0%
Employee Benefits	42,687	46,382	87,551	49,769	23%	3,387	7%
Uniforms	1,200	1,800	1,800	1,800	1%	-	0%
Travel & Training	-	-	-	-	0%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	2%	-	0%
IT Fund Charges	2,004	2,000	2,000	2,000	1%	-	0%
Equipment Maintenance	205	300	1,300	1,300	1%	1,000	333%
Professional & Technical	86,272	93,960	93,960	93,960	43%	-	0%
Capital Outlay	-	-	47,500	-	0%	-	0%
Total Animal Control Expenditures	**$ 192,196**	**$ 209,722**	**$ 353,058**	**$ 219,926**	**100%**	**$ 10,204**	**5%**

DEVELOPMENT SERVICES (BUILDING INSPECTION)

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	10	13	13	13		0	
Salaries & Wages	$ 626,979	$ 825,576	$ 840,730	$ 840,730	61%	$ 15,154	2%
Overtime	8,042	10,000	10,000	10,000	1%	-	0%
Employee Benefits	319,792	428,634	433,184	430,518	31%	1,884	0%
Uniforms	2,404	2,400	3,100	3,100	0%	700	29%
Books, Subscriptions, Memberships	3,447	9,000	9,000	9,000	1%	-	0%
Travel & Training	9,240	17,000	17,000	17,000	1%	-	0%
Office Supplies	20,149	17,100	9,000	9,000	1%	(8,100)	-47%
Fleet Fund Charges	18,000	24,601	24,601	24,601	2%	-	0%
Buildings & Grounds O&M	-	-	-	-	0%	-	0%
Utilities	4,718	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	-	2,200	2,200	2,200	0%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	64	-	-	-	0%	-	0%
State 1% Building Fees	28,967	-	-	-	0%	-	0%
IT Fund Charges	18,000	18,000	18,000	18,000	1%	-	0%
Miscellaneous	2,572	4,210	4,210	4,210	0%	-	0%
Capital Outlay	30,788	-	-	-	0%	-	0%
Total Building Inspection Expenditures	**$ 1,098,166**	**$ 1,366,221**	**$ 1,378,525**	**$ 1,375,859**	**100%**	**$ 9,638**	**1%**

ECONOMIC DEVELOPMENT

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	1	1	1	1		0	
Salaries & Wages	$ 104,882	$ 118,815	$ 120,810	$ 120,810	54%	$ 1,995	2%
Employee Benefits	48,625	51,233	55,366	55,366	25%	4,133	8%
Books, Subscriptions, Memberships	1,349	1,200	1,200	1,200	1%	-	0%
Public Notices	-	1,200	1,200	1,200	1%	-	0%
Travel & Training	12,173	7,875	7,875	7,875	4%	-	0%
Office Supplies	947	1,500	1,500	1,500	1%	-	0%
IT Fund Charges	2,004	2,000	2,000	2,000	1%	-	0%
Permits & Licenses	-	1,500	1,500	1,500	1%	-	0%
Risk Management Charges	996	1,000	1,000	1,000	0%	-	0%
Professional & Technical	773	10,500	20,500	20,500	9%	10,000	95%
Miscellaneous	1,082	10,000	10,000	10,000	4%	-	0%
Total Economic Develop Expenditures	**$ 172,830**	**$ 206,823**	**$ 222,952**	**$ 222,952**	**100%**	**$ 16,129**	**8%**

STREETS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	16.75	17.75	19.75	17.75		0	
Salaries & Wages	$ 787,158	$ 884,212	$ 1,063,228	$ 891,428	46%	$ 7,216	1%
Overtime	68,712	50,000	50,000	50,000	3%	-	0%
Employee Benefits	499,650	587,814	577,304	544,754	28%	(43,060)	-7%
Uniforms	10,718	7,600	7,900	7,600	0%	-	0%
Books, Subscriptions, Memberships	-	200	200	200	0%	-	0%
Travel & Training	7,718	25,000	25,000	25,000	1%	-	0%
Office Supplies	2,855	5,500	18,000	5,500	0%	-	0%
Fleet Fund Charges	45,000	274,914	274,914	274,914	14%	-	0%
Buildings & Grounds	-	-	-	25,000	1%	25,000	0%
Utilities	17,086	5,000	5,000	5,000	0%	-	0%
Equipment Maintenance	14,220	25,000	25,000	25,000	1%	-	0%
Risk Mgmt Fund Charges	10,146	10,000	10,000	10,000	1%	-	0%
Electricity - Lehi City Power	24,309	4,000	4,000	4,000	0%	-	0%
Professional & Technical	45,163	25,094	25,094	25,094	1%	-	0%
IT Fund Charges	8,004	8,000	8,000	8,000	0%	-	0%
Department Supplies	26,936	19,922	19,922	19,922	1%	-	0%
Capital	-	2,500	659,800	8,800	0%	6,300	0%
Landfill Closure/Postclosure	-	8,800	8,800	8,800	0%	-	0%
Total Streets Expenditures	**$ 1,567,673**	**$ 1,943,556**	**$ 2,782,162**	**$ 1,939,012**	**100%**	**$ (4,544)**	**0%**

PUBLIC WORKS ADMINISTRATION

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	2	1	1	1		0	
Salaries & Wages	$ 88,772	$ 42,052	$ 44,107	$ 44,107	45%	$ 2,055	5%
Employee Benefits	52,520	33,395	34,871	34,871	35%	1,476	4%
Books, Subscrip, Memberships	-	-	-	-	0%	-	0%
Travel & Training	1,133	3,000	3,000	3,000	3%	-	0%
Office Supplies	778	2,600	2,600	2,600	3%	-	0%
Fleet Fund Charges	3,996	4,000	4,000	4,000	4%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	6%	-	0%
Utilities	328	-	-	-	0%	-	0%
Equipment Maintenance	-	500	500	500	1%	-	0%
Risk Mgmt Fund Charges	1,852	1,500	1,500	1,500	2%	-	0%
Professional & Technical	368	2,500	2,500	2,500	3%	-	0%
Miscellaneous	178	-	-	-	0%	-	0%
Capital Outlay	-	-	-	-	0%	-	0%
Total Public Works Admin Expenditures	**$ 155,923**	**$ 95,547**	**$ 99,078**	**$ 99,078**	**100%**	**$ 3,531**	**4%**

ENGINEERING

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	5	5	6	5		0	
Salaries & Wages	$ 459,730	$ 468,336	$ 478,982	$ 478,982	61%	$ 10,646	2%
Employee Benefits	207,899	224,119	231,116	231,116	29%	6,997	3%
Uniforms	513	600	600	600	0%	-	0%
Books, Subscriptions, Memberships	-	1,000	1,000	1,000	0%	-	0%
Travel & Training	5,658	9,500	9,500	9,500	1%	-	0%
Office Supplies	500	6,000	10,000	6,500	1%	500	8%
Fleet Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
IT Fund Charges	6,000	6,000	6,000	6,000	1%	-	0%
Utilities	1,658	-	-	-	0%	-	0%
Equipment Maintenance	20,529	24,000	25,000	25,000	3%	1,000	4%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Professional & Technical	19,989	23,000	23,000	23,000	3%	-	0%
Miscellaneous	136	500	500	500	0%	-	0%
Capital Outlay	4,849	-	-	-	0%	-	0%
Total Engineering Expenditures	**$ 733,461**	**$ 769,055**	**$ 791,698**	**$ 788,198**	**100%**	**$ 19,143**	**2%**

PARKS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	31	31	35	33		2	
Salaries & Wages	$ 951,204	$ 1,073,199	$ 1,304,250	$ 1,229,370	39%	$ 156,171	15%
Overtime	51,742	35,000	50,000	50,000	2%	15,000	43%
Employee Benefits	433,477	525,717	719,583	655,217	21%	129,500	25%
Uniforms	8,648	9,030	9,030	9,030	0%	-	0%
Travel & Training	13,202	8,000	12,000	12,000	0%	4,000	50%
Office Supplies	2,160	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	24,996	81,357	81,357	81,357	3%	-	0%
Buildings & Grounds O&M	99,831	84,500	84,500	84,500	3%	-	0%
Utilities	12,509	7,500	7,500	7,500	0%	-	0%
Equipment Maintenance	42,700	40,000	40,000	40,000	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Electricity - Lehi City Power	55,657	48,000	48,000	48,000	2%	-	0%
Professional & Technical	272,986	369,500	419,500	419,500	13%	50,000	14%
IT Fund Charges	6,000	6,000	6,000	6,000	0%	-	0%
Tree Trimming	35,238	20,000	40,000	40,000	1%	20,000	100%
Purchase of Trees	13,446	103,000	103,000	103,000	3%	-	0%
Miscellaneous	15,676	12,850	22,850	12,850	0%	-	0%
Park Maintenance	160,256	196,700	196,700	196,700	6%	-	0%
Park Pavilion & Playground Upgrades	91,993	55,000	87,000	87,000	3%	32,000	58%
Capital Outlay	86,536	-	380,489	30,500	1%	30,500	0%
Total Parks Expenditures	**$ 2,383,259**	**$ 2,682,353**	**$ 3,618,760**	**$ 3,119,525**	**100%**	**$ 437,172**	**16%**

COMMUNITY EVENTS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Cultural Arts Council Expense	$ 76,000	$ 78,000	$ 78,000	$ 78,000	16%	$ -	0%
Boys State Contribution	-	800	800	800	0%	-	0%
Miss Lehi Pageant	31,485	22,000	22,000	22,000	4%	-	0%
Lehi Float	-	16,000	16,000	16,000	3%	-	0%
Lehi Parade & Events Committee	143,224	102,500	102,500	102,500	21%	-	0%
Youth City Council	1,077	4,000	4,000	4,000	1%	-	0%
Family Week	756	5,000	5,000	5,000	1%	-	0%
Foam Day	14,714	13,000	13,000	13,000	3%	-	0%
Lehi Silver Band	-	2,500	2,500	2,500	1%	-	0%
Community Beautification	10,481	11,000	11,000	11,000	2%	-	0%
Historical Preservation Committee	191	-	-	-	0%	-	0%
Brochures Published	-	3,000	3,000	3,000	1%	-	0%
Santa Parade	2,751	1,500	1,500	1,500	0%	-	0%
Special Projects	16,513	90,000	90,000	90,000	18%	-	0%
Summer Splash Party	-	20,000	20,000	20,000	4%	-	0%
Teen Event	1,061	2,500	2,500	2,500	1%	-	0%
National Night Out Event	4,535	5,000	5,000	5,000	1%	-	0%
Outdoor Movies	10,424	12,200	12,200	12,200	2%	-	0%
Archives Donation	2,771	28,000	28,000	28,000	6%	-	0%
Fireworks Show	25,000	25,000	25,000	25,000	5%	-	0%
Parks & Trails Committee	-	1,700	1,700	1,700	0%	-	0%
Christmas in Lehi	-	1,000	1,000	1,000	0%	-	0%
Easter Egg Hunt	6,712	7,000	7,000	7,000	1%	-	0%
Miscellaneous special events	15,266	11,000	28,000	10,000	2%	(1,000)	-9%
Just for Kids	20,000	20,000	20,000	20,000	4%	-	0%
Volunteer Celebration	2,055	4,000	4,000	4,000	1%	-	0%
Veteran's Day Celebration	-	5,000	5,000	5,000	1%	-	0%
Total Comm Events Expenditures	**$ 385,013**	**$ 491,700**	**$ 508,700**	**$ 490,700**	**100%**	**$ (1,000)**	**0%**

SENIOR CITIZEN

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	4.5	4.5	4.5	4.5		0	
Salaries & Wages	$ 126,640	$ 164,182	$ 165,416	$ 165,416	44%	$ 1,234	1%
Overtime	234	-	-	-	0%	-	0%
Employee Benefits	45,057	56,821	58,292	58,292	16%	1,471	3%
Travel & Training	27,652	2,000	2,000	2,000	1%	-	0%
Office Supplies	4,174	4,000	4,000	4,000	1%	-	0%
Senior Citizen - Bldgs & Grounds	1,500	1,500	1,500	15,000	4%	13,500	900%
Utilities	-	2,000	2,000	2,000	1%	-	0%
IT Fund Charges	-	-	-	-	0%	-	0%
Electricity - Lehi City Power	-	6,500	6,500	6,500	2%	-	0%
Professional & Technical	-	1,650	1,650	1,650	0%	-	0%
Program Expenditures	-	63,000	63,000	63,000	17%	-	0%
Meal Management	27,005	23,000	23,000	23,000	6%	-	0%
Miscellaneous	249	9,000	9,000	9,000	2%	-	0%
Capital Outlay	8,880	-	25,000	25,000	7%	25,000	0%
Total Senior Citizen Expenditures	**$ 241,389**	**$ 333,653**	**$ 361,358**	**$ 374,858**	**100%**	**$ 41,205**	**12%**

LIBRARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	21.93	21.93	21.93	21.93		0	
Salaries & Wages	$ 649,223	$ 690,596	$ 700,330	$ 700,330	49%	$ 9,734	1%
Employee Benefits	256,925	290,873	300,683	300,683	21%	9,810	3%
Books	225,948	185,000	237,000	195,000	14%	10,000	5%
Subscriptions	15,678	10,000	10,000	10,000	1%	-	0%
Travel & Training	1,274	7,000	7,000	7,000	0%	-	0%
Office Supplies	25,904	22,000	22,000	22,000	2%	-	0%
Equipment Maintenance	46,413	51,827	51,827	51,827	4%	-	0%
Buildings & Grounds O&M	2,057	2,000	2,000	25,000	2%	23,000	1150%
Utilities	6,031	10,000	10,000	10,000	1%	-	0%
Story Hour Expense	8,267	8,250	8,250	8,250	1%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Electricity - Lehi City Power	18,378	18,000	18,000	18,000	1%	-	0%
Professional & Technical	6,927	5,000	5,000	5,000	0%	-	0%
Collections	2,181	2,000	2,000	2,000	0%	-	0%
IT Fund Charges	50,004	51,500	50,000	50,000	4%	(1,500)	-3%
Miscellaneous	5,470	8,830	10,330	10,330	1%	1,500	17%
Capital Outlay	-	-	38,065	-	0%	-	0%
Total Library Expenditures	**$ 1,325,685**	**$ 1,367,876**	**$ 1,477,484**	**$ 1,420,419**	**100%**	**$ 52,543**	**4%**

LITERACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	6.5	6.5	6.5	6.5		0	
Salaries & Wages	$ 225,237	$ 247,719	$ 250,172	$ 250,172	65%	$ 2,453	1%
Employee Benefits	63,442	84,717	87,227	87,227	23%	2,510	3%
Books, Subscriptions, Memberships	270	500	500	500	0%	-	0%
Travel & Training	-	1,000	1,000	1,000	0%	-	0%
Office Supplies	6,885	5,000	5,000	5,000	1%	-	0%
Buildings & Grounds O&M	1,535	1,500	1,500	15,000	4%	13,500	900%
Utilities	5,152	1,000	4,000	4,000	1%	3,000	300%
Equipment Maintenance	-	750	750	750	0%	-	0%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	1%	-	0%
Electricity - Lehi City Power	-	-	5,000	5,000	1%	5,000	0%
Professional & Technical	10,296	2,500	2,500	2,500	1%	-	0%
IT Fund Charges	5,004	5,000	5,000	5,000	1%	-	0%
Miscellaneous	7,973	6,000	6,000	6,000	2%	-	0%
Litercay Foundation Expenses	4,309	-	-	-	0%	-	0%
Capital Outlay	-	-	15,000	-	0%	-	0%
Total Literacy Center Expenditures	**$ 335,108**	**$ 360,686**	**$ 388,649**	**$ 387,149**	**100%**	**$ 26,463**	**7%**

CEMETERY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	6	7	7	7		0	
Salaries & Wages	$ 230,080	$ 261,435	$ 273,746	$ 273,746	51%	$ 12,311	5%
Overtime	2,178	3,500	3,500	3,500	1%	-	0%
Employee Benefits	80,526	152,595	141,569	141,569	26%	(11,026)	-7%
Uniforms	1,398	1,800	1,800	1,800	0%	-	0%
Newspaper Expense	-	357	357	357	0%	-	0%
Office Supplies	687	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	9,996	15,000	15,000	15,000	3%	-	0%
Cemetery Maintenance	37,360	24,000	24,000	24,000	4%	-	0%
Utilities	4,899	6,200	6,200	6,200	1%	-	0%
Equipment Maintenance	11,278	16,000	16,000	16,000	3%	-	0%
Risk Mgmt Fund Charges	2,004	2,000	2,000	2,000	0%	-	0%
Electricity - Lehi City Power	3,212	3,000	3,000	3,000	1%	-	0%
Professional & Technical	3,954	5,000	5,000	5,000	1%	-	0%
IT Fund Charges	3,996	4,000	4,000	4,000	1%	-	0%
Safety	452	-	-	-	0%	-	0%
Purchase Trees	227	8,500	8,500	8,500	2%	-	0%
Miscellaneous	5,908	5,000	9,000	9,000	2%	4,000	80%
Capital Outlay	4,911	-	30,600	20,800	4%	20,800	0%
Total Cemetery Expenditures	**$ 403,065**	**$ 510,387**	**$ 546,272**	**$ 536,472**	**100%**	**$ 26,085**	**5%**

MUSEUM

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Salaries & Wages	$ -	$ -	$ -	$ -	0%	$ -	0%
Employee Benefits	-	-	-	-	0%	-	0%
Publicity	-	-	-	-	0%	-	0%
Office Supplies	-	-	-	-	0%	-	0%
Lehi Archives Office Supplies	-	-	-	-	0%	-	0%
Vehicle Fuel/Maint/Mileage	-	-	-	-	0%	-	0%
Buildings & Grounds O&M	2,952	2,950	22,950	22,950	8%	20,000	678%
Utilities	2,730	6,800	6,800	6,800	2%	-	0%
Electricity - Lehi City Power	10,299	10,000	10,000	10,000	3%	-	0%
Professional & Technical	260,000	260,000	260,000	260,000	87%	-	0%
IT Fund Charges	-	-	-	-	0%	-	0%
Risk Mgmt Fund Charges	-	-	-	-	0%	-	0%
Miscellaneous	9,250	20,000	-	-	0%	(20,000)	-100%
Museum Contribution	-	-	-	-	0%	-	0%
Total Museum Expenditures	**$ 285,231**	**$ 299,750**	**$ 299,750**	**$ 299,750**	**100%**	**-**	**0%**

NON-DEPARTMENTAL

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Utilities	$ 258,090	$ 245,000	$ 245,000	$ 245,000	3%	$ -	0%
Credit Card & Bank Charges	12,707	20,000	20,000	20,000	0%	-	0%
Document Imaging	-	30,000	30,000	30,000	0%	-	0%
Contribution to Risk Fund	-	-	-	370,013	4%	370,013	0%
Contribution to Fleet Fund	405,996	229,800	229,800	615,435	7%	385,635	168%
Employee Appreciation	38,776	25,000	75,000	75,000	1%	50,000	200%
Contrib to Legacy Center/Outdoor Pool	1,867,296	1,789,137	1,870,842	1,870,842	23%	81,705	5%
Museum Project Thanksgiving Point	100,000	100,000	100,000	100,000	1%	-	0%
Contribution to Chamber	22,000	17,000	12,000	12,000	0%	(5,000)	-29%
Fox Hollow Golf Course	241,807	275,000	275,000	275,000	3%	-	0%
Contingency	68,873	100,000	100,000	100,000	1%	-	0%
MAG Contribution	35,062	25,000	25,000	25,000	0%	-	0%
Branding	13,092	20,000	20,000	20,000	0%	-	0%
Mayor/Council Special Projects	33,790	50,000	50,000	50,000	1%	-	0%
Contribution to IT Fund	308,496	308,500	308,500	305,500	4%	(3,000)	-1%
Contribution to Capital Projects Fund	7,200,000	1,120,140	-	300,000	4%	(820,140)	-73%
Intergovernmental Relations	55,169	50,000	50,000	50,000	1%	-	0%
Employee Wellness	10,898	60,000	177,000	177,000	2%	117,000	195%
UVSSD dispatch costs	346,870	400,908	400,908	400,908	5%	-	0%
Market Adjustment	-	-	180,000	180,000	2%	180,000	0%
Youth Council	99	5,000	5,000	5,000	0%	-	0%
Information fair	9,627	10,000	10,000	10,000	0%	-	0%
VIPS	1,445	5,000	5,000	5,000	0%	-	0%
Contribution to Bldgs/Grounds Fund	1,043,496	1,043,497	1,043,497	869,672	11%	(173,825)	0%
911 Fees Passthrough to UVDSSD	-	325,000	325,000	325,000	4%	-	0%
Contribution to Police Impact Fees	1,130,210	-	-	-	0%	-	0%
Transfer to Debt Service	-	1,614,495	1,614,495	1,814,495	22%	200,000	0%
Total Non-Departmental Expenditures	**$ 13,203,800**	**$ 7,868,477**	**$ 7,172,042**	**$ 8,250,865**	**56%**	**$ 176,213**	**5%**

CLASS "C" ROADS

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Class 'C" Road Allotment	$ 2,511,008	$ 2,200,000	$ 3,500,000	$ 3,500,000	76%	$ 1,300,000	59%
Interest Earnings	8,779	-	-	-	0%	-	0%
Re-appropriate balance	-	-	-	1,090,000	24%	1,090,000	0%
Total Revenues	$ 2,519,787	$ 2,200,000	$ 3,500,000	$ 4,590,000	**76%**	**$ 1,300,000**	**109%**
Expenditures							
Road Maintenance	$ 1,407,647	$ 1,493,000	$ 1,493,000	$ 1,493,000	33%	-	0%
Snow Removal & Salt	151,471	132,000	132,000	132,000	3%	-	0%
Striping	105,171	200,000	200,000	200,000	4%	-	0%
Equipment rental	22,670	60,000	60,000	60,000	1%	-	0%
Street signs	94,032	85,000	85,000	85,000	2%	-	0%
Traffic Control Updates	6,172	20,000	20,000	20,000	0%	-	0%
Oil Distribtutor	100,510	-	-	-	0%	-	0%
Salt Sander & Dump Body	-	56,000	-	-	0%	(56,000)	-100%
Asphalt Roller	-	45,000	-	-	0%	(45,000)	-100%
Crack Seal Machine	-	70,000	-	-	0%	(70,000)	-100%
Road Reconstruction Projects	-	-	2,600,000	2,330,000	51%	2,330,000	0%
Signal Lights & Signal Development	-	-	200,000	200,000	4%	200,000	0%
Marathon Mastic Melter	-	-	70,000	70,000	2%	70,000	0%
Reserves	-	39,000	-	-	0%	(39,000)	-100%
Total Expenditures	$ 1,887,673	$ 2,200,000	$ 4,860,000	$ 4,590,000	**65%**	**$ 2,390,000**	**109%**
Surplus(Deficit)	**$ 632,114**	**$ -**	**$ (1,360,000)**	**$ -**			

LIQUOR FUND

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ -	$ -	$ -	$ -	0%	$ -	0%
Liquor fund allottment	58,807	60,000	60,000	60,000	100%	-	0%
Re-appropreiate fund balance	-	-	-	-	0%	-	0%
Total Revenues	$ 58,807	$ 60,000	$ 60,000	$ 60,000	100%	$ -	0%
Expenditures							
Wages > DUI enforcement	$ 44,105	$ 18,000	$ 18,000	$ 18,000	30%	$ -	0%
Benefits	14,702	6,500	6,500	6,500	11%	-	0%
Miscellaneous	-	35,500	35,500	35,500	59%	-	0%
Fund Balance	-	-	-	-	0%	-	0%
Total Expenditures	$ 58,807	$ 60,000	$ 60,000	$ 60,000	100%	$ -	100%
Surplus(Deficit)	**$ 0**	**$ -**	**$ -**	**$ -**			

LEGACY CENTER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 31,507	$ 1,000	$ 1,000	$ 1,000	0%	$ -	0%
Legacy Center Pass Sales	1,763,317	1,550,000	1,550,000	1,550,000	29%	-	0%
Charges For Service	1,267,163	1,200,000	1,200,000	1,231,800	23%	31,800	3%
Merchandise Sales	31,929	30,000	30,000	30,000	1%	-	0%
Offsite Concession Sales	55,775	60,000	60,000	60,000	1%	-	0%
Center Court Receipts	192,675	200,000	200,000	200,000	4%	-	0%
Swim Program Revenue	345,384	325,000	325,000	325,000	6%	-	0%
Contribution From General Fund	1,867,296	1,789,137	-	1,870,842	36%	81,705	5%
Total Revenues	$ 5,555,047	$ 5,155,137	$ 3,366,000	$ 5,268,642	100%	$ 113,505	2%
Operating expenses	$ 5,329,070	$ 5,155,137	$ 5,266,042	$ 5,268,642			
Surplus(Deficit)	**$ 225,977**	**$ -**	**$ (1,900,042)**	**$ 0**			

LEGACY CENTER

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	76.77	76.77	76.77	76.77		0	
Salaries & Wages	$ 2,358,863	$ 2,612,200	$ 2,695,091	$ 2,695,091	51%	$ 82,891	3%
Overtime	348	1,000	1,000	1,000	0%	-	0%
Employee Benefits	460,986	502,479	520,292	520,292	10%	17,813	4%
Uniforms	2,980	3,700	3,700	3,700	0%	-	0%
Fleet Fund Charges	2,004	36,000	36,000	36,000	1%	-	0%
IT Fund Charges	53,004	53,000	53,000	53,000	1%	-	0%
Risk Mgmt Fund Charges	65,004	65,000	65,000	65,000	1%	-	0%
Books, Subscriptions, Memberships	946	2,500	2,500	2,500	0%	-	0%
Recreation Public Notices	2,190	5,000	5,000	5,000	0%	-	0%
Travel & Training	13,476	14,800	18,500	18,500	0%	3,700	25%
Office Supplies	20,566	32,000	32,000	32,000	1%	-	0%
Buildings & Grounds O&M	96,022	92,000	92,000	92,000	2%	-	0%
Utilities	70,656	120,000	120,000	120,000	2%	-	0%
Offsite Concession Expenses	54,723	64,000	64,000	64,000	1%	-	0%
Center Court Expenses	145,578	169,000	165,500	165,500	3%	(3,500)	-2%
Electricity - Lehi City Power	205,257	205,000	205,000	205,000	4%	-	0%
Professional & Technical	105,095	68,100	108,100	108,100	2%	40,000	59%
Program Expenditures	124,941	188,000	148,000	148,000	3%	(40,000)	-21%
Gymnastics	44,738	76,000	76,000	76,000	1%	-	0%
Dance	10,170	11,900	11,900	11,900	0%	-	0%
Itty Bitty Ball	5,790	10,000	10,000	10,000	0%	-	0%
Birthday Parties	7,245	3,500	8,500	8,500	0%	5,000	143%
Facilities Stations	16,569	14,400	19,400	19,400	0%	5,000	35%
Pool Operation & Maintenance	141,092	140,000	140,000	140,000	3%	-	0%
Miscellaneous	5,502	23,000	23,000	23,000	0%	-	0%
Swimming Program	94,996	88,000	88,000	88,000	2%	-	0%
Tennis	642	6,000	6,000	6,000	0%	-	0%

LEGACY CENTER-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Legacy Center - Expenditures continued							
Golf	5,362	6,800	6,800	6,800	0%	-	0%
Soccer Program Expense	28,433	25,000	25,000	26,000	0%	1,000	4%
Volleyball Expense	6,261	10,200	10,200	10,200	0%	-	0%
Baseball Expense	53,023	66,000	66,000	66,000	1%	-	0%
Girls Softball	11,743	19,000	19,000	19,000	0%	-	0%
Basketball Expense	131,224	134,300	134,300	134,300	3%	-	0%
Flag Football Expense	6,961	8,000	8,000	9,600	0%	1,600	20%
Wrestling Program Expense	1,898	2,000	2,000	2,000	0%	-	0%
Debt Service	710,000	-	-	-	0%	-	0%
Contribution to Outdoor Pool	135,348	148,258	148,258	148,258	3%	-	0%
Capital Outlay	119,717	94,000	85,000	85,000	2%	(9,000)	-10%
Pool Capital Outlay	9,718	35,000	44,000	44,000	1%	9,000	26%
Total Legacy Center Expenditures	**$ 5,329,070**	**$ 5,155,137**	**$ 5,266,042**	**$ 5,268,642**	**100%**	**$ 113,505**	**2%**

OUTDOOR POOL SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Outdoor Pool Revenue	$ 238,568	$ 204,435	$ 204,435	$ 207,068	58%	$ 2,633	1%
Interest Income	9,555	-	-	-	0%	-	0%
Legacy Center Contribution	135,348	148,258	148,258	148,258	42%	-	0%
Total Revenues	$ 383,471	$ 352,693	$ 352,693	$ 355,326	100%	$ 2,633	1%
Personnel FTEs	4.28	4.28	4.28	4.28		0	
Expenditures							
Salaries & Wages	$ 134,611	$ 157,293	$ 163,493	$ 157,293	44%	$ 0	0%
Employee benefits	10,299	12,033	12,033	12,033	3%	(0)	0%
Outdoor Pool Operation & Maintenance	142,676	133,367	143,000	143,000	40%	9,633	7%
Capital Outlay	18,305	50,000	43,000	43,000	12%	(7,000)	-14%
Total Expenditures	$ 305,891	$ 352,693	$ 361,526	$ 355,326	100%	$ 2,633	1%
Surplus(Deficit)	**$ 77,580**	**$ -**	**$ (8,833)**	**$ (0)**			

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Grant Revenue	$ -	$ 260,000	$ 260,000	$ -	0%	$ (260,000)	-100%
Interest income	206,635	500	500	500	0%	-	0%
Bond Proceeds	16,470,000	-	-	-	0%	-	0%
Appropriation from fund balance	-	20,449,500	18,794,500	1,083,562	60%	(19,365,938)	-95%
Sales tax	853,369	432,500	432,500	432,500	24%	-	0%
Transfer from General Fund	7,200,000	1,120,140	-	300,000	17%	(820,140)	-73%
Sale of Assets	-	1,500,000	-	-	0%	(1,500,000)	0%
Bond Proceeds	1,932,528	-	-	-	0%	-	0%
Miscellaneous	-	-	-	-	0%	-	0%
Total Revenues	$ 26,662,532	$ 23,762,640	$ 19,487,500	$ 1,816,562	100%	$ (21,686,078)	-92%
Expenditures							
Transfer to Debt Service Fund	$ -	$ -	$ -	$ 50,873	3%	$ 50,873	0%
Debt Service - Cabelas	377,863	427,500	427,500	427,500	24%	$ -	0%
Debt Service Interest - Fire Station	243,312	-	-	-	0%	-	0%
Debt Service Principal - Fire Station	232,195	-	-	-	0%	-	0%
Bond Costs	8,250	-	-	-	0%	-	0%
City Hall Addition - Furniture	-	-	-	-	0%	-	0%
City Hall Addition	-	260,000	-	-	0%	(260,000)	-100%
Irrigation Central Control Upgrade	-	138,124	138,124	138,124	8%	-	0%
Sidewalks	214,091	300,000	300,000	300,000	17%	-	0%
Pioneer Sculpture - Legacy Park	30,000	-	-	-	0%	-	0%
Road Widening & Infrastructure	1,186,999	1,600,000	500,000	500,000	28%	(1,100,000)	-69%
Shed @ Vets Ball Park	40,260	-	-	-	0%	-	0%
Sidewalks 500 W & 1900 S	180,243	-	-	-	0%	-	0%
Safe Routes to School	25,944	320,000	260,000	-	0%	(320,000)	-100%
Infant Cemetery Road	-	41,500	-	-	0%	(41,500)	-100%
Heart Monitor	-	32,816	-	-	0%	(32,816)	-100%

CAPITAL PROJECTS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
New Flooring	-	32,000	-	-	0%	(32,000)	-100%
Irrigation Redesign & Renovation	-	30,700	-	-	0%	(30,700)	-100%
Outdoor Pool Playground Replacement	-	120,000	-	-	0%	(120,000)	-100%
Wines Park Bathroom Remodel	-	20,000	-	-	0%	(20,000)	-100%
Replace Bleachers @ Vets Park	-	35,000	-	-	0%	(35,000)	-100%
Repurpose Skate Park Playground	-	35,000	-	-	0%	(35,000)	-100%
Mobile Command Center	-	60,000	-	-	0%	(60,000)	-100%
New Public Safety Building	-	18,000,000	-	-	0%	(18,000,000)	-100%
Nuttal Drive	-	220,000	-	-	0%	(220,000)	-100%
Digital Drive	-	355,000	-	-	0%	(355,000)	-100%
Parks Building	-	1,500,000	-	-	0%	(1,500,000)	-100%
Public Safety Building Design	-	-	-	-	0%	-	0%
Public Safety Building Site Work	-	-	-	-	0%	-	0%
Main Street Property Purchase	-	235,000	-	-	0%	(235,000)	-100%
Electric Charging Station	-	40,000	-	-	0%	(40,000)	-100%
Dry Creek Lake Rescue Equipment	-	-	55,000	55,000	3%	55,000	0%
Wines Park Irrigation Renovation	-	-	35,000	35,000	2%	35,000	0%
Sub-Compact Utility Tractor	-	-	22,000	22,000	1%	22,000	0%
Nuisance Trees & Damaged Sidewalks	-	-	-	250,000	14%	250,000	100%
Library Self Check Out Kiosks	-	-	-	38,065	2%	38,065	200%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 2,539,156	$ 23,802,640	$ 1,737,624	$ 1,816,562	97%	$ (22,036,951)	-92%
Surplus(Deficit)	**$ 24,123,375**	**$ (40,000)**	**$ 17,749,876**	**$ -**			

DEBT SERVICE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Transfer from Capital Projects	$ -	$ -	$ -	$ 50,873	3%	$ 50,873	0%
Transfer from General Fund	807,252	1,614,495	1,614,495	1,814,495	97%	$ 200,000	12%
Fund Balance Appropriation	-	400,000	400,000	-	0%	$ (400,000)	-100%
Total Revenues	$ 807,252	$ 2,014,495	$ 2,014,495	$ 1,865,368	100%	$ (149,127)	-7%
Expenses							
Debt Service - Interest	$ 489,054	$ 1,151,995	$ 1,151,995	$ 952,868	51%	$ (199,127)	-17%
Debt Service - Principal	-	855,000	855,000	905,000	49%	50,000	6%
Bond Costs	-	7,500	7,500	7,500	0%	-	0%
Total Expenses	$ 489,054	$ 2,014,495	$ 2,014,495	$ 1,865,368	100%	$ (149,127)	-7%
Surplus(Deficit)	**$ 318,198**	**$ -**	**$ -**	**$ -**			

CDBG

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ -	$ -	$ -	$ -	0%	$ -	0%
CDBG	369,283	160,000	160,000	160,000	100%	-	0%
Re-appropriation of Fund Balance	-	-	-	332,000	100%	332,000	0%
Total Revenues	$ 369,283	$ 160,000	$ 160,000	$ 492,000	100%	$ 332,000	208%
Expenditures							
Project improvements	$ 385,695	$ 160,000	$ 492,000	$ 492,000	100%	$ 332,000	208%
Total Expenditures	$ 385,695	$ 160,000	$ 492,000	$ 492,000	100%	$ 332,000	208%
Surplus(Deficit)	**$ (16,412)**	**$ -**	**$ (332,000)**	**$ -**			

FIRE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ 9,709	$ 1,000	$ 1,000	$ 1,000	0%	$ -	0%
Impact Fees	369,465	400,000	400,000	400,000	100%	-	0%
Fund balance appropriation	-	-	-	-	0%	-	0%
Bond proceeds	-	-	-	-	0%	-	0%
Total Revenues	$ 379,175	$ 401,000	$ 401,000	$ 401,000	100%	$ -	0%
Expenditures							
Future fire station	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
Cost of Issuance	-	-	-	-	0%	-	0%
Fire Station 83	-	-	-	-	0%	-	0%
Reserves	-	401,000	401,000	401,000	100%	-	0%
Total Expenditures	$ -	$ 401,000	$ 401,000	$ 401,000	100%	$ -	0%
Surplus(Deficit)	**$ 379,175**	**$ -**	**$ -**	**$ -**			

PARKS IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ (60,905)	$ 30,000	$ 30,000	$ 30,000	1%	$ -	0%
Park Impact Fees	3,461,738	2,050,000	2,050,000	2,050,000	77%	-	0%
Utah State Parks Grant	126,675	-	-	-	0%	-	0%
Developer Contributions	-	-	-	-	0%	-	0%
Proceeds from Sale of Land	-	500,000	-	-	0%	(500,000)	-100%
Reappropriate Fund Balance	-	115,000	-	599,180	22%	484,180	421%
Total Revenues	$ 3,527,508	$ 2,695,000	$ 2,080,000	$ 2,679,180	100%	$ (15,820)	-1%
Expenditures							
Debt Service - Principal	$ -	$ -	$ -	$ -	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
Peck Park	-	115,000	250,000	-	0%	(115,000)	-100%
Mellor Rhodes Park	-	718,740	5,718,740	718,740	27%	-	0%
Shadow Ridge	16,280	-	1,840,000	-	0%	-	0%
Monument Park	204,711	-	1,100,000	1,100,000	41%	1,100,000	0%
Storage Building @ Ivory Ridge Park	18,758	-	-	-	0%	-	0%
Sage Vista 3 Acre Park	246,000	-	-	-	0%	-	0%
Parks, Trails, & Open Space Master Plan	-	105,000	105,000	105,000	4%	-	0%
Upsizing Trails	89,862	105,000	155,000	105,000	4%	-	0%
Mountain Bike Trails	122,211	330,440	330,440	330,440	12%	-	0%
Fire83 Park	15,163	1,100,000	-	-	0%	(1,100,000)	-100%
Lights at Sports Park	-	-	220,000	220,000	8%	220,000	0%
Willow Park Upgrades	-	-	100,000	100,000	4%	100,000	0%
Capital & Impact Fee Study	-	-	-	-	0%	-	0%
Reserves	-	220,820	-	-	0%	(220,820)	-100%
Total Expenditures	$ 712,985	$ 2,695,000	$ 9,819,180	$ 2,679,180	100%	$ (15,820)	-1%
Surplus (Deficit)	**$ 2,814,522**	**$ -**	**$ (7,739,180)**	**$ -**			

POLICE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ (18,522)	$ 500	$ 500	$ 500	0%	$ -	0%
Police Impact Fees	286,956	250,000	250,000	250,000	100%	-	0%
Proceeds from Issuance of Debt	-	-	-	-	0%	-	0%
Contribution from General Fund	1,130,210	-	-	-	0%	-	0%
Reappropriate Fund Balance	-	-	-	-	0%	-	0%
Total Revenues	$ 1,398,644	$ 250,500	$ 250,500	$ 250,500	100%	$ -	0%
Expenditures							
Land Purchase	$ 300,000	$ -	$ -	$ -	0%	$ -	0%
Land Purchase	309,258	-	-	-	0%	$ -	0%
Interest Expense	-	-	-	-	0%	-	0%
New Police Building Design	1,070,692	-	-	-	0%	-	0%
Reserves	-	250,500	250,500	250,500	100%	-	0%
Total Expenditures	$ 1,679,950	$ 250,500	$ 250,500	$ 250,500	100%	$ -	0%
Surplus(Deficit)	**$ (281,306)**	**$ -**	**$ -**	**$ -**			

ROAD IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ (9,220)	$ -	$ -	$ -	0%	$ -	0%
Road Impact Fees	1,949,661	2,000,000	2,000,000	2,000,000	10%	-	0%
Contributions from Developers	-	-	-	-	0%	-	0%
UDOT Contributions	2,583,853	100,000	100,000	100,000	1%	-	0%
County Contributions	2,816,126	16,300,000	16,300,000	16,300,000	85%	-	0%
Reappropriate Fund Balance	-	215,000	-	665,000	3%	450,000	209%
Total Revenues	$ 7,340,421	$ 18,615,000	$ 18,400,000	$ 19,065,000	100%	$ 450,000	2%
Expenditures							
Interest Expense	$ 1	$ -	$ -	$ -	0%	$ -	0%
Signals	463,447	150,000	400,000	400,000	2%	250,000	167%
Streets Widening	420,090	215,000	215,000	215,000	1%	-	0%
600 E North of Dry Creek	2,568	550,000	550,000	750,000	4%	200,000	36%
Jordan Willows Conn Rd	-	100,000	100,000	100,000	1%	-	0%
Center Street & SR92	-	50,000	50,000	50,000	0%	-	0%
Acecel/Decel @ SR92 & 500 West	-	20,000	20,000	20,000	0%	-	0%
Traverse Blvd TRAX Xing & Road	1,280,246	400,000	400,000	400,000	2%	-	0%
Triumph (Frontage Rd to TRAX Xing)	991,908	50,000	50,000	50,000	0%	-	0%
Main Street 2300 W to Crossroads	556,009	11,600,000	11,600,000	11,600,000	61%	-	0%
1200 West	2,503,487	1,100,000	1,100,000	1,100,000	6%	-	0%
Ashton Blvd Relocation	2,116,232	50,000	50,000	50,000	0%	-	0%
I15 & 300 W Enhancement	-	50,000	50,000	50,000	0%	-	0%
700 South Cycle Track Project	-	3,600,000	3,600,000	3,600,000	19%	-	0%
1200 East Project	-	480,000	480,000	480,000	3%	-	0%
Road Master Plan & Impact Fee	-	200,000	200,000	200,000	1%	-	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenditures	$ 8,333,988	$ 18,615,000	$ 18,865,000	$ 19,065,000	100%	$ 450,000	2%
Surplus(Deficit)	**$ (993,568)**	**$ -**	**$ (465,000)**	**$ -**			

CULINARY WATER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 121,233	$ 100,000	$ 100,000	$ 100,000	1%	$ -	0%
Interest Income	262,123	-	-	-	0%	-	0%
Water service charges	5,750,068	5,906,348	5,906,348	6,326,880	54%	420,532	7%
Water hook up fees	574,325	350,000	350,000	350,000	3%	-	0%
CWP Water Revenues	5,250,596	1,000,000	1,000,000	1,000,000	9%	-	0%
Gain/Loss on Sale Fixed Assets	-	-	-	-	0%	-	0%
Contributions from developers	3,436,122	-	-	-	0%	-	0%
As Built Drawing Fees	109,453	135,000	135,000	135,000	1%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Contributions from developers	297,000	-	-	-	0%	-	0%
Reappropriation of fund balance	-	4,530,952	-	3,741,874	32%	(789,078)	-17%
Total Revenues	$ 15,800,921	$ 12,022,300	$ 7,491,348	$ 11,653,754	100%	$ (368,546)	-3%
Total Expenses	$ 10,334,746	$ 12,022,300	$ 11,671,443	$ 11,653,754			
Total Surplus/Deficit	**$ 5,466,175**	**$ -**	**$ (4,180,095)**	**$ 0**			

CULINARY WATER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTEs	13	13	15	15		0	
Salaries	$ 654,248	$ 795,754	$ 1,058,446	$ 1,008,255	9%	$ 212,501	27%
Overtime	38,957	30,000	40,000	40,000	0%	10,000	33%
Employee Benefits	428,379	468,475	627,378	592,554	5%	124,079	26%
Uniforms	6,676	6,600	7,800	7,200	0%	600	9%
Bond Costs	39,904	-	-	-	0%	-	0%
Books, Subscriptions, Memberships	5,246	10,250	10,250	10,250	0%	-	0%
Travel & Training	20,652	27,000	31,000	29,000	0%	2,000	7%
Office Supplies	5,458	13,500	12,500	11,000	0%	(2,500)	-19%
Fleet Fund Charges	111,247	175,000	175,000	220,500	2%	45,500	26%
Buildings & Grounds O&M	62,034	55,000	55,000	55,000	0%	-	0%
Utilities	40,703	42,000	42,000	42,000	0%	-	0%
Supplies & Maintenance	14,110	83,000	83,000	83,000	1%	-	0%
Water Purchase (Share Rent)	373,541	1,217,500	1,273,000	1,273,000	11%	55,500	5%
Risk Mgmt Fund Charges	60,000	60,000	60,000	60,000	1%	-	0%
Electricity - Lehi City Power	585,193	600,000	600,000	600,000	5%	-	0%
Professional & Technical	141,286	173,000	173,000	173,000	1%	-	0%
IT Fund Charges	37,165	37,000	37,000	37,000	0%	-	0%
Bond Fees	-	6,500	6,500	6,500	0%	-	0%
Billing Expense	83,642	50,000	50,000	50,000	0%	-	0%
Bad Debt Expense	12,286	15,000	15,000	15,000	0%	-	0%
Special Department Supplies	11,503	12,000	12,000	12,000	0%	-	0%
Tools	12,652	20,000	20,000	20,000	0%	-	0%
System Maintenance	217,203	570,480	470,000	470,000	4%	(100,480)	-18%
Meter Replacement	-	100,480	125,000	125,000	1%	24,520	24%
Bond Interest Expense	80,858	-	-	-	0%	-	0%
Debt Service	-	222,549	222,549	283,975	2%	61,426	0%
Allocation to General Fund	174,504	250,000	250,000	300,000	3%	50,000	20%
CWP Water Purchase	5,446,324	1,000,000	1,000,000	1,000,000	9%	-	0%
Meter Annual Maintenance	34,954	37,000	76,825	76,825	1%	39,825	108%

CULINARY WATER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Water expenses - continued							
Capital	-	-	85,500	-	0%	-	0%
Spring Line Replace	-	300,000	300,000	300,000	3%	-	0%
600 E Tank Replacement	-	1,358,257	1,000,000	1,000,000	9%	(358,257)	-26%
Springs Rehabilitation	-	270,000	350,000	350,000	3%	80,000	30%
Sandpit Transmission Line	-	1,402,695	1,402,695	1,402,695	12%	-	0%
Sandpit Tank/Pump	-	1,800,000	1,800,000	1,800,000	15%	-	0%
2300 W Pioneer Crossing CWP Connectior	-	-	100,000	100,000	1%	100,000	0%
Public Works Facility Site Planning	-	-	50,000	50,000	0%	50,000	0%
Security Equipment	-	-	50,000	50,000	0%	50,000	0%
Subdivision Development	-	-	-	-	0%	-	0%
Depreciation & amoritization	1,636,020	-	-	-	0%	-	0%
Reserves	-	813,260	-	-	0%	(813,260)	-100%
Total Culinary Water Expenses	**$ 10,334,746**	**$ 12,022,300**	**$ 11,671,443**	**$ 11,653,754**	**100%**	**$ (368,546)**	**-3%**

CULINARY WATER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	1%	$ -	0%
Water Impact Fees	1,418,167	1,000,000	1,000,000	1,000,000	34%	-	0%
Contributions from Developers	-	2,450,000	1,500,000	1,500,000	50%	(950,000)	-39%
Reappropriate Fund Balance	-	1,753,118	-	457,000	15%	(1,296,118)	0%
Total Revenues	$ 1,418,167	$ 5,228,118	$ 2,525,000	$ 2,982,000	100%	$ (2,246,118)	-43%
Expenses							
Pipe Oversizing	$ -	$ 72,000	$ 232,000	$ 232,000	8%	$ 160,000	222%
Master plan and impact fee study	1,400	-	-	-	0%	-	0%
Interest Expense	28,033	-	-	-	0%	-	0%
Reserves	-	703,000	-	-	0%	-	0%
Holbrook Upper Tank & Pump	-	1,100,000	200,000	200,000	7%	(900,000)	0%
Traverse Source	-	1,300,000	1,300,000	1,300,000	44%	-	0%
West Side Tank	-	50,000	-	-	0%	(50,000)	0%
600 E Tank	-	1,753,118	1,000,000	1,000,000	34%	(753,118)	-43%
Sandpit Tank/Pump	-	-	-	-	0%	-	0%
TP Booster Pump Station	-	250,000	250,000	250,000	8%	-	0%
Total Expenses	$ 29,433	$ 5,228,118	$ 2,982,000	$ 2,982,000	100%	$ (1,543,118)	-43%
Surplus(Deficit)	**$ 1,388,734**	**$ -**	**$ (457,000)**	**$ -**			

SEWER SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 32,976	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
Interest Income	195,769	-	-	-	0%	-	0%
Sewer charges	9,213,563	9,025,000	9,025,000	9,769,316	91%	744,316	8%
Contributions capital funding	4,715,527	-	-	-	0%	-	0%
Gain/Loss of Fixed Assets	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	468,328	-	942,524	9%	474,196	101%
Total Revenues	$ 14,157,835	$ 9,518,328	$ 9,050,000	$ 10,736,840	100%	$ 1,218,512	13%
Total Expenses	$ 11,111,407	$ 9,515,328	$ 10,970,187	$ 10,736,840	100%	$ 1,221,512	13%
Surplus(Deficit)	**$ 3,046,428**	**3,000**	**$ (1,920,187)**	**$ (0)**			

SEWER EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	8	8	7	7		0	
Salaries & Wages	$ 469,506	$ 476,014	$ 422,177	$ 378,477	4%	$ (97,537)	-20%
Overtime	38,963	20,000	20,000	20,000	0%	-	0%
Employee Benefits	318,786	326,617	297,626	264,479	2%	(62,138)	-19%
Uniforms	2,707	6,200	6,200	6,200	0%	-	0%
Books, Subscriptions, Memberships	150	1,400	1,400	1,400	0%	-	0%
Travel & Training	3,597	16,200	16,200	16,200	0%	-	0%
Office Supplies	414	5,500	5,500	5,500	0%	-	0%
Fleet Fund Charges	126,792	125,000	125,000	125,000	1%	-	0%
Buildings & Grounds O&M	69,885	60,000	60,000	60,000	1%	-	0%
Utilities	4,162	10,000	10,000	10,000	0%	-	0%
Supplies & Maintenance	19,601	50,000	50,000	50,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	10,571	5,000	5,000	5,000	0%	-	0%
Professional & Technical	11,595	50,000	50,000	50,000	0%	-	0%
IT Fund Charges	6,996	7,000	7,000	7,000	0%	-	0%
Timpanogos Special Service District	7,752,189	7,469,782	9,050,970	9,050,970	84%	1,581,188	21%
Billing Expense	88,072	35,000	35,000	35,000	0%	-	0%
Bad Debt Expense	11,144	30,000	30,000	30,000	0%	-	0%
Department Supplies	882	10,000	10,000	10,000	0%	-	0%
System Maintenance	95,951	98,615	98,615	98,615	1%	-	0%
Interest Expense	-	3,000	3,000	3,000	0%	-	0%
Allocation to General Fund	150,000	150,000	150,000	150,000	1%	-	0%
Amortization Expense	-	-	-	-	0%	-	0%

SEWER EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2021-FY2021	INCREASE DECREASE %
Sewer Expenses - continued							
Depreciation	1,879,442	-	-	-	0%	-	0%
Reserves	-	-	-	-	0%	-	0%
Manhole/Main Line Rehab	-	510,000	-	310,000	3%	(200,000)	-39%
Capital	-	-	466,500	-	0%	-	0%
Capital Improvements	-	-	-	-	0%	-	0%
Total Sewer Expenses	**$ 11,111,407**	**$ 9,515,328**	**$ 10,970,187**	**$ 10,736,840**	**100%**	**$ 1,221,512**	**13%**

SEWER IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 9,607	$ 10,000	$ 10,000	$ 10,000	1%	$ -	0%
Sewer Impact Fees	1,199,951	400,000	400,000	400,000	23%	-	0%
Contributions From Developers	-	450,000	450,000	450,000	26%	-	0%
Reappropriate Fund Balance	-	345,000	-	895,000	51%	550,000	0%
Total Revenues	$ 1,209,558	$ 1,205,000	$ 860,000	$ 1,755,000	100%	$ 550,000	46%
Expenses							
Oversizing Pipe	$ -	$ 105,000	$ 105,000	$ 105,000	6%	$ -	0%
Allred River Crossing	-	450,000	50,000	50,000	3%	(400,000)	-89%
Jordan Willow Pump Station Addition	-	350,000	500,000	500,000	28%	150,000	43%
Jordan Willow Pump Line	-	300,000	600,000	600,000	34%	300,000	100%
850 E Sewer to 700 S	-	-	500,000	500,000	28%	500,000	0%
Reserves	-	-	-	-	0%	-	0%
Total Expenses	$ -	$ 1,205,000	$ 1,755,000	$ 1,755,000	100%	$ 550,000	46%
Surplus(Deficit)	**$ 1,209,558**	**$ -**	**$ (895,000)**	**$ -**			

ELECTRIC SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Electric sales taxable	$ 31,915,889	$ 30,262,837	$ 33,192,525	$ 33,192,525	82%	$ 2,929,688	10%
Electric sales tax exempt	2,898,406	3,300,000	3,014,342	3,014,342	7%	(285,658)	-9%
Electric hook up fees	475,912	275,000	275,000	275,000	1%	-	0%
Miscellaneous	297,425	175,000	175,000	175,000	0%	-	0%
Temporary power charges	62,009	75,000	75,000	75,000	0%	-	0%
Damage revenue	28,860	25,000	25,000	25,000	0%	-	0%
Salvage revenue	26,438	25,000	25,000	25,000	0%	-	0%
Contribution capital funding	1,633,940	-	-	-	0%	-	0%
Late payment penalties	121,556	185,000	185,000	185,000	0%	-	0%
Pole attachment	62,469	50,000	50,000	50,000	0%	-	0%
Subdivision reimbursement	3,129,616	3,500,000	3,500,000	3,500,000	9%	-	0%
Interest income	591,267	40,000	40,000	40,000	0%	-	0%
Gain/loss on sale of fixed assets	31,658	-	-	-	0%	-	0%
Total Revenues	$ 41,275,446	$ 37,912,837	$ 40,556,867	$ 40,556,867	100%	$ 2,644,030	7%
Total Expenses	$ 32,765,649	$ 37,912,837	$ 38,736,236	$ 40,556,867	169%	2,179,883	7%
Surplus(Deficit)	**$ 8,509,798**	**$ -**	**$ 1,820,631**	**$ (0)**			

ELECTRIC EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	35.5	35.5	35.5	35.5		0	
Salaries & Wages	$ 1,790,754	$ 2,645,599	$ 3,134,050	$ 2,745,838	7%	$ 100,239	4%
Overtime	73,068	155,047	186,887	186,887	0%	31,840	21%
Employee Benefits	1,102,083	1,401,903	1,624,048	1,391,944	3%	(9,959)	-1%
Uniforms	19,295	22,100	22,850	21,100	0%	(1,000)	-5%
Books, Subscriptions, Memberships	217	3,000	3,000	3,000	0%	-	0%
Travel & Training	32,417	62,600	60,100	60,100	0%	(2,500)	-4%
Office Supplies	31,141	25,875	31,000	21,000	0%	(4,875)	-19%
Fleet Fund Charges	455,004	897,000	1,090,000	515,000	1%	(382,000)	-43%
Buildings & Grounds O&M	203,207	150,000	155,000	155,000	0%	5,000	3%
Utilities	34,246	56,000	56,000	56,000	0%	-	0%
Supplies & Maintenance	1,728	3,500	6,500	6,500	0%	3,000	86%
Risk Mgmt Fund Charges	300,000	300,000	300,000	300,000	1%	-	0%
Electricity - Lehi City Power	56,260	50,000	55,000	55,000	0%	5,000	10%
Professional & Technical	154,274	190,850	274,654	274,654	1%	83,804	44%
IT Fund Charges	31,749	23,000	25,000	23,000	0%	-	0%
Computer Maintenance	58	5,000	5,000	5,000	0%	-	0%
Bond Fees	3,300	2,500	2,500	2,500	0%	-	0%
Tree Trimming Expense	35,606	79,000	100,000	100,000	0%	21,000	27%
Internal Generation Maintenance	-	-	10,000	10,000	0%	10,000	0%
Safety	32,455	37,150	39,150	39,150	0%	2,000	5%
Delinquent Collection Expense	(41)	22,031	22,031	22,031	0%	-	0%
Billing Expense	272,017	200,000	200,000	200,000	0%	-	0%
Bad Debt Expense	53,112	65,000	65,000	65,000	0%	-	0%
System Maintenance	530,325	20,000	507,833	507,833	1%	487,833	2439%
Miscellaneous	61,234	29,800	29,800	29,800	0%	-	0%
Resale Power Purchase	23,029,765	26,106,730	26,442,583	26,442,583	65%	335,853	1%
Supplies	75,375	61,000	61,000	61,000	0%	-	0%
Substation Maintenance	70,095	53,500	53,500	53,500	0%	-	0%
Power Locating	7,196	9,000	12,000	12,000	0%	3,000	33%

ELECTRIC EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Expenses - Continued							
Debt Service	682,532	2,056,250	2,056,250	1,253,250	3%	(803,000)	-39%
Allocation to General Fund	265,920	441,000	441,000	541,000	1%	100,000	23%
Depreciation	3,117,432	-	-	-	0%	-	0%
Amorization Cost	243,825	-	-	-	0%	-	0%
Reserves	-	1,383,402	-	3,832,697	9%	2,449,295	177%
Rocky Mtn Power Line Purchases	-	150,000	150,000	150,000	0%	-	0%
Improvements to system	-	400,000	400,000	400,000	1%	-	0%
Street Light Project	-	250,000	250,000	250,000	1%	-	0%
Subdivision Construction	-	300,000	300,000	300,000	1%	-	0%
New Equipment	-	25,000	324,500	224,500	1%	199,500	798%
Capital outlay	-	150,000	160,000	160,000	0%	10,000	7%
Substation security	-	30,000	30,000	30,000	0%	-	0%
Designated City Projects	-	50,000	50,000	50,000	0%	-	0%
Total Electric Expenses	**$ 32,765,649**	**$ 37,912,837**	**$ 38,736,236**	**$ 40,556,867**	**169%**	**$ 2,179,883**	**7%**

ELECTRIC IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 42,205	$ 35,000	$ 35,000	$ 35,000	1%	$ -	0%
Electric Impact Fees	4,299,416	3,000,000	3,000,000	3,000,000	99%	-	0%
Reappropriate Fund Balance	-	3,988,586	-	-	0%	(3,988,586)	-100%
Total Revenues	$ 4,341,621	$ 7,023,586	$ 3,035,000	$ 3,035,000	100%	$ (3,988,586)	-57%
Expenses							
South Transmission	$ -	$ -	$ -	$ -	0%	$ -	0%
Carter Substation Upgrade	-	4,500,000	-	-	0%	(4,500,000)	-100%
River Crossing & Thanksgiving Point	-	550,000	550,000	550,000	18%	-	0%
West Side Substation	-	50,000	-	-	0%	(50,000)	-100%
1300 East Tie	-	400,000	-	-	0%	(400,000)	-100%
Ashton 6-21 & 6-22 Line Extension	-	303,586	-	-	0%	(303,586)	-100%
Interest Expense	10,403	-	-	-	0%	-	0%
Cost of Issuance	-	-	-	-	0%	-	0%
2300 W Overhead	-	50,000	-	-	0%	(50,000)	-100%
Millpond Improvements	-	530,000	-	-	0%	(530,000)	-100%
3-21 Circuit Reconductor (500W-1100W)	-	90,000	90,000	90,000	3%	-	0%
3-12 Line Extension (Public Safety Bldg)	-	250,000	-	-	0%	(250,000)	0%
Line Extensions (Circuits 9-23 & 3-31)	-	300,000	-	-	0%	(300,000)	0%
311 Line Extension Upgrade	-	-	540,000	540,000	18%	540,000	0%
822 Line Extension	-	-	325,000	325,000	11%	325,000	0%
300 N Rebuild	-	-	115,000	115,000	4%	115,000	0%
900 N Reconductor	-	-	100,000	100,000	3%	100,000	0%
Pine Meadow Blvd Reconductor	-	-	170,000	170,000	6%	170,000	0%
Reserves	-	-	-	1,145,000	38%	1,145,000	0%
Total Expenses	$ 10,403	$ 7,023,586	$ 1,890,000	$ 3,035,000	100%	$ (3,988,586)	-57%
Surplus(Deficit)	**$ 4,331,218**	**$ -**	**$ 1,145,000**	**$ -**			

GARBAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Garbage Service Fees	$ 2,625,982	$ 3,067,000	$ 3,067,000	$ 3,621,648	97%	$ 554,648	18%
Dump pass receipts	20,780	17,000	17,000	21,000	1%	4,000	24%
Appropriate fund balance	-	130,500	-	86,852	2%	(43,648)	-33%
Interest Income	8,166	500	500	500	0%	-	0%
Total Revenues	**$ 2,654,928**	**$ 3,215,000**	**$ 3,084,500**	**$ 3,730,000**	100%	$ 515,000	16%
Expenses							
Garbage Contract Payment	$ 1,815,295	$ 2,325,000	$ 2,325,000	$ 2,800,000	75%	$ 475,000	20%
Operations Exp/Tons Per Month	763,129	825,000	825,000	865,000	23%	40,000	5%
Glass recyling	1,293	10,000	10,000	10,000	0%	-	0%
Billing Expense	7,280	25,000	25,000	25,000	1%	-	0%
Bad Debt Expense	4,836	10,000	10,000	10,000	0%	-	0%
City Cleanup Expense	47,437	10,000	10,000	10,000	0%	-	0%
Reserves	-	-	-	-	0%	-	
Allocation to General Fund	9,996	10,000	10,000	10,000	0%	-	0%
Total Garbage Expenses	**$ 2,649,266**	**$ 3,215,000**	**$ 3,215,000**	**$ 3,730,000**	100%	$ 515,000	16%
Surplus(Deficit)	**$ 5,662**	**$ -**	**$ (130,500)**	**$ -**			

PRESSURIZED IRRIGATION SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Miscellaneous	$ 2,010	$ 35,000	$ 35,000	$ 35,000	0%	$ -	0%
Interest Income	190,458	1,500	1,500	1,500	0%	-	0%
Secondary water hook ups	430,337	350,000	350,000	350,000	2%	-	0%
Contributions from developers	14,720,626	-	-	-	0%	-	0%
Pressurized service charges	3,286,278	3,139,972	3,139,972	3,900,000	27%	760,028	24%
Gain/Loss of Fixed Assets	9,450	-	-	-	0%	-	0%
Bond Proceeds	-	-	-	-	0%	-	0%
Transfer from Culinary Water	-	222,549	222,549	-	0%	(222,549)	-100%
Reappropriated fund balance	-	17,387,620	-	10,147,812	70%	(7,239,808)	-42%
Total Revenues	$ 18,639,160	$ 21,136,641	$ 3,749,021	$ 14,434,312	100%	$ (6,702,329)	-32%
Total Expenses	$ 5,424,947	$ 21,136,641	$ 14,706,972	$ 14,434,312	100%	$ (6,702,329)	-32%
Surplus/(Deficit)	**$ 13,214,213**	**$ -**	**$ (10,957,951)**	**$ 0**			

PRESSURIZED IRRIGATION EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	5	5	5	5		0	
Salaries & Wages	$ 244,370	$ 274,769	$ 338,122	$ 287,931	2%	$ 13,162	5%
Overtime	11,254	15,000	15,000	15,000	0%	-	0%
Employee Benefits	157,563	179,402	204,090	169,266	1%	(10,136)	-6%
Uniforms	2,211	3,000	3,600	3,000	0%	-	0%
Books, Subscriptions, Memberships	-	500	500	500	0%	-	0%
Travel & Training	2,498	5,000	7,000	5,000	0%	-	0%
Office Supplies	1,929	7,000	7,000	7,000	0%	-	0%
Fleet Fund Charges	24,996	25,000	25,000	25,000	0%	-	0%
Buildings & Grounds O&M	20,815	20,000	20,000	20,000	0%	-	0%
Utilities	2,184	2,000	2,000	2,000	0%	-	0%
Risk Mgmt Fund Charges	50,004	50,000	50,000	50,000	0%	-	0%
Electricity - Lehi City Power	175,057	300,000	300,000	300,000	2%	-	0%
Professional & Technical	29,074	40,000	40,000	40,000	0%	-	0%
Bond Fees	-	3,000	3,000	3,000	0%	-	0%
Billing Expense	7,724	15,000	15,000	15,000	0%	-	0%
Bad Debt Expense	8,951	15,000	15,000	15,000	0%	-	0%
Supplies & Maintenance	3,298	16,000	16,000	16,000	0%	-	0%
PI Meters	893,187	647,734	-	-	0%	(647,734)	-100%
Water Share Assessments	1,038,220	1,300,000	1,300,000	1,300,000	9%	-	0%
System Maintenance	487,577	400,000	400,000	400,000	3%	-	0%
Interest Expense	249,566	-	-	-	0%	-	0%
Debt Service	-	1,235,681	1,235,681	1,050,636	7%	(185,046)	-15%
Fire Hydrant/Mainline Replace	-	300,000	300,000	300,000	2%	-	0%
SCADA Upgrades	-	20,000	20,000	20,000	0%	-	0%
Reserves	-	-	-	-	0%	-	0%

PRESSURIZED IRRIGATION EXPENSES-CONTINUED

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
PI - expenses continued							
Depreciation	1,779,468	-	-	-	0%	-	0%
Brooks Reservoir Rehab	-	120,467	-	-	0%	(120,467)	-100%
North Lake Repairs	-	27,079	-	-	0%	(27,079)	-100%
Sandpit Transmission Line	-	2,573,809	-	-	0%	(2,573,809)	-100%
Future Connection	-	-	-	-	0%	-	0%
Dry Creek Reservior	-	13,286,220	10,000,000	10,000,000	69%	(3,286,220)	-25%
Seasons Reservoir Repair	-	150,000	200,000	200,000	1%	50,000	33%
Oak Hollow Well Spare Motor	-	40,000	-	-	0%	(40,000)	-100%
Low Hills Zone Pressure Relieft Vault	-	-	75,000	75,000	1%	75,000	0%
Subdivision Development	-	-	-	-	0%	-	0%
Capital	-	-	50,000	50,000	0%	50,000	0%
Cost of Issuance	170,117	-	-	-	0%	-	0%
Allocation to General Fund	64,884	64,980	64,980	64,980	0%	-	0%
Total PI Expenses	**$ 5,424,947**	**$ 21,136,641**	**$ 14,706,972**	**$ 14,434,312**	**100%**	**$ (6,702,329)**	-32%

PRESSURIZED IRRIGATION IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 25,000	$ 25,000	$ 25,000	0%	$ -	0%
PI Impact Fees	1,157,323	900,000	900,000	900,000	15%	-	0%
Appropriated Fund balance	-	100,000	-	1,135,000	19%	1,035,000	1035%
Contributions From Developers	105,088	4,000,000	4,000,000	4,000,000	66%	-	0%
Total Revenues	$ 1,262,411	$ 5,025,000	$ 4,925,000	$ 6,060,000	100%	$ 1,035,000	21%
Expenses							
Interest Expense	$ 1,477	$ -	$ -	$ -	0%	$ -	0%
Master Plan & Impact Fee Study	-	-	-	-	0%	$ -	0%
Pipe Oversizing	-	85,000	285,000	285,000	5%	200,000	235%
Low Hills expansion & piping	-	370,000	370,000	370,000	6%	-	0%
Traverse Booster w/piping	-	200,000	60,000	60,000	1%	(140,000)	-70%
Railroad Well & Piping	-	80,000	80,000	80,000	1%	-	0%
West Side PI Sed Basin	-	300,000	-	-	0%	(300,000)	-100%
Jordan River pump station & piping	-	150,000	20,000	20,000	0%	(130,000)	-87%
Jordan River Reservoir	-	5,000	-	-	0%	(5,000)	-100%
Jordan River Reservoir Well	-	230,000	20,000	20,000	0%	(210,000)	-91%
West Side PI Reservoir	-	1,600,000	2,200,000	2,200,000	36%	600,000	38%
Allred Well w/Booster Pump	-	500,000	500,000	500,000	8%	-	0%
Flight Park Reservoir & Pipeline	-	1,000,000	1,000,000	1,000,000	17%	-	0%
Holbrook Upper PI Reservoir	-	500,000	500,000	500,000	8%	-	0%
Vialetto Reservoir & Pumps	-	-	950,000	950,000	16%	950,000	0%
Brooks Res Expansion & PS	-	-	75,000	75,000	1%	75,000	0%
Reserves	-	5,000	-	-	0%	(5,000)	0%
Total Expenses	$ 1,477	$ 5,025,000	$ 6,060,000	$ 6,060,000	100%	$ 1,035,000	21%
Surplus(Deficit)	**$ 1,260,934**	**$ -**	**$ (1,135,000)**	**$ -**			

DRAINAGE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Income	$ 80,530	$ 4,000	$ 4,000	$ 4,000	0%	$ -	0%
Contributed capital	5,340,779	-	-	-	0%	-	0%
Drainage service charges	1,263,529	1,650,000	2,230,000	2,230,000	99%	580,000	35%
Reappropriate Fund Balance	-	1,198,891	-	-	0%	(1,198,891)	-100%
Miscellaneous revenues	-	20,049	20,049	20,049	1%	-	0%
Total Revenues	$ 6,684,838	$ 2,872,940	$ 2,254,049	$ 2,254,049	100%	(618,891)	-22%
Total Expenses	$ 2,544,993	$ 2,872,940	$ 2,165,132	$ 2,254,049	100%	$ (618,891)	-22%
Surplus(Deficit)	**$ 4,139,845**	**-**	**$ 88,917**	**$ 0**			

DRAINAGE EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	**7**	**12**	**12**	**12**		**0**	
Salaries & Wages	$ 317,325	$ 706,105	$ 616,957	$ 616,957	27%	$ (89,148)	-13%
Overtime	16,996	20,000	20,000	20,000	1%	-	0%
Employee Benefits	210,330	434,922	405,261	405,261	18%	(29,661)	-7%
Uniforms	3,006	4,800	7,800	7,800	0%	3,000	63%
Books, Subscriptions, Memberships	-	2,500	3,500	3,500	0%	1,000	40%
Travel & Training	2,692	10,000	22,000	22,000	1%	12,000	120%
Office Supplies	23	800	800	800	0%	-	0%
Fleet Fund Charges	24,996	25,000	25,000	120,000	5%	95,000	380%
Buildings & Grounds	11,085	10,000	10,000	10,000	0%	-	0%
Risk Mgmt Fund Charges	15,000	15,000	15,000	15,000	1%	-	0%
Professional & Technical	75,830	50,000	55,000	55,000	2%	5,000	10%
IT Fund Charges	7,242	7,000	7,000	7,000	0%	-	0%
Bond Fees	1,500	2,750	2,750	2,750	0%	-	0%
Billing Expense	-	7,895	7,895	7,895	0%	-	0%
Bad Debt Expense	2,164	7,000	7,000	7,000	0%	-	0%
Supplies	4,165	10,000	10,000	10,000	0%	-	0%
System Maintenance	30,441	70,000	70,000	70,000	3%	-	0%
Debt Service	45,217	222,657	222,657	213,700	9%	(8,957)	-4%
Detention Basin's Maintenance	86,237	42,000	42,000	42,000	2%	-	0%
Reserves	-	-	-	2,874	0%	2,874	0%
Remedial drainage	-	233,991	233,991	233,991	10%	-	0%
Allocation to General Fund	65,616	65,520	65,520	65,520	3%	-	0%
Capital outlay	-	310,000	-	-	0%	(310,000)	0%
Depreciation	1,625,127	-	-	-	0%	-	0%
Pipe rehabilitation	-	615,000	315,000	315,000	14%	(300,000)	-49%
Total Drainage Expenses	**$ 2,544,993**	**$ 2,872,940**	**$ 2,165,132**	**$ 2,254,049**	**100%**	**$ (618,891)**	**-22%**

DRAINAGE IMPACT FEES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ -	$ 5,000	$ 5,000	$ 5,000	1%	$ -	0%
Drainage Impact Fees	388,800	350,000	350,000	350,000	37%	-	0%
Contributions From Developers/Bonds	-	700,000	600,000	600,000	63%	(100,000)	-14%
UDOT Contributions	-	-	-	-	0%	-	0%
Reappropriation fund balance	-	-	-	-	0%	-	0%
Total Revenues	$ 388,800	$ 1,055,000	$ 955,000	$ 955,000	100%	$ (100,000)	-9%
Expenses							
Interest Expense	$ 6,420	$ -	$ -	$ -	0%	$ -	0%
Mainline Upsizing	-	55,000	55,000	55,000	6%	-	0%
West Side Drains	-	700,000	600,000	600,000	63%	(100,000)	-14%
Traverse Mtn Drains	-	50,000	50,000	50,000	5%	-	0%
Jordan River Drain (UDOT)	-	-	-	-	0%	-	0%
Reserves	-	250,000	250,000	250,000	26%	-	0%
Total Expenses	$ 6,420	$ 1,055,000	$ 955,000	$ 955,000	100%	$ (100,000)	-9%
Surplus(Deficit)	**$ 382,380**	**$ -**	**$ -**	**$ -**			

PAYMENT IN LIEU

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Interest Earnings	$ 6,811	$ -	$ -	$ -	0%	$ -	0%
Re-Appropriation of Fund Balance	-	-	320,000	320,000	76%	320,000	0%
Payment in Lieu of Detention	75,586	450,000	100,000	100,000	24%	(350,000)	-78%
Total Revenues	$ 82,397	$ 450,000	$ 420,000	420,000	100%	$ (30,000)	-7%
Expenses							
Jordan Narrow detention basin	$ -	$ 100,000	$ 100,000	$ 100,000	24%	$ -	0%
West Side Detention Facilities	-	120,000	120,000	120,000	29%	-	0%
Lambert Detention Basin	-	-	200,000	200,000	48%	200,000	0%
Contribution to fund balance	-	230,000	-	-	0%	(230,000)	0%
Total Expenses	$ -	$ 450,000	$ 420,000	$ 420,000	100%	$ (30,000)	-7%
Surplus(Deficit)	**$ 82,397**	**$ -**	**$ -**	**$ -**			

IT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 661,728	$ 666,200	$ 664,700	$ 664,700	61%	$ (1,500)	0%
Charge to Legacy Fund	53,004	53,000	53,000	53,000	5%	-	0%
Charge to Water Fund	36,996	37,000	37,000	37,000	3%	-	0%
Charge to Sewer Fund	6,996	7,000	7,000	7,000	1%	-	0%
Charge to Electric Fund	23,004	23,000	23,000	23,000	2%	-	0%
Charge to Drainage Fund	6,996	7,000	7,000	7,000	1%	-	0%
Charge to Fleet Fund	2,304	2,300	2,300	2,300	0%	-	0%
Charge to Risk Mgt Fund	4,596	4,600	4,600	4,600	0%	-	0%
Charge to Bldgs & Grounds Fund	5,748	5,750	5,750	5,750	1%	-	0%
Miscellaneous Revenue	30,127	-	-	-	0%	-	0%
Reserves	-	314,705	-	284,292	26%	(30,413)	-10%
Interest Income	21,712	7,500	7,500	7,500	1%	-	0%
Total Revenues	$ 853,210	$ 1,128,055	$ 811,850	$ 1,096,142	100%	$ (31,913)	-3%
IT Operations Expenses	$ 829,791	$ 1,128,055	$ 1,096,142	$ 1,096,142	100%	$ (31,913)	-3%
Surplus(Deficit)	**$ 23,420**	**$ -**	**$ (284,292)**	**$ (0)**			

IT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	4	4	4	4		0	
Salaries & Wages	$ 207,473	$ 270,844	$ 243,917	$ 243,917	22%	$ (26,927)	-10%
Employee Benefits	115,077	161,003	157,517	157,517	14%	(3,486)	-2%
Books, Subscriptions, Memberships	-	2,000	2,000	2,000	0%	-	0%
Travel & Training	13,467	15,000	15,000	15,000	1%	-	0%
Office Supplies	21	1,500	1,500	1,500	0%	-	0%
Fleet Fund Charges	3,000	3,000	3,000	3,000	0%	-	0%
Utilities	6,581	5,000	5,000	5,000	0%	-	0%
Supplies & Maintenance	206,389	179,983	178,483	178,483	16%	(1,500)	-1%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	16,105	15,000	15,000	15,000	1%	-	0%
Software Maintenance	43,936	45,000	45,000	45,000	4%	-	0%
Miscellaneous	17,286	43,049	43,049	43,049	4%	-	0%
Software Licensing	120,172	41,676	41,676	41,676	4%	-	0%
O & M - Hardware	12,265	200,000	200,000	200,000	18%	-	0%
Hardware Replacement	-	40,000	40,000	40,000	4%	-	0%
Reserves	-	-	-	-	0%	-	0%
Depreciation	63,014	-	-	-	0%	-	0%
Software Upgrade	-	100,000	100,000	100,000	9%	-	0%
Total IT Expenses	**$ 829,791**	**$ 1,128,055**	**$ 1,096,142**	**$ 1,096,142**	**100%**	**$ (31,913)**	**-3%**

FLEET FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 902,976	$ 1,536,800	$ 1,532,800	$ 2,080,735	53%	$ 543,935	35%
Charge to Legacy Fund	2,004	36,000	36,000	2,000	0%	(34,000)	-94%
Charge to Water Fund	111,240	175,000	175,000	220,500	6%	45,500	26%
Charge to Sewer Fund	125,004	125,000	125,000	125,000	3%	-	0%
Charge to Electric Fund	455,004	897,000	780,000	515,000	13%	(382,000)	-43%
Charge to Drainage Fund	24,996	25,000	25,000	120,000	3%	95,000	380%
Charge to IT Fund	3,000	3,000	3,000	3,000	0%	-	0%
Charge to Risk Mgt Fund	5,004	31,000	5,000	5,000	0%	(26,000)	-84%
Charge to PI Fund	24,996	25,000	25,000	25,000	1%	-	0%
Charge to Bldgs & Grounds Fund	15,000	15,000	15,000	15,000	0%	-	0%
Reserves	-	850,005	-	-	0%	(850,005)	-100%
Miscellaneous	-	-	-	-	0%	-	0%
Capital Lease	-	2,200,000	-	830,000	21%	(1,370,000)	-62%
Gain/Loss on Disposal of Fixed Assets	4,920	-	-	-	0%	-	0%
Interest Income	15,121	20,840	20,840	20,000	1%	(840)	-4%
Total Revenues	$ 1,689,265	$ 5,939,645	$ 2,742,640	$ 3,961,235	100%	$ (1,978,410)	-33%
Total Expenses	$ 2,155,837	$ 5,939,645	$ 4,216,076	$ 3,961,235	100%	$ (1,978,410)	-33%
Surplus(Deficit)	**$ (466,573)**	**$ -**	**$ (1,473,436)**	**$ (0)**			

FLEET FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	3	4	4	4		0	
Salaries & Wages	$ 199,950	$ 221,775	$ 263,142	$ 235,489	6%	$ 13,714	6%
Overtime	34,023	-	-	-	0%	-	2%
Employee Benefits	122,788	141,985	144,219	144,219	4%	2,234	2%
Books, Subscriptions, Memberships	7,428	7,500	7,500	8,190	0%	690	9%
Travel & Training	12,091	10,000	10,000	13,331	0%	3,331	33%
Office Supplies	684	1,200	1,200	1,260	0%	60.00	5%
Operating Expenses	479,607	450,000	450,000	472,500	12%	22,500	5%
Fuel	587,344	560,800	560,800	560,800	14%	-	0%
IT Fund Charges	2,304	2,300	2,300	2,300	0%	-	0%
Utilities	2,514	-	-	-	0%	-	0%
Supplies & Maintenance & Tires	6,642	100,000	100,000	75,000	2%	(25,000)	-25%
Risk Mgmt Fund Charges	5,004	5,000	5,000	5,000	0%	-	0%
Professional & Technical	-	-	-	-	0%	-	0%
Miscellaneous	4,599	12,296	12,296	12,911	0%	615	5%
Equipment Replacement	-	2,226,789	2,359,619	1,367,825	35%	(858,964)	-39%
Capital	-	2,200,000	300,000	830,000	21%	(1,370,000)	-62%
Reserves	-	-	-	232,410	6%	232,410	0%
Depreciation	690,858	-	-	-	0%	-	0%
Total Fleet Expenses	**$ 2,155,837**	**$ 5,939,645**	**$ 4,216,076**	**$ 3,961,235**	**100%**	**$ (1,978,410)**	**-33%**

RISK MANAGEMENT FUND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 97,500	$ 97,500	$ 97,500	$ 464,513	42%	$ 367,013	376%
Charge to Legacy Fund	65,004	65,000	65,000	65,000	6%	-	0%
Charge to Water Fund	60,000	60,000	60,000	60,000	5%	-	0%
Charge to Sewer Fund	50,004	50,000	50,000	50,000	4%	-	0%
Charge to Electric Fund	300,000	300,000	300,000	300,000	27%	-	0%
Charge to PI Fund	50,004	50,000	50,000	50,000	4%	-	0%
Charge to Drainage Fund	15,000	15,000	15,000	15,000	1%	-	0%
Charge to IT fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to Fleet Fund	5,004	5,000	5,000	5,000	0%	-	0%
Charge to Bldgs & Grounds Fund	2,496	2,500	2,500	2,500	0%	-	0%
Appropriated Fund Balance	-	385,882	-	95,901	9%	(289,981)	-75%
Miscellaneous revenue	29,165	26,000	-	-	0%	(26,000)	-100%
Interest Income	12,618	4,099	4,099	4,099	0%	-	0%
Total Revenues	$ 691,800	$ 1,065,981	$ 654,099	$ 1,117,013	100%	$ 51,032	5%
Total Expenses	$ 916,772	$ 1,065,981	$ 1,117,013	$ 1,117,013	100%	$ 51,032	5%
Surplus (Deficit)	**$ (224,972)**	**$ -**	**$ (462,914)**	**$ 0**			

RISK MANAGEMENT FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	1	1	1	1			
Salaries & Wages	$ 86,620	$ 87,810	$ 88,682	$ 88,682	8%	$ 872	1%
Employee Benefits	44,575	45,621	46,781	46,781	4%	1,160	3%
Books, Subscriptions, Memberships	2,459	2,950	2,950	2,950	0%	-	0%
Travel & Training	4,590	5,000	5,000	5,000	0%	-	0%
Office Supplies	70	500	500	500	0%	-	0%
Fleet Fund Charges	5,104	31,000	5,000	5,000	0%	(26,000)	-84%
Damage Repairs	49,791	45,000	45,000	45,000	4%	-	0%
Utilities	107	500	500	500	0%	-	0%
Safety	4,556	20,000	20,000	20,000	2%	-	0%
IT Fund Charges	4,596	4,600	4,600	4,600	0%	-	0%
Electricity - Lehi City Power	-	500	500	500	0%	-	0%
Professional & Technical	10,756	15,500	15,500	15,500	1%	-	0%
Litigation Claims Mgmt	15,010	40,000	40,000	40,000	4%	-	0%
Insurance Expense	679,919	750,000	825,000	825,000	74%	75,000	10%
Miscellaneous	8,620	17,000	17,000	17,000	2%	-	0%
Total Risk Mgmt Expenses	**$ 916,772**	**$ 1,065,981**	**$ 1,117,013**	**$ 1,117,013**	**100%**	**$ 51,032**	**5%**

BUILDING/GROUNDS SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Charge to General Fund	$ 1,153,632	$ 1,172,122	$ 1,172,122	$ 1,172,122	66%	$ -	0%
Charge to Legacy Fund	92,004	92,000	92,000	92,000	5%	-	0%
Charge to Water Fund	54,996	55,000	55,000	55,000	3%	-	0%
Charge to Sewer Fund	60,000	60,000	60,000	60,000	3%	-	0%
Charge to Electric Fund	150,000	150,000	150,000	155,000	9%	5,000	3%
Charge to PI Fund	20,004	20,000	20,000	20,000	1%	-	0%
Charge to Drainage Fund	9,996	10,000	10,000	10,000	1%	-	0%
Interest Income	15,011	-	-	-	0%	-	0%
Reserves	-	195,347	-	205,871	12%	10,524	0%
Total Revenues	$ 1,555,643	$ 1,754,469	$ 1,559,122	$ 1,769,993	100%	$ 15,524	1%
Total Expenses	$ 1,559,398	$ 1,754,469	$ 2,049,156	$ 1,769,993	99%	$ 15,524	1%
Surplus (Deficit)	**$ (3,755)**	**$ -**	**$ (490,034)**	**$ (0)**			

BUILDING/GROUNDS FUND EXPENSES

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Personnel FTE's	14.5	14.5	15.5	15.5		1	
Salaries & Wages	$ 649,582	$ 760,271	$ 853,100	$ 819,820	46%	$ 59,549	8%
Overtime	27,604	5,000	15,000	15,000	0%	10,000	0%
Employee Benefits	391,428	290,888	368,853	336,670	19%	45,782	16%
Uniforms	2,711	6,000	6,000	6,000	0%	-	0%
Books, Subscriptions, Memberships	-	500	500	500	0%	-	0%
Travel & Training	4,866	2,500	2,500	2,500	0%	-	0%
Office Supplies	3,481	2,000	2,000	2,000	0%	-	0%
Fleet Fund Charges	15,000	15,000	15,000	60,800	3%	45,800	305%
Repairs	246,619	221,600	221,600	221,600	13%	-	0%
Utilities	2,341	4,000	4,000	4,000	0%	-	0%
Supplies	93,863	50,000	95,000	95,000	5%	45,000	90%
IT Fund Charges	5,748	5,750	5,750	5,750	0%	-	0%
Risk Mgmt Fund Charges	2,496	2,500	2,500	2,500	0%	-	0%
Equipment Maintenance	11,174	13,000	91,700	91,700	5%	78,700	0%
Bldg Beautification Expenses	13,213	16,500	16,500	16,500	1%	-	0%
Miscellaneous	44,855	12,653	36,653	20,653	1%	8,000	63%
Capital Outlay	-	346,307	312,500	69,000	4%	(277,307)	-80%
Depreciation	-	-	-	-	0%	-	0%
Reserves	44,418	-	-	-	0%	-	0%
Total Buildings/Grounds Expenses	**$ 1,559,398**	**$ 1,754,469**	**$ 2,049,156**	**$ 1,769,993**	**99%**	**$ 15,524**	**1%**

2021 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	ADMINISTRATION	1	**DIGITAL COMMUNICATIONS SPECIALIST**	83,104	83,104	
10	ADMINISTRATION	2	**COMMUNITY ENGAGEMENT TOOL**	20,000	15,000	5,000
10	ADMIN-SPEICAL EVENTS		**CULTURAL EVENT**	18,000	18,000	
10	BUILDING INSPECTION	1	**EMPLOYEE ADVANCEMENT**	13,836		13,836
10	BUILDING INSPECTION	2	**UNIFORMS**	2,800		2,800
10	CEMETERY	1	**FENCE LINE**	20,800		20,800
10	CEMETERY	2	**SPACE BUY BACK**	4,000		4,000
10	CEMETERY	3	**AERATOR**	9,800	9,800	
10	EMERGENCY MGMT	1	**FULL TIME EMERGENCY COORDINATOR**	78,779		78,779
10	EMERGENCY MGMT	2	**NEW EOC SUPPLIES**	6,600	6,600	
10	ENGINEERING		**LINE ITEM INCREASES**	2,100		2,100
10	FINANCE	1	**FINANCIAL ANALYST**	99,902		99,902
10	FIRE	1	**TRAINING CAPTAIN - ONGOING**	104,800	104,800	
10	FIRE	1	**TRAINING CAPTAIN - ONE TIME**	42,500	42,500	
10	FIRE	2	**DRY CREEK LAKE RESCUE EQUIPMENT**	55,000		55,000
10	FIRE	3	**FIRST AID SUPPLIES**	20,000		20,000
10	HUMAN RESOURCES	1	**HR ANALYST**	95,585	95,585	
10	HUMAN RESOURCES	2	**TRAVEL & TRAINING LINE ITEM INCREASE**	2,000		2,000
10	HUMAN RESOURCES	3	**NICE MOBILE BENEFITS**	117,000		117,000
10	HUMAN RESOURCES	4	**HEALTHJOY APP**	26,000	26,000	
10	JUSTICE COURT	1	**TRANSFER FUNDS TO PD FOR CAMPUS SECURITY**	-		
10	LEGAL SERVICES	1	**FULL TIME LEGAL SECRETARY (PART TIME TO FULL TIME)**	41,764	41,764	
10	LEGAL SERVICES		**LINE ITEM INCREASE**	2,000		2,000
10	LIBRARY	1	**SELF-CHECK SERVICE**	38,065		38,065
10	LIBRARY	2	**BOOK BUDGET INCREASE**	52,000	42,000	10,000
10	LITERACY CENTER	1	**BOYS RESTROOM**	15,000	15,000	
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONGOING**	69,623		69,623
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONE TIME**	35,000		35,000
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONGOING**	69,623		69,623
10	PARKS	1	**FULL TIME MAINTENANCE WORKER - GARDENER - ONE TIME**	35,000		35,000
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - SPORTS CREW - ONGOING**	69,623	69,623	
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - SPORTS CREW - ONE TIME**	35,000	35,000	
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - TRAILS & OPEN SPACE - ONGOING**	69,623	69,623	
10	PARKS	2	**FULL TIME MAINTENANCE WORKER - TRAILS & OPEN SPACE - ONE TIME**	35,000	35,000	
10	PARKS	3	**IRRIGATION CENTRAL CONTROL UPGRADE - ONE TIME**	138,124		138,124
10	PARKS	3	**IRRIGATION CENTRAL CONTROL UPGRADE - ONGOING**	36,660		36,660
10	PARKS	4	**WINES PARK IRRIGATION RENOVATION**	35,000		35,000
10	PARKS	5	**AUTOMATED LINE PAINTER - LEASE PAYMENT - ONGOING**	10,000		10,000
10	PARKS	6	**CHIPPER**	40,000	40,000	
10	PARKS	7	**SUB-COMPACT UTILITY TRACTOR**	22,000		22,000
10	PARKS	8	**TRACTOR**	35,144	35,144	
10	PARKS	9	**TRUCK AND TRAILER REPLACEMENT**	44,500		44,500
10	PARKS	10	**RIDE-ON AERATOR**	9,500		9,500
10	PARKS	11	**TRAILER REPLACEMENT**	16,000		16,000
10	PARKS	12	**POWER TURF RENOVATOR - TRACTOR ATTACHMENT**	13,345	13,345	
10	PARKS	13	**DRY CREEK PARK MAINTENANCE EQUIPMENT**	5,000		5,000
10	PARKS		**OVERTIME LINE ITEM INCREASE**	15,000		15,000
10	PARKS		**TRAVEL & TRAINING LINE ITEM INCREASE**	4,000		4,000

2021 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
10	PARKS		**PROFESSIONAL & TECHNICAL LINE ITEM INCREASE**	50,000		50,000
10	PARKS		**TREE TRIMMING LINE ITEM INCREASE**	20,000		20,000
10	PARKS		**PARK PAVILION & PLAYGROUND UPGRADES**	32,000		32,000
10	PLANNING	1	**PLANNER II SERIES PROMOTION**	10,610		10,610
10	PLANNING	2	**ENVIRONMENTAL SUSTAINABLILITY & RECOVER DIRECTOR BUDGET**	2,500		2,500
10	PLANNING	3	**LINE ITEM INCREASES**	3,800		3,800
10	POLICE	1	**NEW POLICE OFFICER (PATROL) - ONGOING**	96,050		96,050
10	POLICE	1	**NEW POLICE OFFICER (PATROL) - ONE TIME**	65,175		65,175
10	POLICE	2	**NEW POLICE OFFICER (PATROL) - ONGOING**	96,050		96,050
10	POLICE	2	**NEW POLICE OFFICER (PATROL) - ONE TIME**	65,175		65,175
10	POLICE	3	**NEW POLICE OFFICER (CAMPUS SECURITY) - ONGOING**	96,050		96,050
10	POLICE	3	**NEW POLICE OFFICER (CAMPUS SECURITY) - ONE TIME**	65,175		65,175
10	POLICE	4	**NEW POLICE OFFICER (PATROL) - ONGOING**	96,050	96,050	
10	POLICE	4	**NEW POLICE OFFICER (PATROL) - ONE TIME**	65,175	65,175	
10	POLICE/ANIMAL CONTROL	5	**NEW ANIMAL CONTROL OFFICER - ONGOING**	85,632	85,632	
10	POLICE/ANIMAL CONTROL	5	**NEW ANIMAL CONTROL OFFICER - ONE TIME**	58,575	58,575	
10	POLICE/ANIMAL CONTROL		**EQUIPMENT MAINTENANCE LINE ITEM INCREASE**	700		700
10	POLICE	6	**FULL TIME RECORDS CLERK (PART TIME TO FULL TIME)**	57,672	57,672	
10	SENIOR CENTER	2	**ADDITIONAL CHAIRS**	25,000		25,000
10	STREETS	1	**NEW 10-WHEELER SNOWPLOW**	246,000	246,000	
10	STREETS	2	**TRAFFIC ENGINEER - ONGOING**	130,000		130,000
10	STREETS	2	**TRAFFIC ENGINEER - ONE TIME**	52,500		52,500
10	STREETS	3	**4-DOOR PICKUP TRUCK**	45,000	45,000	
11	CLASS C ROADS		**MARATHON MASTIC MELTER**	70,000		70,000
11	CLASS C ROADS		**SIGNAL LIGHTS & SIGNAL DEVELOPMENT**	200,000		200,000
11	CLASS C ROADS		**ROAD RECONSTRUCTION PROJECTS**	2,600,000	270,000	2,330,000
21	LEGACY CENTER	1	**TRAVEL & TRAINING LINE ITEM INCREASE**	3,700		3,700
21	LEGACY CENTER	2	**FACILITY STATIONS LINE ITEM INCREASE**	5,000		5,000
21	LEGACY CENTER		**LINE ITEM INCREASES**	3,100		3,100
22	OUTDOOR POOL	1	**POOL COVER REPLACEMENT**	43,000		43,000
22	OUTDOOR POOL	2	**SALARIES & WAGES LINE ITEM INCREASE**	6,200	6,200	
22	OUTDOOR POOL	3	**OPERATIONS & MAINTENANCE LINE ITEM INCREASE**	9,633		9,633
32	CAPITAL PROJECTS		**NUISANCE TREES & DAMAGED SIDEWALKS**	250,000		250,000
45	CDBG		**PROJECT IMPROVEMENTS**	492,000		492,000
47	PARK IMPACT FEES	1	**LIGHTS AT SPORTS PARK**	220,000		220,000
47	PARK IMPACT FEES	2	**MONUMENT PARK**	1,100,000		1,100,000
47	PARK IMPACT FEES	3	**SHADOW RIDGE PARK**	1,840,000	1,840,000	
47	PARK IMPACT FEES	4	**WILLOW PARK UPGRADES**	100,000		100,000
47	PARK IMPACT FEES	5	**MELLOR RHODES (PLUS $718,740 CARRYOVER FROM FY 2019-2020)**	5,000,000	5,000,000	
47	PARK IMPACT FEES	6	**FAMILY PARK RESTROOM**	250,000	250,000	
49	ROAD IMPACT FEES		**SIGNALS (3200 N & 1200 E)**	200,000		200,000
51	WATER	1	**2300 W PIONEER CROSSING CWP WATER CONNECTION**	100,000		100,000
51	WATER	2	**PUBLIC WORKS FACILITY SITE PLANNING**	50,000		50,000
51	WATER	3	**SECURITY EQUIPMENT**	50,000		50,000
51	WATER	4	**BACKFLOW TECHNICIAN - ONGOING**	87,614		87,614
51	WATER	4	**BACKFLOW TECHNICIAN - ONE TIME**	47,000		47,000
51	WATER	5	**SPRINGS REHAB PHASE 3**	350,000		350,000

2021 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
51	WATER		**OVERTIME LINE ITEM INCREASE**	10,000		10,000
51	WATER		**WATER SHARE RENT LINE ITEM INCREASE (CWP WATER ASSESSMENT)**	55,000		55,000
51	WATER (METER)	1	**RESIDENTIAL METER REPLACEMENT PROGRAM - ONGOING**	25,000		25,000
51	WATER (METER)	2	**SENSUS CUSTOMER PORTAL - ONGOING**	20,000		20,000
51	WATER (METER)	2	**SENSUS CUSTOMER PORTAL - ONE TIME**	14,825		14,825
51	WATER (METER)	3	**BLUE STAKES PERSONNEL - ONGOING**	87,614	87,614	
51	WATER (METER)	3	**BLUE STAKES PERSONNEL - ONE TIME**	42,750	42,750	
51	WATER (METER)		**METER ANNUAL MAINTENANCE LINE ITEM INCREASE**	5,000		5,000
52	SEWER	1	**TV INSPECTION UNIT**	282,500	282,500	
52	SEWER	2	**WASTEWATER OPERATOR II**	77,700	77,700	
52	SEWER	3	**RETRO-FIT CCTV INSPECTION UNIT**	184,000	184,000	
72	SEWER IMPACT FEES	1	**850 E SEWER TO 700 S**	500,000		500,000
53	POWER	1	**OVERTIME LINE ITEM INCREASE**	31,840		31,840
53	POWER	3	**TREE TRIMMING LINE ITEM INCREASE**	21,000		21,000
53	POWER	5	**FOREMAN UTILITY TRUCK**	60,000		60,000
53	POWER	7	**AMI DEPLOYMENT - ONE TIME**	487,833		487,833
53	POWER	7	**AMI DEPLOYMENT - ONGOING**	55,154		55,154
53	POWER	10	**SCADA SYSTEM - ONE TIME**	150,000		150,000
53	POWER	10	**SCADA SYSTEM - ONGOING**	25,000		25,000
53	POWER	11	**ASHTON SUBSTATION BUILDING**	160,000		160,000
53	POWER	12	**LOAD CAPACITORS**	74,500		74,500
53	POWER	13	**NETWORK ENGINEER - ONGOING**	179,485	179,485	
53	POWER	13	**NETWORK ENGINEER - ONE TIME**	57,000	57,000	
53	POWER	14	**FULL TIME ADMIN ASSISTANT**	75,367	75,367	
53	POWER	15	**FIBER OPTIC TECHNICIAN - ONGOING**	108,375	108,375	
53	POWER	15	**FIBER OPTIC TECHNICIAN - ONE TIME**	165,000	165,000	
53	POWER	16	**FIBER OPTIC CREW (2 POISITIONS) - ONGOING**	181,724	181,724	
53	POWER	16	**FIBER OPTIC CREW (2 POISITIONS) - ONE TIME**	130,000	130,000	
53	POWER	17	**ELECTRIC CHARGING STATION (FLEET DIVISION)**	16,755	16,755	
53	POWER	18	**ELECTRIC CHARGING STATION (PUBLIC WORKS CAMPUS)**	16,755	16,755	
73	POWER IMPACT FEES	2	**3-11 LINE EXTENSION UPGRADE**	540,000		540,000
73	POWER IMPACT FEES	4	**822 LINE EXTENSION**	325,000		325,000
73	POWER IMPACT FEES	6	**300 NORTH REBUILD**	115,000		115,000
73	POWER IMPACT FEES	8	**900 NORTH RECONDUCTOR**	100,000		100,000
73	POWER IMPACT FEES	9	**PINE MEADOW BLVD RECONDUCTOR**	170,000		170,000
55	PI	1	**SEASONS RESERVOIR REPAIRS**	200,000		200,000
55	PI	2	**FULL TIME OPERATOR - ONGOING**	87,800	87,800	
55	PI	3	**LOW HILLS ZONE PRESSURE RELIEF VAULT**	75,000		75,000
55	PI	4	**PI FACILITIES SECURITY**	50,000		50,000
75	PI IMPACT FEES	1	**VIALETTO RESERVOIR & PUMPS**	950,000		950,000
75	PI IMPACT FEES	2	**BROOKS RESERVOIR EXPANSION & PUMP UPSIZE**	75,000		75,000
57	STORM DRAIN		**LINE ITEM INCREASE**	5,000		5,000
78	STORM DRAIN/DETENTION	1	**LAMBERT DETENTION BASIN UPGRADE**	200,000		200,000
60	MILLPOND RDA		**ROAD/PEDESTRIAN W/BRIDGE TO MEADOWS**	1,200,000		1,200,000
64	FLEET	1	**PART TIME OFFICE ASSISTANT**	27,653	27,653	

2021 LEHI CITY BUDGET REQUESTS

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FUND	DEPARTMENT	PRIORITY	DESCRIPTION	REQUEST	UNFUNDED	FUNDED
64	FLEET	1	**FLEET REPLACEMENT**	2,359,619	1,559,619	800,000
64	FLEET	2	**FLATBED TOW TRUCK**	114,000	114,000	
64	FLEET	5	**REFURBISH 09 TOWER**	150,000	150,000	
64	FLEET	5	**REFURBISH 09 ENGINE**	125,000	125,000	
69	BLDGS/GROUNDS	1	**POLICE STATION CLEANING STOCK AND EQUIPMENT**	38,000		38,000
69	BLDGS/GROUNDS	2	**ADDITIONAL HVAC TRUCK**	45,800		45,800
69	BLDGS/GROUNDS	3	**FULL TIME EMPLOYEE - POLICE DEPT CUSTODIAN - ONGOING**	65,463		65,463
69	BLDGS/GROUNDS	4	**INCREASE TO HVAC LINE ITEM (ONGOING FOR NEXT 5 YEARS)**	78,700		78,700
69	BLDGS/GROUNDS	5	**FULL TIME EMPLOYEE - DEEP CLEANING CUSTODIAN - ONGOING**	65,463	65,463	
69	BLDGS/GROUNDS	5	**FULL TIME EMPLOYEE - DEEP CLEANING CUSTODIAN - ONE TIME**	35,000	35,000	
69	BLDGS/GROUNDS	6	**ENERGY MANAGEMENT EQUIPMENT/SOFTWARE (ONGOING 2 YEARS)**	16,000	16,000	
69	BLDGS/GROUNDS	7	**LEGACY CENTER LOCKER ROOM WALL COATING UPDATES**	18,000		18,000
69	BLDGS/GROUNDS	8	**LEGACY CENTER MEN'S LOCKER ROOM LOCKERS**	64,000	64,000	
69	BLDGS/GROUNDS	9	**LEGACY CENTER EAST HALL FLOORING**	7,000		7,000
69	BLDGS/GROUNDS	10	**PAINTING THE POOL**	73,000	38,000	35,000
69	BLDGS/GROUNDS	11	**LIBRARY CURTAIN WALL**	80,000	80,000	
69	BLDGS/GROUNDS	12	**VETERANS BALL PARK CONCESSION EXPANSION**	9,000		9,000
69	BLDGS/GROUNDS	13	**DANCE ROOM FLOORING**	18,700	18,700	
69	BLDGS/GROUNDS		**OVERTIME LINE ITEM INCREASE**	10,000		10,000
69	BLDGS/GROUNDS		**SUPPLIES & MAINTENANCE LINE ITEM INCREASE**	7,000		7,000
69	BLDGS/GROUNDS		**MISCELLANEOUS LINE ITEM INCREASE**	8,000		8,000
				27,164,711	**12,804,452**	**14,360,259**

LEHI CITY CORPORATION

MAYOR'S RDA TENTATIVE BUDGET FY 2021



RDA MILL POND SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 372,366	$ 335,000	$ 335,000	$ 335,000	22%	-	0%
Miscellaneous Revenue	-	-	-	-	0%	-	0%
Reappropriation of Fund Balance	-	-	1,157,500	1,157,500	77%	1,157,500	0%
Interest Income	33,470	7,500	7,500	7,500	1%	-	0%
Total Revenues	$ 405,836	$ 342,500	$ 1,500,000	$ 1,500,000	100%	1,157,500	338%
Expenses							
Millpond RDA engineering	$ 13,500	$ -	$ -	$ -	0%	-	0%
Millpond RDA streets	-	20,000	-	-	0%	(20,000)	0%
Millpond RDA water	-	250,000	300,000	300,000	20%	50,000	20%
Road/Pedestrian w/bridge to Meadows	-	-	1,200,000	1,200,000	80%	1,200,000	0%
Reserves	-	72,500	-	-	0%	(72,500)	-100%
Total Expenses	$ 13,500	$ 342,500	$ 1,500,000	$ 1,500,000	100%	1,157,500	338%
Surplus(Deficit)	**$ 392,336**	**$ -**	**$ -**	**$ -**			

RDA IM FLASH SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property Taxes	$ 8,961,922	$ 13,590,000	$ 13,000,000	$ 13,000,000	100%	$ (590,000)	-4%
Total Revenues	$ 8,961,922	$ 13,590,000	$ 13,000,000	$ 13,000,000	100%	$ (590,000)	-4%
Expenses							
IM Flash	$ 6,273,346	$ 9,510,000	$ 9,100,000	$ 9,100,000	70%	$ (410,000)	-4%
Lehi City	1,188,351	1,803,400	1,723,800	1,723,800	13%	(79,600)	-4%
Alpine School District	1,188,351	1,803,400	1,723,800	1,723,800	13%	(79,600)	-4%
Utah County	207,020	313,900	300,300	300,300	2%	(13,600)	-4%
TSSD	104,854	159,300	152,100	152,100	1%	(7,200)	-5%
Total Expenses	$ 8,961,922	$ 13,590,000	$ 13,000,000	$ 13,000,000	100%	$ (590,000)	-4%
Surplus(Deficit)	**$ 0**	**$ -**	**$ -**	**$ -**			

CDA XACTWARE

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 297,745	$ 332,500	$ 325,000	$ 325,000	100%	$ (7,500)	-2%
Note proceeds	-	-	-	-	0%	-	0%
Total Revenues	$ 297,745	$ 332,500	$ 325,000	$ 325,000	100%	$ (7,500)	0%
Expenses							0%
EDA costs	$ -	$ -	$ -	$ -	0%	$ -	0%
Taxing entities	288,813	322,750	315,250	315,250	97%	(7,500)	-2%
Administration	8,932	9,750	9,750	9,750	3%	-	0%
Redevelopment expenditures	-	-	-	-	0%	-	0%
Total Expenses	$ 297,745	$ 332,500	$ 325,000	$ 325,000	100%	$ (7,500)	0%
Surplus(Deficit)	**$ 0.01**	**$ -**	**$ -**	**$ -**			

EDA THANKSGIVING PARK

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 256,343	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Interest Income	-	-	-	-	0%	-	0%
Total Revenues	$ 256,343	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Expenses							
EDA Administration Charges	$ 12,817	$ 15,000	$ 15,000	$ 15,000	5%	$ -	0%
Thanksgiving Park	243,526	285,000	285,000	285,000	95%	-	0%
Total Expenses	$ 256,343	$ 300,000	$ 300,000	$ 300,000	100%	$ -	0%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

EDA ADOBE SUMMARY

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Property taxes	$ 482,669	$ 920,000	$ 675,000	$ 675,000	100%	$ (245,000)	-27%
Total Revenues	$ 482,669	$ 920,000	$ 675,000	$ 675,000	100%	$ (245,000)	-27%
Expenses							
EDA costs	$ -	$ -	$ -	$ -	0%	$ -	0%
Taxing entities	450,475	874,978	629,978	629,978	93%	(245,000)	-28%
Administration	32,194	45,022	45,022	45,022	7%	-	0%
Redevelopment expenditures	-	-	-	-	0%	-	0%
Total Expenses	$ 482,669	$ 920,000	$ 675,000	$ 675,000	100%	$ (245,000)	-27%
Surplus(Deficit)	**$ -**	**$ -**	**$ -**	**$ -**			

CDA OUTLETS AT TRAVERSE MOUNTAIN

ACCOUNT DESCRIPTION	ACTUAL FY 2019	ESTIMATED BUDGET FY 2020	DEPT REQ BUDGET FY 2021	FINAL BUDGET FY 2021	PERCENT OF TOTAL BUDGET	INCREASE (DECREASE) FY2020-FY2021	INCREASE DECREASE %
Revenues							
Sales Tax	$ 442,605	$ 820,000	$ 820,000	$ 820,000	69%	$ -	0%
Property Taxes	145,246	417,500	375,000	375,000	31%	(42,500)	-10%
Total Revenues	$ 587,851	$ 1,237,500	$ 1,195,000	$ 1,195,000	100%	$ (42,500)	-3%
Expenses							
Sales tax reimbursement	$ -	$ 820,000	$ 820,000	$ 820,000	69%	$ -	0%
Property tax reimbursement	145,246	417,500	375,000	375,000	31%	-	0%
Total Expenses	$ 145,246	$ 1,237,500	$ 1,195,000	$ 1,195,000	100%	$ -	-3%
Surplus(Deficit)	**$ 442,605**	**$ -**	**$ -**	**$ -**			

Development Services

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Building Permits (valuation based on 90% of the ICC Building Valuation Data - AUGUST 2019):				
Total Valuation of $1.00 - $500	$23.50	$23.50	$23.50	$23.50
+ / $100 increase ($501 - $2,000)	$3.05	$3.05	$3.05	$3.05
The first $2,000 of the Total Valuation	$69.25	$69.25	$69.25	$69.25
+ / $1,000 increase ($2,001 - $25,000)	$14	$14	$14	$14
The first $25,000 of the Total Valuation	$391.75	$391.75	$391.75	$391.75
+ / $1,000 increase ($25,001 - $50,000)	$10.10	$10.10	$10.10	$10.10
The first $50,000 of the Total Valuation	$643.75	$643.75	$643.75	$643.75
+ / $1,000 increase ($50,001 - $100,000)	$7	$7	$7	$7
The first $100,000 of the Total Valuation	$993.75	$993.75	$993.75	$993.75
+ / $1,000 increase ($100,001 - $500,000)	$5.60	$5.60	$5.60	$5.60
The first $500,000 of the Total Valuation	$3,233.75	$3,233.75	$3,233.75	$3,233.75
+ / $1,000 increase ($500,001 - $1,000,000)	$4.75	$4.75	$4.75	$4.75
The first $1,000,000 of the Total Valuation	$5,608.75	$5,608.75	$5,608.75	$5,608.75
+ / $1,000 increase (above $1,000,001)	$3.65	$3.65	$3.65	$3.65
Plan Review				
Residential (as % of permit fee)	40%	40%	40%	40%
Non-Residential (as % of permit fee)	65%	65%	65%	65%
+ State charge (as % of permit fee)	1%	1%	1%	1%
Building Inspections:				
Single-Family Residential (/ sq. ft.)				
Main Floor	$101.39	$104.54	$108.68	$109.12
Second Floor	$101.39	$104.54	$108.68	$109.12
Unfinished Basement	$25.35	$26.14	$27.17	$27.28
Semi-Finished Basement	$25.35	$26.14	$27.17	$27.28
Finished Basement	$50.70	$52.27	$54.34	$64.56
Garage - Wood Frame	$35.55	$41.33	$43.02	$43.47
Open Carports	$33.82	$34.80	$36.57	$21.74
Reinspection Fee	$100	$100	$100	$100
Temporary Power Setup	$80	$80	$80	$80

Cemetery

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Spaces				
Resident	$550	$550	$850	$850
Non-Resident	$1,100	$1,100	$1,100	$1,100
Infant (Resident or Non-Resident)	$250	$250	$250	$250
Cremains (1/2 space)	$300	$300	$300	$300
Perpetual Care (all 8-space lots sold before 1950)	$425	$425	$425	$425
Title/Certificate Transfer	$50	$50	$75	$75
Headstone Setting				
Resident	$35	$35	$50	$50
Non-Resident	$35	$35	$50	$50
Disinterment				
With a standard vault	$1,200	$1,200	$1,200	$1,200
Infant	-	$600	$800	$800
Cremains	-	$300	$300	$300
Interment				
+ on Saturdays and Holidays	$250	$250	$350	$350
Adult				
Resident	$350	$350	$350	$350
Non-Resident	$700	$700	$700	$700
Infant				
Resident	$200	$200	$200	$200
Non-Resident	$300	$300	$300	$300
Cremation				
Resident	$200	$200	$200	$200
Non-Resident	$300	$300	$300	$300

Lehi City FY 2021 Fee Schedule

Parks and Buildings

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
Pavilion Reservation:	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Allred Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Allred Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park East / full day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park East / half day	$40	$25	$40	$25	$40	$25	$40	$25
Bandwagon Park West / full day	$55	$40	$55	$40	$55	$40	$55	$40
Bandwagon Park West / half day	$40	$25	$40	$25	$40	$25	$40	$25
Dry Creek Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Dry Creek Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Dry Creek Park East Pavilion / full day	-	-	-	-	$80	$55	$80	$55
Dry Creek Park East Pavilion / half day	-	-	-	-	$55	$40	$55	$40
Eagle Summit Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Eagle Summit Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Olympic Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Olympic Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Osier Park / full day	-	-	-	-	$80	$55	$80	$55
Osier Park / half day	-	-	-	-	$55	$40	$55	$40
Outdoor Pool Park / full day	$80	$55	$80	$55	$80	$55	$80	$55
Outdoor Pool Park / half day	$55	$40	$55	$40	$55	$40	$55	$40
Sports Complex West / full day	$55	$40	$55	$40	$55	$40	$55	$40
Sports Complex West / half day	$40	$25	$40	$25	$40	$25	$40	$25
Wines Park #1 / full day	$80	$55	$80	$55	$80	$55	$80	$55
Wines Park #1 / half day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #2 / full day	$80	$55	$80	$55	$80	$55	$80	$55
Wines Park #2 / half day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #3 / full day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #3 / half day	$40	$25	$40	$25	$40	$25	$40	$25
Wines Park #4 / full day	$55	$40	$55	$40	$55	$40	$55	$40
Wines Park #4 / half day	$40	$25	$40	$25	$40	$25	$40	$25
Special events maintenance fee (per hour)	$150	$125	$150	$125	$150	$125	$150	$125
Impact Fee:								
Residential / dwelling unit	$2,600		$2,772.98		$2,772.98		$2,772.98	
Multi-Family / dwelling unit	$2,170		$2,415.41		$2,415.41		$2,415.41	

** Additional cleaning fees may be assessed during any phase of Covid-19 other than green

City Recorder

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Election Registration	$35	$35	$35	$35
Audio Recording CD / meeting	$5	$5	$5	$5
GRAMA Request rates / hour:				
Department Heads	$55	$55	$55	$55
Supervisory Staff	$45	$45	$45	$45
Professional Staff	$35	$35	$35	$35
Support Staff	$25	$25	$25	$25
GRAMA Request copies:				
GIS Maps:				
24" x 36" Color	$10	$10	$10	$10
17" x 24" Color	$5	$5	$5	$5
11" x 17" Color	$3	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2	$2
Other GRAMA Copies:				
Up to 11" x 17" Color	$0.25	$0.25	$0.25	$0.25
Up to 11" x 17" Black & White	$0.10	$0.10	$0.10	$0.10

Events Coordinator

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
Stage Rental (first day)	$1,000		$1,000		$1,000		$1,000	
+ Additional Day Fee (with move)	$1,000		$1,000		$1,000		$1,000	
+ Additional Day Fee (without move)	$750		$750		$750		$750	
Hourly Transportation Cost (if outside Lehi City limits)	$190		$190		$190		$190	
Parking Lot Reservation - South	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Legacy Center Overflow	$125	$100	$125	$100	$125	$100	$125	$100
Special Event Permit base	$20		$20		$20		$20	
Special Event Permit deposit (refundable)	$100		$100		$100		$100	
+ Police Service / officer (2 hour min) / hour	$50		$50		$50		$65	
+ / Sergeant / hour (any event requiring more than 3 officers must include a Sergeant)	-		-		-		$75	
+ Additional Charge - Holidays	-		-		-		25% of Police Service Fee	
+ Additional Charge - less than 72 hours notice of event	-		-		-		25% of Police Service Fee	
+ Fire & EMS / person / hour	$50		$50		$50		$50	
+ / ambulance or brush truck / event	$100		$100		$100		$100	
+ / engine or tower / event	$200		$200		$200		$200	
+ Streets Service / hour	$25		$25		$25		$25	
+ Parks Service / hour	$25		$25		$25		$25	

** Additional cleaning fees may be assessed during any phase of Covid-19 other than green

Fire & Emergency Medical Services

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Ambulance: (as established by the Utah Bureau of Emergency Medical Services)				
Basic Ground Ambulance / transport	$746	$746	$746	$746
Intermediate Ground Ambulance / transport	$984	$984	$984	$984
Paramedic Ground Ambulance / transport	$1,440	$1,440	$1,440	$1,440
Standard Mileage Rate / mile	$31.65	$31.65	$31.65	$31.65
+ Off-Road / mile (if >10 mi. traveled)	$1.50	$1.50	$1.50	$1.50
Fuel Fluctuation / mile (if > $4.25 / gal.)	$0.25	$0.25	$0.25	$0.25
AOS Assessment / treatment without transport	$225	$225	$225	$225
Waiting time (per quarter hour)	$22.05	$22.05	$22.05	$22.05
False Alarm:				
Fire/Smoke/CO2 (if>3 / yr. at bus.) / alarm	$150	$150	$150	$150
Fire/Smoke/CO2 (if>3 / yr. at res.) / alarm	$50	$50	$50	$50
Impact Fee:				
Per ERU	$198	$198	$198	$198
Annual Operational Permits:				
Single Use Permit:				
Agricultural Burn Permit	$10	$10	$10	$10
Fireworks Display (ground)	$125	$125	$125	$125
Aerial Fireworks Display:				
< 250 devices	$140	$140	$140	$140
> 250 devices	$215	$215	$215	$215
Pyrotechnics (other)	$110	$110	$110	$110
Candles and open flames	$60	$60	$60	$60
Carnivals:				
< 10 attractions	$60	$60	$60	$60
> 10 attractions	$100	$100	$100	$100
Tent:				
200 - 2000 sq. ft.	$60	$60	$60	$60
> 2000 sq. ft.	$100	$100	$100	$100
Canopy:				
400 - 2000 sq. ft.	$60	$60	$60	$60
> 2000 sq. ft.	$100	$100	$100	$100
Air Supported Structure	$100	$100	$100	$100
Fire Stand-by at Special Events	$80	$80	$80	$80

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Inspections & Enforcement:				
Exempt Child Care Facility	$25	$25	$25	$25
Daycare/Pre-School	$25	$25	$25	$25
Nursing Homes	$50	$50	$50	$50
Assisted Living Facilities	$50	$50	$50	$50
Boarding School	$100	$100	$100	$100
Outpatient Provider	$75	$75	$75	$75
Hospital	$200	$200	$200	$200
Final for Occupancy	$60	$60	$60	$60
Flammable Finish Operations:				
Spray Booth	$150	$150	$150	$150
Powder Coating	$150	$150	$150	$150
Electrostatic Apparatus	$150	$150	$150	$150
Dipping Tank / tank	$150	$150	$150	$150
Amusement Building	$100	$100	$100	$100
Combustible Fiber Storage	$60	$60	$60	$60
Cutting and Welding	$60	$60	$60	$60
Dry Cleaning Plant	$60	$60	$60	$60
High Piled Storage	$60	$60	$60	$60
Hot Work Operations	$60	$60	$60	$60
Industrial Ovens / oven	$60	$60	$60	$60
LPG Dispensing	$60	$60	$60	$60
Spray Booths & Auto Painting	$60	$60	$60	$60
Lumber Yards	$75	$75	$75	$75
Woodworking Plants	$75	$75	$75	$75
Alarm User Permit	$25	$25	$25	$25
Fireworks Sales / location	$60	$60	$60	$60
Automatic Fire Sprinkler Systems:				
Plan Review:				
< 100 heads	$125	$125	$125	$125
100 - 199 heads	$175	$175	$175	$175
200 - 299 heads	$225	$225	$225	$225
≥ 300 heads	$275	$275	$275	$275
+ / head	$0.50	$0.50	$0.50	$0.50
Acceptance Testing:				
Underground Flush	$60	$60	$60	$60
Hydrostatic (2 hour maximum)	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Any Acceptance (2 hour maximum)	$60	$60	$60	$60
Other Fire Protection Systems:				
Additional Riser	$50	$50	$50	$50
Standpipe (2 hour maximum)	$100	$100	$100	$100
Automatic Fire Sprinkler System Remodel or Tenant Finish:				
Plan Review:				
< 5 heads	$65	$65	$65	$65
5 - 50 heads	$125	$125	$125	$125
> 50 heads	$150	$150	$150	$150
+ / head	$0.50	$0.50	$0.50	$0.50
Acceptance Testing:				
Hydrostatic (2 hour maximum)	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Fire Alarm Systems:				
Plan Review:				
New System	$115	$115	$115	$115
Remodel	$65	$65	$65	$65
Additional Floors	$60	$60	$60	$60
Acceptance (2 hour maximum)	$60	$60	$60	$60
Commercial Hood Systems:				
Plan Review / hood	$115	$115	$115	$115
Acceptance (2 hour maximum)	$60	$60	$60	$60

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Fire Hydrant Installation and Testing:				
Underground Flush	$60	$60	$60	$60
Acceptance Testing	$60	$60	$60	$60
Fire Hydrant Single Usage	$110	$110	$110	$110
Fire Hydrant Multi Usage	$100	$100	$100	$100
Fire Hydrant Flow Test	$60	$60	$60	$60
LPG and Hazardous Materials:				
LPG Storage Tanks and Gas Systems:				
Plan Review	$50	$50	$50	$50
< 500 gallons (private use)	$140	$140	$140	$140
< 500 gallons (retail use)	$140	$140	$140	$140
> 500 gallons (private use)	$165	$165	$165	$165
> 500 gallons (retail use)	$215	$215	$215	$215
> 2000 gallons (plans)	$215	$215	$215	$215
> 4000 gallons (plans)	$265	$265	$265	$265
Hazardous Materials Storage Annual Permit:				
Minimal Storage	$80	$80	$80	$80
Haz Mat Storage	$165	$165	$165	$165
Haz Mat Dispensing	$215	$215	$215	$215
Manufacturing	$265	$265	$265	$265
Haz Mat Production	$265	$265	$265	$265
Waste Production	$300	$300	$300	$300
Multiple-Use Site	$315	$315	$315	$315
Liquid Storage Tank / tank (installation and closure):				
Plan Review	$50	$50	$50	$50
Underground:				
≤ 500 gallons	$115	$115	$115	$115
501 - 1000 gallons	$165	$165	$165	$165
> 1000 gallons	$265	$265	$265	$265
Above Ground:				
≤ 500 gallons	$115	$115	$115	$115
501 - 1000 gallons	$165	$165	$165	$165
> 1000 gallons	$265	$265	$265	$265
Explosives and Blasting / project	$75	$75	$75	$75
Explosives and Blasting annually	$365	$365	$365	$365
Compressed Gas Systems:				
Compressed Gas	$115	$115	$115	$115
Medical Gas	$115	$115	$115	$115
Combustible and Flammable Liquid Systems:				
Plan Review	$50	$50	$50	$50
If not UST or AST	$215	$215	$215	$215
+ / additional hour for reviews, inspections, approvals, etc. > 2 hours	$60	$60	$60	$60
Fire Report Copy	$15	$15	$15	$15
Plan Review Rush - Alarm	$100	$100	$100	$100
Plan Review Rush - Sprinkler	$200	$200	$200	$200
Stop Work Removal	$100	$100	$100	$100
After-Hrs. Inspection / hour (2 hour min.)	$75	$75	$75	$75
Installation without Permit	(Applicable fees double for installations with no Permit)			
Open Burning: (for violations only)				
Type 1 Equipment / hour	$230	$230	$230	$230
Type 2 Equipment / hour	$150	$150	$150	$150
Type 6 Equipment / hour	$120	$120	$120	$120
Fire Chief or Marshal / day	$95	$95	$95	$95
EMT-Paramedic / hour	$25	$25	$25	$25
EMT-Intermediate / hour	$22	$22	$22	$22
Community Emergency Response Team Training				
Resident	$35	$35	$35	$35
Nonresidents	$40	$40	$40	$40

Lehi City FY 2021 Fee Schedule

Police and Code Enforcement

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Traffic School (+ Plea in Abeyance fine)	$65	$65	$65	$65
Small Claims: (as established by the Utah State Courts)				
Up to $2,000	$60	$60	$60	$60
$2,001 - $7,499	$100	$100	$100	$100
$7,500 - $10,000	$185	$185	$185	$185
Counterclaim up to $2,000	$50	$50	$50	$50
Counterclaim $2,001 - $7,499	$70	$70	$70	$70
Counterclaim $7,500 - $10,000	$120	$120	$120	$120
Appeal	$10	$10	$10	$10
Police Report Copies:				
Resident	$5	$5	$5	$5
or / page (whichever is greater)	$0.25	$0.25	$0.25	$0.25
Non-Resident	$15	$15	$15	$15
or / page (whichever is greater)	$0.25	$0.25	$0.25	$0.25
Video Tape or CD / copy	$30	$30	$30	$30
Processed Color Photo	$25	$25	$25	$25
Digital Color Photo Printout / page	$5	$5	$5	$5
Fingerprinting:				
Resident	$10	$10	$10	$10
Non-Resident	$25	$25	$25	$25
False Alarm:				
Intrusion/Burglar (if > 3 / year) / alarm	$100	$100	$100	$100
Duress/Hold-Up (if >3 / year) / alarm	$100	$100	$100	$100
Animal Control:				
Animal Trap - refundable deposit	-	-	-	$75
Animal Trap - per week charge	-	-	-	$10
Impact Fee:				
Per ERU	$98	$98	$98	$98

Library

Fee Information	Approved FY 2018	Approved FY 2019	Proposed FY 2020	Proposed FY 2021
Library Card				
Resident	Free	Free	Free	Free
Non-Resident / year	$80	$80	$80	$80
Non-Resident / 6 months	$40	$40	$40	$40
Reciprocal Borrower / year	$40	$40	$40	$40
Reciprocal Borrower / 6 months	$20	$20	$20	$20
Replacement of Card	$3	$3	$3	$3
Check Out Fees				
DVD/Blu-ray/Video / week	$1	$1	$1	$1
Inter-Library Loan / item	$5	$5	$5	$5
Inter-Library Loan kits / kit	$10	$10	$10	$10
Copies				
Letter size	$0.10	$0.10	$0.10	$0.10
Legal size	$0.15	$0.15	$0.15	$0.15
Printing	$0.10	$0.10	$0.10	$0.10
Used book sales	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00	$0.50 - $1.00
Fines				
Overdue items (except DVD/Blu-ray/Video) / day	$0.10	$0.10	Discontinue	-
Overdue Inter-Library Loan (any item) / day	$1	$1	Discontinue	-
Overdue DVD/Blu-ray/Video / day	$1	$1	Discontinue	-
Damage				
Repairable Damage	$2 - $14	$2 - $14	up to full cost of item	up to full cost of item
Major Damage (not repairable)	full cost of item	full cost of item	full cost of item	full cost of item

Lehi City FY 2021 Fee Schedule

** Additional cleaning fees may be assessed during any phase of Covid-19 other than green

Planning & Zoning

Fee Information (cont.)	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Annexation base	$200	$200	$200	$200
+ / acre <50 acres	$20	$20	$20	$20
+ / acre >50 acres	$5	$5	$5	$5
Area Plan base	$3,000	$3,000	$3,000	$3,000
+ / acre	$10	$10	$10	$10
Area Plan Amendment				
Minor (affecting 3 pages or less)	$400	$400	$400	$400
Intermediate (affecting 4 pages or more)	$1,000	$1,000	$1,000	$1,000
Major (addition of new property) base	$1,500	$1,500	$1,500	$1,500
+ / acre	$10	$10	$10	$10
Amendments to:				
General Plan	$400	$400	$400	$400
Zone District Maps	$400	$400	$400	$400
Development Code	$400	$400	$400	$400
Concept (Charge applies as a credit to Preliminary Subdivision or Site Plan)				
Single Family Residential / lot	$20	$20	$20	$20
Multi-Family Residential base	$100	$100	$100	$100
+ / unit	$5	$5	$5	$5
Non-Residential base	$100	$100	$100	$100
+ / acre	$10	$10	$10	$10
Concept PC base	$500	$500	$500	$500
+ / acre	$2	$2	$2	$2
Preliminary Subdivision Plat				
Res. Single Family detached lots base	$250	$250	$250	$250
+ / lot	$60	$60	$60	$60
Res. Multi-Family attached units base	$250	$250	$250	$250
+ / unit	$50	$50	$50	$50
Non-Residential base	$250	$250	$250	$250
+ / lot or unit	$75	$75	$75	$75
Final Subdivision Plat				
Res. Single Family detached lots base	$350	$350	$350	$350
+ / lot	$75	$75	$75	$80
Res. Multi-Family attached units base	$350	$350	$350	$350
+ / unit	$65	$65	$65	$70
Condominium base	-	-	$300	$300
+ / lot or unit	-	-	$50	$55
Non-Residential base	$350	$350	$350	$350
+ / lot or unit	$100	$100	$100	$100
Site Plan				
Multi Family Residential base	$500	$500	$500	$500
+ / lot or unit	$10	$10	$10	$10
Non-Residential / acre	$350	$350	$350	$350
or / 1,000 bldg. sq. ft. (if greater)	$50	$50	$50	$50
Lot Line Adjustments (not requiring a plat)	$200	$200	$200	$200
Final Plat Revision, Amend, Vacation base	$200	$200	$200	$200
+ / lot or unit	$100	$100	$100	$100
Two-Lot Subdivision with an Existing Home	$350	$350	$350	$350
Short Term Rental Application Fee	-	-	-	$50
Permitted Use (existing bldgs. only)	$50	$50	$50	$50
Conditional Use	$300	$300	$300	$300
Modification of Existing Conditional Use	$150	$150	$150	$150
Temporary Uses	$40	$40	$40	$40
Zoning Verification Letters	$50	$50	$50	$50
Home Occupation	$25	-	-	-
Sign Permits:				
Temporary Special Event	$25	$25	$25	$25
On Premise Project Sign	$100	$100	$100	$100
Hearing Examiner	$200	$200	$200	$200
Construction Drawing Revision (first page)	$100	$100	$100	$100
+ each subsequent page	$20	$20	$20	$20

Planning & Zoning-continued

Fee Information (cont.)	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Revision to Approved Dev. Agreement	$2,500	$2,500	$2,500	$2,500
Replacement of Development Bonds / bond	$350	$350	$350	$350
Pub. Improvement Inspect. base (% of bond)	1.4%	1.4%	1.4%	1.4%
+ / linear ft. T.V. fee for sewer lines	$0.45	$0.45	$0.45	$0.45
+ / linear ft. T.V. fee for storm drain lines	$0.45	$0.45	$0.45	$0.45
First Extension of Development Approval	$250	$250	$250	$250
If made after original expiration date	$500	$500	$500	$500
+ additional extension requests	$500	$500	$500	$500
Grading Permit first 20 acres	$100	$100	$100	$100
+ / each additional 20 acres	$100	$100	$100	$100
GIS Maps:				
24" x 36" Color	$10	$10	$10	$10
17" x 24" Color	$5	$5	$5	$5
11" x 17" Color	$3	$3	$3	$3
> 24" x 36" / linear foot	$2	$2	$2	$2
Copies:				
11" x 17" Color	$0.25	$0.25	$0.25	$0.25
11" x 17" Black & White	$0.10	$0.10	$0.10	$0.10
8.5" x 11" Color	$0.25	$0.25	$0.25	$0.25
8.5" x 11" Black & White	$0.10	$0.10	$0.10	$0.10
Flash Drive (For pre-construction plans copies only)	-	$75	$75	$75
Books:				
Design Standards	$10	$10	$10	$10
Development Code	$10	$10	$10	$10
Downtown Revitalization Plan	$20	$20	$20	$20
Accessory Dwelling Units (Apartments)				
Impact Fees (effective September 12, 2019)	-	$4,253	$4,253	$4,253

Senior Citizen Center

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Membership - Annual	$5	$5	$5	$5
Lunch (established by Mountainland Association of Governments)				
Over 60 (suggested donation)	$3	$3	$3	$3
+ / case of 24 of Ensure	$20	$20	$20	$20
+ / case of 24 of Glucerna	-	-	$30	$30
Under 60	$6	$6	$6	$6
Facility Rental				
Small room rental	$25	$25	$25	$25
Over 60 / hour (Birthday or Anniversary)	$25	$25	$25	$25
Other / hour	$50	$50	$50	$50
Non-Resident / hour	$60	$60	$60	$60
+ deposit	$500	$500	$500	$500

** Additional cleaning fees may be assessed during any phase of Covid-19 other than green

Treasurer

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Utility Sign-up Processing	$30	$30	$30	$30
Disconnect/connect fee (Water and Power)	$50	$50	$50	$50
Utility Verification	$50	$50	$50	$50
Overdue Charge / month (if past 30 days)	1.5%	1.5%	1.5%	1.5%
Returned Check	$20	$20	$20	$20
Bankruptcy Deposit	$500	$500	$500	$500
Temporary power meter deposit	$200	$200	$200	$200

Lehi City FY 2021 Fee Schedule

Streets

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Road Cut Fees - April 1 - November 30				
Road Cut Base Fee	-	-	$250	$250
Road Cut Fee (Base fee plus)				
Charge per sq ft of Road Cut x < 5 years Foot for area	-	-	$0.50	$0.50
Charge per sq ft of Road Cut x > 5 years Foot for area	-	-	$0.25	$0.25
Bore Directional Base Fee	-	-	$150	$150
Bore per linear foot (Base fee plus)	-	-	$0.25	$0.25
Pothole per Core	-	-	$25	$25
Road Closure	-	-	$250	$250
Road Closure Extension	-	-	$100	$100
Road Cut Fees - Emergencies Only December 1 - March 31				
Road Cut Base Fee	-	-	$350	$350
Road Cut Fee (Base fee plus)				
Charge per sq ft of Road Cut x < 5 years Foot for area	-	-	$0.50	$0.50
Charge per sq ft of Road Cut x > 5 years Foot for area	-	-	$0.25	$0.25
Bore Directional Base Fee	-	-	$200	$200
Bore per linear foot (Base fee plus)	-	-	$0.25	$0.25
Pothole per Core	-	-	$25	$25
Road Closure	-	-	$300	$300
Road Closure Extension	-	-	$150	$150
No Permit Fine	-	-	$500	$500
Road Cut Administration Fee	$100	$100	Discontinue	-
Asphalt, Concrete Removal and Repair				
Charge per sq ft for sidewalk	$20	$20	Discontinue	-
Charge per linear ft of curb	$20	$20	Discontinue	-
Transportation Impact Fee:				
Single family residential (per dwelling unit)	$1,163	$1,163	$1,163	$1,163
Multi family residential (per dwelling unit)	$708	$708	$708	$708
General office	$363	$363	$363	$363
Hotel	$318	$318	$318	$318
Industry	$73	$73	$73	$73
Light industry	$266	$266	$266	$266
Specialty retail	$878	$878	$878	$878
Supermarket	$1,556	$1,556	$1,556	$1,556
Superstore	$469	$469	$469	$469
Warehousing	$197	$197	$197	$197
Medical / Dental Bldg	$920	$920	$920	$920
Drive in Bank	$2,710	$2,710	$2,710	$2,710
Drugstore w/Drive	$1,477	$1,477	$1,477	$1,477
Auto Parts	$1,407	$1,407	$1,407	$1,407
Tire Store	$756	$756	$756	$756
Gas Station w/Convenience Store	$1,983	$1,983	$1,983	$1,983
High Turnover Restaurant	$1,939	$1,939	$1,939	$1,939
Fast Food w/Drive	$7,558	$7,558	$7,558	$7,558
Church	$212	$212	$212	$212
Elementary School	$169	$169	$169	$169
Middle School	$214	$214	$214	$214
High School	$252	$252	$252	$252

Solid Waste

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
First garbage tote / month	$10.50	$10.50	$13.68	$13.68
Additional garbage tote(s) each / month	$10	$10	$10.65	$10.65
Recyclables tote (bi-weekly collect) / month	Free	Free	Free	Free
Green waste tote / month (Mar. - Nov. only)	$6.50	$6.50	$6.92	$6.92

Lehi City FY 2021 Fee Schedule

Storm Drain

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Impact Fee / acre (.25 acre minimum)	$1,391	$1,391	$1,391	$1,391
Service Charge:				
Residential / month	$3	$3	$4.50	$4.75
Commercial / 1,000 sq. ft. of impervious surface	$1	$1	$1.50	$1.58

Culinary Water

Fee Information	Approved FY 2018	Approved FY 2019	Proposed FY 2020	Proposed FY 2021
Water Connection Fee:				
3/4" Meter	$401.80	$401.80	$406.63	$406.63
1" Meter	$466.90	$466.90	$465.86	$465.86
1 1/2" Meter	$1,447.97	$1,447.97	$1,490.61	$1,490.61
2" Meter	$1,654.29	$1,654.29	$1,676.93	$1,676.93
3" Meter	$1,960.47	$1,960.47	$2,011.34	$2,011.34
4" Meter	$3,207.12	$3,207.12	$3,310.56	$3,310.56
6" Meter	-	-	$5,542.59	$5,542.59
8" Meter	-	-	$9,455.76	$9,455.76
Water Impact Fee:				
Residential / dwelling unit	$1,200	$1,194.07	$1,194.07	$1,194.07
Non-Residential				
3/4" Meter	$1,200	$1,194.07	$1,194.07	$1,194.07
1" Meter	$3,246	$3,184.19	$3,184.19	$3,184.19
1 1/2" Meter	$4,048	$3,980.23	$3,980.23	$3,980.23
2" Meter	$12,898	$12,736.75	$12,736.75	$12,736.75
3" Meter	$28,360	$27,861.64	$27,861.64	$27,861.64
4" Meter	$48,624	$50,150.95	$50,150.95	$50,150.95
6" Meter	$113,453	$111,446.56	$111,446.56	$111,446.56
8" Meter	$194,497	$191,051.25	$191,051.25	$191,051.25
Water Service Charge:				
Residential				
Base rate / connection / month	$16.25	$16.74	$17.24	$17.76
per 1,000 gallon used from 1 - 30,000 gallons	$1.09	$1.12	$1.16	$1.19
per 1,000 gallon > 30,000 gallons	$2.18	$2.25	$2.31	$2.38
Commercial				
Base rate / connection / month	$16.25	$16.74	$17.24	$17.76
per 1,000 gallon used	$1.09	$1.12	$1.16	$1.19

Pressurized Irrigation

Fee Information	Approved FY 2018	Approved FY 2019	Proposed FY 2020	Proposed FY 2021
PI Connection Fee:				
1" Lateral	$466.90	$466.90	$485.22	$485.22
1 1/2" Lateral	$1,110.96	$1,110.96	$1,954.86	$1,954.86
2" Lateral	$1,258.43	$1,258.43	$2,025.55	$2,025.55
3" Lateral	-	-	$5,195.12	$5,195.12
4" Lateral	-	-	$5,217.90	$5,217.90
6" Lateral	-	-	$5,887.77	$5,887.77
8" Lateral	-	-	$7,672.42	$7,672.42
10" Lateral	-	-	$9,079.94	$9,079.94
PI Impact Fee:				
Residential (Single and Multi-Family) / acre (.25 acre minimum)	$4,270	$4,378.63	$4,378.63	$4,378.63
Non-Residential / pervious acre (.25 acre minimum)	$6,703	$6,736.35	$6,736.35	$6,736.35

Pressurized Irrigation-continued

Fee Information	Approved FY 2018	Approved FY 2019	Proposed FY 2020	Proposed FY 2021
PI Service Charge:				
Base rate / connection / month	$2.14	$5.00	$5.15	$5.30
+ / sq ft of lot divided by 43560	$41.67	$45.84	$47.21	$48.63
Minimum / month charge	$10.47	$14.17	$14.59	$15.03
Pre-construction water permit base	$85	$85	$85	$85
+ / 1,000 sq ft of lot	$1	$1	$1	$1
or + / lot (whichever is less)	$25	$25	$25	$25
Fire Hydrant Non-Metered Usage	$110	$110	$110	$110
Additional cost per lot (if greater than 1)	$25	$25	$25	$25
Metered Fire Hydrant Permit Processing	$45	$45	$45	$45
(+ / Utility Sign-up Processing)	$30	$30	$30	$30
Hydrant meter deposit	$1,550	$1,550	$1,550	$1,550
Base rate / metered fire hydrant connection / month	$4.14	$4.14	$4.14	$4.14
+ / 1,000 gallons used	$0.80	$0.80	$0.80	$0.80
Minimum / month charge	$12.47	$12.47	$12.47	$12.47
Shareholder Charge base	$4.14	$7.00	$7.21	$7.43
+ / month / share	$5.84	$6.42	$6.62	$6.82
Penalty for violation of secondary water system conservation code				
First violation	Written notice	Written notice	Written notice	Written notice
Second violation	$100	$100	$100	$100
Third	Class C misdemeanor	Class C misdemeanor	Class C misdemeanor	Class C misdemeanor

Sewer

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Impact Fee:				
Residential / dwelling unit	$460	$761.43	$761.43	$761.43
Non-Residential				
3/4" Meter	$460	$761.43	$761.43	$761.43
1" Meter	$1,230	$2,059.65	$2,059.65	$2,059.65
1 1/2" Meter	$1,534	$2,568.54	$2,568.54	$2,568.54
2" Meter	$4,914	$8,184.05	$8,184.05	$8,184.05
3" Meter	$10,745	$17,995.01	$17,995.01	$17,995.01
4" Meter	$18,424	$30,852.95	$30,852.95	$30,852.95
6" Meter	$42,987	$71,988.30	$71,988.30	$71,988.30
8" Meter	$73,694	$123,412.42	$123,412.42	$123,412.42
Service Charge:				
Base rate / connection / month	$19	$19	$19	$19
+ /1,000 gallons used	$2	$2	$2	$2
Timpanogos Special Service District (Regional Sewer Treatment Plant)				
Impact Fee:				
Single Family Housing / house	$1,708	$1,708	$1,708	$1,708
Multi Unit Residential / dwelling unit	$1,110	$1,110	$1,110	$1,110
Commercial, Industrial, Institutional	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.	See T.S.S.D.

Lehi City FY 2021 Fee Schedule

Electric

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Connection Fee:				
Single Phase Single Meter:				
Up to 200 AMPS	$325	$325	Discontinue	-
201 - 400 AMPS	$450	$450	Discontinue	-
3 Phase Single Meter:				
Up to 200 AMPS	$350	$350	Discontinue	-
201 - 400 AMPS	$275	$275	Discontinue	-
401 - 800 AMPS	$975	$975	Discontinue	-
801 - 1,600 AMPS	$1,250	$1,250	Discontinue	-
Residential Single Phase up to 200 AMPS (self contained)	-	-	$374.02	$374.02
Residential Single Phase 201-400 AMPS (self contained)	-	-	$442.02	$442.02
Commercial Single Phase up to 200 AMPS (self contained)	-	-	$264.02	$264.02
Commercial Single Phase 201-400 AMPS (self contained)	-	-	$280.02	$280.02
Commercial Single Phase 201-400 AMPS (instrament rated)	-	-	$1,588.17	$1,588.17
Commercial 3 Phase up to 400 AMP (self contained)	-	-	$575.62	$575.62
Commercial 3 Phase 401-800 AMP (instrament rated)	-	-	$1,764.17	$1,764.17
Commercial 3 Phase 801-4000 AMP (intrament rated)	-	-	$1,582.17	$1,582.17
Single Phase Multimeter / meter	-	-	$140	$140
(AMPS cost schedule same as single meter)				
3 Phase Multimeter / meter	$200	$200	$365	$365
(AMPS cost schedule same as single meter)				
Net Meter	$500	$500	$394.81	$394.81
Impact Fee:				
Residential Single Phase Service Sizes:				
AMPS KVA Peak Demand				
100 24 5	$1,135	$1,187.71	$1,187.71	$1,187.71
125 30 6	$1,362	$1,484.64	$1,484.64	$1,484.64
150 36 7	$1,589	$1,732.08	$1,732.08	$1,732.08
200 48 8	$1,816	$1,979.52	$1,979.52	$1,979.52
225 54 10	$2,270	$2,474.40	$2,474.40	$2,474.40
400 96 14	$3,177	$3,464.16	$3,464.16	$3,464.16
Commercial Single Phase Service Sizes:				
AMPS KVA Peak Demand				
100 24 5	$1,135	$1,187.71	$1,187.71	$1,187.71
125 30 7	$1,589	$1,732.08	$1,732.08	$1,732.08
150 36 9	$2,043	$2,226.96	$2,226.96	$2,226.96
200 48 14	$3,177	$3,464.16	$3,464.16	$3,464.16
400 96 19	$4,312	$4,701.36	$4,701.36	$4,701.36
Commercial/Residential 3 Phase (120/240) Service Sizes:				
AMPS KVA Peak Demand				
125 52 16	$3,631	$3,959.04	$3,959.04	$3,959.04
150 62 24	$5,447	$5,938.56	$5,938.56	$5,938.56
200 83 31	$7,035	$7,670.64	$7,670.64	$7,670.64
400 166 63	$14,298	$15,588.72	$15,588.72	$15,588.72
600 249 94	$21,333	$23,259.36	$23,259.36	$23,259.36
800 333 126	$28,596	$31,177.44	$31,177.44	$31,177.44
1000 416 157	$35,631	$38,848.07	$38,848.07	$38,848.07
1200 499 189	$42,894	$46,766.15	$46,766.15	$46,766.15
1600 665 252	$57,191	$62,354.87	$62,354.87	$62,354.87
2000 831 312	$71,035	$77,943.59	$77,943.59	$77,943.59
2500 1039 394	$89,418	$97,491.35	$97,491.35	$97,491.35

Fee Information (cont.)	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Commercial/Residential 3 Phase (120/208) Service Sizes:				
AMPS KVA Peak Demand				
125 45 16	$3,631	$3,959.04	$3,959.04	$3,959.04
150 54 24	$5,447	$5,938.56	$5,938.56	$5,938.56
200 72 31	$7,035	$7,670.64	$7,670.64	$7,670.64
400 144 63	$14,298	$15,588.72	$15,588.72	$15,588.72
600 216 94	$21,333	$23,259.36	$23,259.36	$23,259.36
800 288 126	$28,596	$31,177.44	$31,177.44	$31,177.44
1000 360 157	$35,631	$38,848.07	$38,848.07	$38,848.07
1200 432 189	$42,894	$46,766.15	$46,766.15	$46,766.15
1600 576 252	$57,191	$62,354.87	$62,354.87	$62,354.87
2000 721 315	$71,489	$77,943.59	$77,943.59	$77,943.59
2500 901 394	$89,418	$97,491.35	$97,491.35	$97,491.35
Commercial/Residential 3 Phase (277/480V) Service Sizes:				
AMPS KVA Peak Demand				
125 104 35	$7,943	$8,660.40	$8,660.40	$8,660.40
150 125 52	$11,801	$12,866.88	$12,866.88	$12,866.88
200 166 73	$16,567	$18,063.12	$18,063.12	$18,063.12
400 333 145	$32,908	$35,878.79	$35,878.79	$35,878.79
600 499 219	$49,702	$54,189.35	$54,189.35	$54,189.35
800 665 290	$65,816	$71,757.59	$71,757.59	$71,757.59
1000 831 364	$82,610	$90,068.15	$90,068.15	$90,068.15
1200 998 436	$98,950	$107,883.82	$107,883.82	$107,883.82
1600 1330 583	$132,312	$144,257.50	$144,257.50	$144,257.50
2000 1663 728	$165,220	$180,136.29	$180,136.29	$180,136.29
2500 2078 910	$206,524	$225,170.37	$225,170.37	$225,170.37
3000 2494 1092	$247,829	$270,204.44	$270,204.44	$270,204.44
3500 2910 1272	$228,680	$314,743.63	$314,743.63	$314,743.63
3750 3118 1363	$309,333	$337,260.67	$337,260.67	$337,260.67
4000 3326 1454	$329,985	$359,777.70	$359,777.70	$359,777.70
Service Charge:				
Residential / kWh ($4.50 minimum bill)	$0.08761	$0.08761	$0.08761	$0.08761
Commercial base / month	$9	$9	$9	$9
+ / kWh, 1st 1,000 kWh (if no demand)	$0.098	$0.098	$0.098	$0.098
+ / kWh, >1st 1,000 kWh (if no demand)	$0.0661	$0.0661	$0.0661	$0.0661
+ / kWh, 1st 1,000 kWh (if demand)	$0.098	$0.098	$0.098	$0.098
+ / kWh, > 1st 1,000 kWh (if demand)	$0.0661	$0.0661	$0.0661	$0.0661
+ Demand / kW	$7.75	$7.75	$7.75	$7.75
Net Meter kWh	$0.08761	$0.08761	$0.08761	$0.08761
kWh credit if generated by Customer exceeds consumption	$0.08761	$0.08761	$0.08761	$0.08761
Feed In Tariff				
Class 1 (1 kW to 10 kW) - credit per kWh	-	-	$0.05	$0.05
Class 1 (>10 kW to 1,000 kW) - credit per kWh	-	-	$0.04	$0.04
Meter Tampering	$100	$100	$100	$100
Conduit Lease Fee (per foot, per year)	-	-	$0.75	$0.75
Pole Attachment / year	$18	$18	$18	$18
Solar Meter Fee (Connection Fee)	-	-	$500	$500
Commercial Solar Interconnection Study	-	-	$1,500	$1,500
Banner Installation and Removal	$150	$150	$150	$150
+ each additional week	$50	$50	$50	$50

Lehi City FY 2021 Fee Schedule

Legacy Center

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
Rentals:								
Complex Rental / day	$300		$400		$500		$500	
+ deposit	$500		$500		$500		$500	
Entire Park Rental / day	$500		$665		$665		$665	
+ deposit	$500		$500		$500		$500	
Field Rental / hour / field (Youth)	$20		$27		$27		$27	
+ deposit / hour / field	$30		$30		$35		$35	
Field Rental / hour / field (Adult)	$20		$40		$40		$40	
+ deposit / hour / field	$30		$30		$35		$35	
Field Rental / 4 hours / field	$65		$87		$110		$110	
+ deposit / 4 hours / field	$100		$100		$110		$110	
Additional Field Prep / diamond	$30		$40		$50		$50	
+ on Saturdays and Holidays	$10		$13		$15		$15	
Field Lighting / hour / field	$20		$27		$35		$35	
Field Lighting / hour / field (Vet's Only - Football)	-		-		$27		$27	
Memberships:	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Monthly Pass								
Family/Group	$50	$45	$52	$48	$53	$49	$53	$49
Additional Person	$3.50	$3.00	$3.50	$3.00	$3.50	$3.00	$3.50	$3.00
Adult Couple (18-59)	$40	$37	$42	$39	$43	$39	$43	$39
Adult Individual (18-59)	$27	$25	$29	$26	$29	$27	$29	$27
Youth Individual (12-17)	$15	$14	$16	$15	$16	$15	$16	$15
Child Individual (4-11)	$13	$11	$13	$12	$13	$12	$13	$12
Toddler (3 & under)	Free	Free	Free	Free	Free	Free	Free	Free
Senior Couple (60+)	$27	$25	$29	$26	$29	$27	$29	$27
Senior Individual (60+)	$15	$14	$16	$15	$16	$15	$16	$15
Annual Pass								
Family/Group	$510	$465	$525	$485	$535	$485	$540	$490
Additional Person	$31	$29	$32	$30	$33	$30	$33	$31
Adult Couple (18-59)	$410	$380	$425	$395	$435	$395	$435	$400
Adult Individual (18-59)	$285	$265	$295	$275	$300	$275	$305	$275
Youth Individual (12-17)	$160	$145	$165	$155	$165	$155	$170	$155
Child Individual (4-11)	$125	$115	$130	$125	$135	$125	$135	$125
Senior Couple (60+)	$285	$265	$295	$275	$300	$275	$305	$275
Senior Individual (60+)	$160	$145	$165	$155	$165	$155	$170	$155
Summer Pass								
Family/Group	$193	$168	$193	$168	$193	$168	Discontinue	
Daily Pass								
Adult Full Facility (Ages 18-59)	$5		$6		$6		$6	
Youth Full Facility (Ages 12-17)	$4		$5		$5		$5	
Child Full Facility (Ages 4-11)	$3		$4		$4		$4	
Senior Full Facility (Ages 60+)	$3		$4		$4		$4	
Gym	$2.50		$3		$3		$3	
Weight & Cardio	$2.50		$3		$3		$3	
Aerobics Class	$3		$4		$4		$4	
Water Aerobics	$3		$4		$4		$4	
Cycling Class	$3		$4		$4		$4	
Track	$0.50		$0.75		$1		$1	
Day Care, first child / hour	$2.50		$2.50		$2.50		$2.50	
+ / additional child / hour	$1.50		$1.50		$1.50		$1.50	
Punch Card								
Day Care	$36		$36		$36		$36	

** Additional cleaning fees may be assessed during any phase of Covid-19 other than green

Legacy Center-continued

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Programs:								
Team Sports								
Women's Volleyball	$300	$250	$320	$265	$325	$270	$325	$270
Coed Volleyball	-	-	-	-	-	-	$325	$270
Men's Basketball	$870	$725	$910	$760	$930	$775	$930	$775
Youth Sports								
Wrestling	$50	$42	$54	$45	$54	$45	$55	$46
(if member)	$45	$38	$49	$41	$49	$41	$50	$41
Girls Volleyball	$65	$48	$68	$50	$69	$51	$70	$52
(if member)	$59	$43	$61	$45	$62	$46	$63	$47
Volleyball Camp	$55	$41	$59	$44	$59	$44	$61	$45
Flag Football (K-6th)	$61	$45	$63	$47	$65	$48	$66	$49
(if member)	$55	$41	$57	$42	$59	$43	$59	$44
Flag Football (7th-10th)	-	-	-	-	-	-	$80	$59
(if member)	-	-	-	-	-	-	$72	$53
Indoor Soccer	$49	$36	$50	$37	$51	$38	$53	$39
(if member)	$44	$32	$45	$33	$46	$34	$48	$35
Outdoor Soccer (K-6th)	$49	$36	$50	$37	$51	$38	$53	$39
(if member)	$44	$32	$45	$33	$46	$34	$48	$35
Outdoor Soccer (7th-9th)	$49	$36	$60	$47	$66	$49	$68	$50
(if member)	$44	$32	$54	$42	$59	$44	$61	$45
Track & Field	$76	$56	$80	$59	$81	$60	$82	$61
7yrs & Under Golf	$43	$36	$44	$37	$46	$38	$47	$39
8yrs & Up Golf	$76	$63	$79	$66	$80	$67	$82	$68
Advanced Golf	$100	$83	$104	$87	$106	$88	$108	$90
Tennis	$72	$53	$76	$56	$76	$56	$77	$57
(if member)	$65	$48	$68	$50	$68	$50	$69	$51
Kids Sports Camp	$56	$47	$60	$50	$60	$50	$61	$51
(if member)	$50	$42	$54	$45	$54	$45	$55	$46
Basketball Camp - 3 Day (Skyridge) K-2nd	$55	$55	$74	$74	$75	$75	$60	$60
Basketball Camp - 3 Day (Skyridge) 3rd-5th	$90	$90	$90	$90	$95	$95	$90	$90
Basketball Camp - 3 Day (Skyridge) 6th-8th	-	-	-	-	-	-	$90	$90
Basketball Camp - 3 Day (Skyridge) 9th-11th	$90	$90	$90	$90	$95	$95	$60	$60
Basketball Camp - Girls - 3 Day (Skyridge) 3rd-8th	-	-	-	-	$80	$80	$81	$81
Basketball Camp - 4 Day (LC) K-2nd	-	-	-	-	-	-	$45	$45
Basketball Camp - 4 Day (LC) 3rd-5th	-	-	-	-	-	-	$90	$90
Basketball Camp - 4 Day (LC) 6th-8th	$109	$109	$118	$118	$118	$118	$90	$90
Jr. Jazz Basketball (K-4th grade)	$55	$41	$59	$44	$59	$44	$61	$45
(if member)	$50	$37	$53	$40	$53	$40	$55	$41
Jr. Jazz Basketball (5th-6th grade)	$72	$53	$76	$56	$76	$56	$77	$56
(if member)	$65	$48	$68	$50	$68	$50	$69	$51
Jr. Jazz Basketball (7th-8th grade)	$86	$64	$92	$68	$93	$69	$95	$70
(if member)	$77	$58	$83	$61	$84	$62	$86	$63
Jr. Jazz Basketball (9th-12th)-Teams only	$625	$520	$655	$545	$740	$615	$750	$625
Baseball (3rd-8th grade)	$122	$81	$128	$85	$129	$86	$131	$87
(if member)	$110	$73	$115	$77	$116	$77	$118	$78
Baseball (2nd grade)	$63	$47	$68	$50	$76	$56	$77	$57
(if member)	$57	$42	$61	$45	$68	$50	$69	$51
Baseball (T-ball & coach pitch)	$49	$36	$50	$37	$59	$44	$61	$45
(if member)	$44	$32	$45	$33	$53	$40	$55	$41
Softball (3rd-11th grade)	$109	$81	$115	$85	$129	$86	$131	$87
(if member)	$98	$73	$104	$77	$116	$77	$118	$78
Swimming								
Summer Swimming Lessons	$50	$33	$53	$35	$54	$36	$54	$36
(if member)	$45	$30	$48	$32	$49	$32	$49	$32
School Year Swimming Lessons	$50	$33	$53	$35	$54	$36	$54	$36
(if member)	$45	$30	$48	$32	$49	$32	$49	$32
Summer Rec Swim Team	$152	$101	$159	$106	$162	$108	$165	$110
Summer Rec Swim Camp	$27	$18	$29	$19	$30	$20	$30	$20

** Additional cleaning fees may be assessed during any phase of Covid-19 other than green

Legacy Center-continued

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Dance Camp								
5 & 6 year olds	$46	$38	$47	$39	$47	$39	$48	$40
7-14 years old	$70	$70	$72	$72	$73	$73	$74	$74
Dance								
Enrollment Fee	-	-	-	-	$25	$25	$25	$25
Summer Dance Class	-	-	-	-	$89	$79	$89	$79
30 minutes	$43	$32	$46	$34	$46	$34	$47	$35
40 minutes	$42	$35	$43	$36	$44	$37	$44	$37
50 minutes	$46	$38	$47	$39	$47	$39	$48	$40
Sessions:								
Babysitter Certification	$77	$57	$81	$60	$85	$64	$88	$65
CPR & First Aid	$68	$57	$72	$60	$73	$61	$74	$62
Rock Climbing Merit Badge	$39	$26	$42	$28	$42	$28	$44	$29
Hunter Safety	$11	$7	$11	$7	$11	$7	$11	$7
Itty Bitty Baseball	$44	$37	$47	$39	$47	$39	$48	$40
(if member)	$40	$33	$42	$35	$42	$35	$43	$36
Itty Bitty Soccer	$44	$37	$47	$39	$47	$39	$48	$40
(if member)	$40	$33	$42	$35	$42	$35	$43	$36
Itty Bitty Basketball	$44	$37	$47	$39	$47	$39	$48	$40
(if member)	$40	$33	$42	$35	$42	$35	$43	$36
Itty Bitty Football	$44	$37	$47	$39	$47	$39	$48	$40
(if member)	$40	$33	$42	$35	$42	$35	$43	$36
Itty Bitty Ball	$44	$37	$47	$39	$47	$39	$48	$40
(if member)	$40	$33	$42	$35	$42	$35	$43	$36
Parenting With Love & Logic	$42	$35	$42	$35	$43	$36	$43	$36
Scrapbooking	$14	$12	$14	$12	$14	$12	$14	$12
Scrapbook Sleepover	$25	$21	$26	$22	$26	$22	$26	$22
Sign Language	$53	$44	$55	$46	$56	$47	$56	$47
Women On Weights- members only	$150	$125	$160	$135	$160	$135	$170	$140
Summer Youth Camp	$58	$48	$59	$49	$60	$50	$61	$51
Princess Party	$14	$12	$16	$13	$16	$13	$16	$13
Superhero Party	$14	$12	$16	$13	$16	$13	$16	$13
Safety On Wheels Fair	-	-	-	-	$10	$8	$16	$13
Adult Triathlon Training	$115	$85	$120	$89	$123	$92	$124	$92
(if member)	$104	$77	$108	$80	$111	$83	$112	$83
RAD Women	$38	$32	$41	$34	$41	$34	$42	$35
Science Class	$119	$99	$125	$104	$125	$104	$130	$108
Science Camp	$108	$90	$114	$95	$114	$95	$118	$98
Robotics Camp	$130	$115	$144	$120	$144	$120	$149	$124
Late Night @ LC Teen Camp	-	-	-	-	-	-	$14	$12
Square Dancing - Individual	-	-	-	-	-	-	$42	$35
Square Dancing - Couple	-	-	-	-	-	-	$59	$49
Kids Hiking Club	-	-	-	-	-	-	$18	$15
Fishing Club	-	-	-	-	-	-	$35	$35
Computer Game Programming Classes	-	-	-	-	-	-	$173	$144
Lego Engineering Camp	-	-	-	-	-	-	$164	$164
Youth Entrepreneur Fair	-	-	-	-	-	-	$10	$10
Sewing Camp	-	-	-	-	-	-	$35	$35
Gymnastics - Fall								
45 minutes 1 day per week	$47	$35	$49	$36	$50	$37	$50	$37
1 hour 1day per week	$51	$38	$54	$40	$55	$41	$55	$41
1 hour 2 days per week	$86	$64	$92	$68	$93	$69	Discontinue	
1 hour 2 days per week (PreTeam)	$70	$64	$75	$68	$76	$69	Discontinue	
1 1/4 hours 2 days per week (PreTeam)	-	-	$85	$77	$86	$78	$88	$80
1 1/2 hours 1 day per week	$58	$48	$61	$51	$62	$52	$62	$52
1 1/2 hours 2 days per week	$102	$85	$107	$89	$109	$91	$110	$72
1 1/2 hours 2 days per week (PreTeam)	$94	$85	$98	$89	$100	$91	$101	$92
1 1/2 hours 3 days per week	$151	$126	$158	$132	$161	$134	Discontinue	

Lehi City FY 2021 Fee Schedule

** Additional cleaning fees may be assessed during any phase of Covid-19 other than green

Legacy Center-continued

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
2 hours 2 days per week	$100	$95	$102	$97	$104	$99	Discontinue	
2 hours 3 days per week	$163	$136	$146	$139	$148	$141	Discontinue	
2 hours 4 days per week	$199	$166	$177	$169	$180	$171	Discontinue	
2 1/2 hours 1 day per week	$72	$60	$64	$61	$65	$62	Discontinue	
2 1/2 hours 2 days per week	$130	$108	$116	$110	$118	$112	Discontinue	
2 1/2 hours 3 days per week	$185	$154	$165	$157	$168	$160	Discontinue	
3 hours 2 days per week	$143	$136	$146	$139	$148	$141	$163	$148
3 hours 3 days per week	$182	$173	$185	$176	$188	$178	$208	$189
Level 6 Extra Class	$43	$41	$44	$42	$44	$42	$58	$43
Gymnastics - Summer (June, July & August)								
45 minutes 1 day per week	$59	$44	$62	$46	$62	$46	Discontinue	
45 minutes 2 days per week	$96	$71	$101	$75	$103	$76	Discontinue	
1 hour 1 day per week	$63	$47	$66	$49	$68	$50	Discontinue	
1 hour 2 days per week	$109	$80	$112	$83	$115	$85	Discontinue	
1 hour 2 days per week (PreTeam)	$88	$80	$91	$83	$94	$85	Discontinue	
1 1/4 hours 2 days per week (PreTeam)	-	-	$106	$96	$108	$98	Discontinue	
1 1/2 hours 1 day per week	$73	$61	$77	$64	$78	$65	Discontinue	
1 1/2 hours 2 days per week	$126	$105	$132	$110	$134	$112	Discontinue	
1 1/2 hours 2 days per week (PreTeam)	$116	$105	$121	$110	$123	$112	Discontinue	
1 1/2 hours 3 days per week	$188	$157	$197	$164	$199	$166	Discontinue	
2 hours 2 days per week	$125	$119	$127	$121	$129	$123	Discontinue	
2 hours 3 days per week	$204	$170	$181	$172	$184	$175	Discontinue	
2 hours 4 days per week	$248	$207	$222	$211	$225	$214	Discontinue	
2 1/2 hours 1 day per week	$90	$75	$80	$76	$81	$77	Discontinue	
2 1/2 hours 2 days per week	$162	$135	$144	$137	$146	$139	Discontinue	
2 1/2 hours 3 days per week	$230	$192	$204	$194	$207	$197	Discontinue	
3 hours 2 days per week	$179	$170	$182	$173	$184	$175	Discontinue	
3 hours 3 days per week	$227	$216	$230	$219	$233	$222	Discontinue	
Level 6 Extra Class	$54	$51	$55	$52	$56	$53	Discontinue	
Cheer								
Enrollment Fee	-	-	-	-	$25	$25	$15	$15
30 minutes (Fall)	$42	$35	$42	$35	$43	$36	$43	$36
50 minutes (Fall)	$46	$38	$47	$39	$47	$39	$48	$40
Cheer (Summer)								
30 minutes	$64	$59	$73	$61	$73	$61	$76	$63
50 minutes	$74	$69	$86	$72	$86	$72	$89	$74
Preschool								
2 days a week	$86	$72	$91	$76	$92	$77	$94	$78
3 days a week	$107	$89	$113	$94	$114	$95	$116	$97
Summer Preschool	$169	$141	$178	$148	$180	$150	$184	$153
Hap Ki-Do	$65	$55	$65	$55	$65	$55	$73	$61
Other Programs								
Slim-to-Win	$250	$250	$260	$260	$260	$260	$340	$340
Concealed Weapons	$45	$45	$48	$48	$49	$49	$49	$49
Adaptive Volleyball	$35	$35	$35	$35	$35	$35	$35	$35
Adaptive Basketball	$26	$26	$26	$26	$36	$36	$36	$36
Adaptive Bowling	$45	$45	$45	$45	$35	$35	$35	$35
Private Swim Lessons	$22	$22	$25	$25	$25	$25	$25	$25
Semi-Private Swim Lessons	-	-	$15	$15	$15	$15	$15	$15
Ski & Snowboarding School (established in conjunction with American Fork City)	$215	$215	$225	$225	$230	$230	$235	$235
Special Olympics Swim Team	$49	$39	$49	$39	$57	$42	$58	$43
USA Swim Team - Dolphins	$47	$35	$50	$37	$82	$61	$82	$61
USA Swim Team - Sharks	$50	$37	$53	$39	$85	$63	$85	$63
USA Swim Team - Jr. Silver	$55	$41	$59	$44	$92	$68	$92	$68
USA Swim Team - Jr. Gold	$63	$47	$68	$50	$100	$74	$100	$74
USA Swim Team - Senior (Mar-Aug)	$84	$62	$88	$65	$120	$89	$120	$89
USA Yearly Membership Fee (set by USA Swimming)	$75	$75	$85	$85	$85	$85	$90	$90

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Legacy Center-continued

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
WSI	$160	$160	$170	$170	$170	$170	$175	$175
Lifeguard Class	$200	$200	$200	$200	$200	$200	$200	$200
Masters Swimming	$20	$20	$22	$22	$22	$22	$30	$25
Canyons Bus Only (established in conjunction with American Fork City)	$101	$101	-	-	-	-	-	-
Facility Services:								
Body Fat Testing	$12		$12		$13		$13	
Personal Training	Per trainer		Per trainer		Per trainer		Per trainer	
Birthday Party Packages								
Package 1 - Room	$75		$80		$80		$80	
Package 3 - Rock Wall	$90		$95		$95		$95	
Package 4 - Pool	$100		$105		$105		$105	
Package 2 - GYM	$80		$85		$85		$85	
Kid Fit - 1st Child	$2.50		$2.50		$2.50		$2.50	
Kid Fit - Each Additional Child	$1.50		$1.50		$1.50		$1.50	
Facility Rentals								
Pool Rental (2 hour rental)	$350		$350		$350		$350	
Pool Rental-Alpine School Dist meet	$450		$450		$450		$450	
Lap Lanes - Short Course - Alpine School District	-		$10		$10		$10	
Lap Lanes - Long Course - Alpine School District	-		$12		$12		$12	
Lap Lanes - Short Course	-		$12		$12		$12	
Lap Lanes - Long Course	-		$12		$12		$12	
Full Gymnasium / hour	$50		$55		$55		$55	
each additional after 3 hours	$20		$22		$25		$25	
all day	$225		$225		$250		$250	
Half Gymnasium	$35		$40		$40		$40	
each additional after 3 hours	$15		$17		$20		$20	
all day	$160		$160		$180		$180	
Full Multi - purpose Room	$50		$55		$55		$55	
each additional after 3 hours	$20		$22		$25		$25	
all day	$225		$225		$250		$250	
Half Multi - purpose Room	$35		$40		$40		$40	
each additional after 3 hours	$15		$17		$20		$20	
all day	$160		$160		$180		$180	
Small Conference Room	$35		$40		$40		$40	
each additional after 3 hours	$15		$17		$20		$20	
all day	$160		$160		$180		$180	
Climbing Wall (per hour)	$40		$40		$40		$40	

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Outdoor Pool

Fee Information	Approved FY 2018		Approved FY 2019		Approved FY 2020		Proposed FY 2021	
Season Pass	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident	Non-Resident	Resident
Family (up to 6 people)	$193	$168	$193	$168	$193	$168	$193	$168
+ each additional family member	$30	$30	$30	$30	$30	$30	$30	$30
If Legacy Center year-round pass holder	$135	$118	$135	$118	$135	$118	$135	$118
Individual	$110	$84	$110	$84	$110	$84	$110	$84
Pool Rental	$400		$400		$400		$400	
Daily Admission								
Ages 3 and under	Free		Free		Free		Free	
Individual (Ages 4-11)	$5		$5		$5		$5	
Individual (Ages 12-59)	$6		$6		$6		$6	
Seniors (Ages 60+)	$2		$2		$2		$2	
Lap Swimming	$3		$3		$3		$4	
Water Aerobics	$3		$3		$3		$4	
Group Rate Discounts:								
5-9 People (discount / person)	$0.50		$0.50		$0.50		$0.50	
10 or more (discount / person)	$1		$1		$1		$1	
Monday Family Night (up to 8 people)	$25		$25		$25		$25	

Lehi City FY 2021 Fee Schedule

** Additional cleaning fees may be assessed during any phase of Covid-19 other than green

Information Center

Fee Information	Approved FY 2018	Approved FY 2019	Approved FY 2020	Proposed FY 2021
Dumpster Rental / dumpster	$150	$150	$150	$150
+ 1 additional trip to dump	$100	$100	$100	Discontinue
Landfill Transfer Station Punch Card:				
First Card within the year	Free	Free	Free	Free
Second Card within the year	$10	$10	$10	$10
Third Card within the year	$30	$30	$30	$30
Fourth Card within the year	$50	$50	$50	$50
Lehi History Book (Earlier Version)	$15	$15	$15	$15
Both books	$40	$40	$40	$40
Lehi History Book (Latest Version)	$35	$35	$35	$35
Business License				
Home-Occupied Business (no impact)	$40	-	-	-
Home-Occupied Business (impact)	$40	$40	$40	$40
Base Fee	$80	$80	$80	$80
Fireworks	$40	$40	$40	$40
Seasonal/Temporary (Christmas tree lot, snow cone shack, etc)	$40	$40	$40	$40
Beer License	$150	$150	$150	$150
Single event alcohol	$50	$50	$50	$50
Alcohol License	$300	$300	$300	$300
Solicitor (per person)	$50	$50	$50	$50
Late Fee	25% of the renewal fee if not paid by February 15th	25% of the renewal fee if not paid by February 15th	25% of the renewal fee if not paid within 45 days of renewal date	25% of the renewal fee if not paid within 45 days of renewal date
Animal Shelter: (as established by NUVAS)				
Dog License - 1 year (if spayed or neutered)	$15	$15	$15	$15
Dog License - 2 year (if spayed or neutered)	$20	$25	$25	$25
Dog License - 3 year (if spayed or neutered)	$30	$35	$35	$35
Dog License - 1 year (if not spayed or neutered)	$35	$35	$35	$35
Dog License - 2 year (if not spayed or neutered)	$65	$65	$65	$65
Dog License - 3 year (if not spayed or neutered)	$95	$95	$95	$95
Passport				
Passport Application Fees* (In addition to State Department Charges**)	$25	$35	$35	$35
Processing Fee **	$25	$25	$25	$25
Photo Fee	$10	$10	$10	$10
Overnight Fee	Fee set by USPS	Fee set by USPS	Fee set by USPS	Fee set by USPS

*Please contact the Lehi Passport Acceptance Facilility for State Department Charges

**Passport Processing Fees are set by the U.S. Department of State and will be adjusted as often as the Federal Government adjusts the fee schedule.

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-34, approval of an agreement between Lehi City and Hadco Construction for widening and improving Main Street.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-34.docx

Lehi_Main_Crossroads_Blvd_Agreement - To City Council.pdf

RESOLUTION NO. 2020-34

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT FOR WIDENING AND IMPROVING LEHI MAIN STREET AND CROSSROAD BLVD

WHEREAS**,** City desires to contract for the widening and improvement of Lehi Main Street and Crossroad Blvd between Commerce Drive in Saratoga Springs and 2300 West in Lehi City;

WHEREAS, City solicited bids to identify firms and companies which would best serve the needs of the City to perform such services;

WHEREAS, City selected Hadco Construction, LLC and now desires to contract with them to perform the work specified in the bid solicitation and associated contract documents;

WHEREAS, on May 26th, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement for Widening and Improving Lehi Main Street and Crossroad Blvd; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Agreement for Widening and Improving Lehi Main Street and Crossroad Blvd between Lehi City and Hadco Construction, LLC attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of May, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT
BETWEEN OWNER AND
CONTRACTOR

THIS AGREEMENT is by and between Lehi City Corporation ("Owner") and Hadco Construction, LLC ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 *Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:*

Road reconstruction, widening, utility improvements, storm drain improvements, bridge construction, wetland mitigation, and other road improvements as detailed.

ARTICLE 2 – THE PROJECT

The Project, of which the Work under the Contract Documents is a part, is generally described as follows: widening and improving Lehi Main Street and Crossroad Blvd between Commerce Drive in Saratoga Springs and 2300 West in Lehi, including adding curb, gutter, and sidewalks, constructing a new bridge across the Jordan River, extending a box culvert at Jordan River Trail, improving and upgrading existing storm drain system, installing and upgrading culinary water lines, installing street lighting and 2 signals, performing some landscaping, and improvements and creation of wetlands as part of a required wetland mitigation. Additional bid additive items include some aesthetic improvements on the bridge, the improvement to an irrigation line for Saratoga Springs, the improvement of an irrigation line to Lehi City, resurfacing Crossroads Blvd between Commerce Drive and Redwood Road, and additional improvements to a culinary waterline for Lehi. This contract shall be until final acceptance of the work, but not later than October 1, 2021, excluding warranty periods.

ARTICLE 3 – ENGINEER

3.01 Work shown on the attached plan sheets has been designed by various engineers as shown on the individual plan sheets. Other items of work are still being designed and other work may be done at the direction of the Lehi Streets Department.

ARTICLE 4 – CONTRACT TIMES

4.1 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.2 *Contract Times: Dates*

A. The Work will be substantially completed on or before October 1, 2021 OR AS EXTENDED BY MUTUAL AGREEMENT (ARTICLE 2) , and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before NOVEMBER 1, 2021 OR AS EXTENDED BY MUTUAL AGREEMENT (ARTICLE 2) .

4.3 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the times specified in Paragraph 4.02 above, plus any extensions thereof allowed in accordance with the Contract. The parties also recognize the delays, expense, and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by Owner if the

Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner $500.00 for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.

ARTICLE 5 – CONTRACT PRICE

5.1 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. OWNER shall pay CONTRACTOR for performance of the Work in accordance with the Contract Documents in current funds as follows:

$ 10,607,997.16

(Figures)

TEN MILLION SIX-HUNDRED AND SEVEN THOUSAND NINE-HUNDRED AND NINETY-SEVEN DOLLARS AND SIXTEEN CENTS

(Writing)

B. CONTRACTOR'S Bid Form is included in the Bidding Requirements of the Project Manual and is hereby designated as an Exhibit to this Agreement as described in Article 9 hereunder.

The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

ARTICLE 6 – PAYMENT PROCEDURES

6.1 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.2 *Progress Payments; Retainage*

A. Owner shall make progress payments once each month on account of the Contract Price on the basis of Contractor's Applications for Payment as recommended by the Engineer. All progress payments will be on the basis of the progress of work, less 5% retainage withheld by Owner.

6.3 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

ARTICLE 7 – INTEREST

7.01 All amounts not paid when due shall bear interest at the maximum rate allowed by law at the place of the project.

ARTICLE 8 – CONTRACTOR'S REPRESENTATIONS

8.1 In order to induce Owner to enter into this Contract, Contractor makes the following representations:

A. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.

B. Contractor has visited the Site, conducted a thorough, alert visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

C. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.

D. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on (1) the cost, progress, and performance of the Work; (2) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (3) Contractor's safety precautions and programs.

E. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.

F. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.

G. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.

H. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

I. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that without exception all prices in the Agreement are premised upon performing and furnishing the Work required by the Contract Documents.

ARTICLE 9 – CONTRACT DOCUMENTS

9.1 *Contents*

A. The Contract Documents consist of the following:

1. This Agreement (pages _1_ to __5_, inclusive).
2. Performance bond (pages _1___to__3__, inclusive).
3. Payment bond (pages _1___to__3__, inclusive).
4. Notice to Proceed (pages __1_ to _1___, inclusive).

5. General Conditions (pages _1__ to _65__, inclusive).
6. Supplementary Conditions (pages _1__ to _3_, inclusive).
7. Specifications as listed in the table of contents of the Project Manual.
8. Drawings (not attached but incorporated by reference) consisting of 280 sheets with each sheet bearing the following general title: _ SARATOGA SPRINGS CROSSROADS BOULEVARD/LEHI MAIN STREET WIDENING PROJECT
9. Addenda (numbers _1__ to _2__, inclusive).
10. Exhibits to this Agreement (enumerated as follows):
    a. Contractor's Bid (pages _1__ to _7__, inclusive).
11. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
    a. Notice to Proceed.
    b. Change Orders.

B. The documents listed in Paragraph 9.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 9.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

ARTICLE 10 – MISCELLANEOUS

10.1 *Terms*

A. Terms used in this Agreement will have the meanings stated in the General Conditions and the Supplementary Conditions.

10.2 *Assignment of Contract*

A. Unless expressly agreed to elsewhere in the Contract, no assignment by a party hereto of any rights under or interests in the Contract will be binding on another party hereto without the written consent of the party sought to be bound; and, specifically but without limitation, money that may become due and money that is due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

10.3 *Successors and Assigns*

A. Owner and Contractor each binds itself, its successors, assigns, and legal representatives to the other party hereto, its successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

10.4 *Severability*

A. Any provision or part of the Contract Documents held to be void or unenforceable under any Law or Regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.5 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 10.05:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on_____(which is the Effective Date of the Contract).

OWNER:	CONTRACTOR:
_____	_____
By: _____	By: _____
Title: _____	Title: _____
	(If Contractor is a corporation, a partnership, or a joint venture, attach evidence of authority to sign.)
Attest: _____	Attest: _____
Title: _____	Title: _____
Address for giving notices:	Address for giving notices:
_____	_____
_____	
	License No.: *(where applicable)*
(If Owner is a corporation, attach evidence of authority to sign. If Owner is a public body, attach evidence of authority to sign and resolution or other documents authorizing execution of this Agreement.)	.

CONTRACTOR'S BID

ADDENDUM #2
THIS DOCUMENT REPLACES ALL PREVIOUS VERSIONS
APRIL 29, 2020

BIDDING SCHEDULES
SARATOGA SPRINGS CROSSROADS BOULEVARD/LEHI MAIN STREET WIDENING PROJECT
BID NUMBER: LEHI 2020-08

HADCO CONSTRUCTION | 5/13/2020

SCHEDULE 1 - BASE BID

Item No.	Item Description	Approx. Quantity	Item Unit	Contractor Pricing	
				Unit Bid Price	Item Total
GENERAL ITEMS					$ 699,115.00
1	MOBILIZATION	1	Lump	$ 294,900.00	$ 294,900.00
2	TRAFFIC CONTROL	1	Lump	$ 322,300.00	$ 322,300.00
3	SURVEY	1	Lump	$ 56,405.00	$ 56,405.00
4	PUBLIC INFORMATION SERVICES	1	Lump	$ 25,510.00	$ 25,510.00
ROADWAY IMPROVEMENTS					$ 4,000,026.66
5	DUST CONTROL AND WATERING	1	Lump	$ 206,000.00	$ 206,000.00
6	RECONSTRUCT MANHOLE	15	Each	$ 557.00	$ 8,355.00
7	RECONSTRUCT VALVE BOX	11	Each	$ 427.00	$ 4,697.00
8	RECONSTRUCT FIRE HYDRANT	1	Each	$ 5,481.00	$ 5,481.00
9	RELOCATE MAILBOX	6	Each	$ 543.00	$ 3,258.00
10	RELOCATE DOUBLE SWING GATE	1	Each	$ 295.00	$ 295.00
11	RELOCATE SIGN	10	Each	$ 354.00	$ 3,540.00
12	REMOVE CURB AND GUTTER	665	Foot	$ 3.47	$ 2,307.55
13	REMOVE CONCRETE FLATWORK	1,630	Sq Ft	$ 2.27	$ 3,700.10
14	ROTOMILLING - 5 INCHES THICK	40,810	Sq Yd	$ 1.94	$ 79,171.40
15	REMOVE TREE	100	Each	$ 148.00	$ 14,800.00
16	REMOVE FENCE	6,785	Foot	$ 3.93	$ 26,665.05
17	REMOVE WALL	145	Foot	$ 19.80	$ 2,871.00
18	REMOVE SIGN	6	Each	$ 115.00	$ 690.00
19	REMOVE ROCKERY WALL	1,099	Sq Ft	$ 5.71	$ 6,275.29
20	REMOVE WATERLINE	250	Foot	$ 23.80	$ 5,950.00
21	ROADWAY EXCAVATION (PLAN QUANTITY)	17,939	Cu Yd	$ 9.02	$ 161,809.78
22	BORROW/SURCHARGE (PLAN QUANTITY)	22,128	Cu Yd	$ 18.40	$ 407,151.52
23	REUSE SURCHARGE MATERIAL	22,128	Cu Yd	$ 6.16	$ 136,307.25
24	GRANULAR BORROW (PLAN QUANTITY)	5,798	Cu Yd	$ 22.80	$ 132,203.69
25	UNTREATED BASE COURSE (PLAN QUANTITY)	10,064	Cu Yd	$ 27.60	$ 277,766.40
26	GRAVEL DRIVEWAY	5,720	Sq Ft	$ 1.36	$ 7,779.20
27	CEMENT TREAT BASE COURSE	43,026	Sq Yd	$ 7.00	$ 301,179.67
28	1/2" HOT MIX ASPHALT(Lehi)	13,546	Ton	$ 67.30	$ 911,645.80
29	1/2" HOT MIX ASPHALT(Saratoga Springs)	5,397	Ton	$ 94.90	$ 512,175.30

30	PRIME COAT	60,421	Sq Yd	$ 1.00	$ 60,420.89
31	TACK COAT - NON-PAID ITEM				
32	PAVEMENT MARKING PAINT	310	Gal	$ 57.00	$ 17,670.00
33	PAVEMENT MESSAGE	134	Each	$ 26.20	$ 3,510.80
34	PEDESTRIAN ACCESS RAMP	12	Each	$ 1,930.00	$ 23,160.00
35	HIGH BACK CURB AND GUTTER 30-INCH	2,825	Foot	$ 24.20	$ 68,365.00
36	HIGH BACK CURB AND GUTTER 24-INCH	7,625	Foot	$ 18.80	$ 143,350.00
37	CONCRETE SIDEWALK 5-INCH THICK	20,110	Sq Ft	$ 5.74	$ 115,431.40
38	CONCRETE SIDEWALK 4-INCH THICK	35,756	Sq Ft	$ 5.09	$ 181,998.04
39	CONCRETE DRIVEWAY	2,778	Sq Ft	$ 9.88	$ 27,446.64
40	CONCRETE HALF BARRIER - 42 INCH	98	Foot	$ 80.50	$ 7,889.00
41	RECYCLED ASPHALT SURFACING	5,360	Sq Ft	$ 0.77	$ 4,127.20
42	PRECAST CONCRETE BLOCK RETAINING WALL	670	Sq Ft	$ 38.20	$ 25,594.00
43	METAL PIPE HANDRAIL	112	Foot	$ 66.10	$ 7,403.20
44	SLOPED END SECTION	4	Each	$ 1,792.00	$ 7,168.00
45	SIGN	2	Each	$ 709.00	$ 1,418.00
46	DOUBLE SWING GATE	6	Each	$ 3,838.00	$ 23,028.00
47	CHAIN LINK FENCE	275	Foot	$ 28.90	$ 7,947.50
48	RIGHT-OF-WAY FENCE	4,645	Foot	$ 11.20	$ 52,024.00
BOX CULVERT EXTENSION					$ 100,244.80
49	FREE DRAINING GRANULAR BACKFILL (PLAN QUANTITY)	58	Cu Yd	$ 46.20	$ 2,679.60
50	GEOTEXTILES - SEPARATION	100	Sq Yd	$ 6.80	$ 680.00
51	6-FOOT CHAIN LINK FENCE, TYPE II	24	Foot	$ 35.40	$ 849.60
52	REINFORCING STEEL - COATED (PLAN QUANTITY)	6,816	Lbs	$ 1.35	$ 9,201.60
53	STRUCTURAL CONCRETE STRUCTURE NO. E-2589 (EST. QTY 29 CU YD)	1	Lump	$ 75,660.00	$ 75,660.00
54	REMOVE AND REBUILD DRY STACK ROCK WALL	1	Lump	$ 10,040.00	$ 10,040.00
55	RELOCATE AREA DRAIN BOX	1	Each	$ 1,134.00	$ 1,134.00
DRAINAGE IMPROVEMENTS					$ 589,215.78
56	RIPRAP	1,121	Cu Yd	$ 62.00	$ 69,502.00
57	GEOTEXTILE	2,057	Sq Yd	$ 2.84	$ 5,841.88
58	INLET	12	Each	$ 2,603.00	$ 31,236.00
59	MODIFIED COMBO BOX	3	Each	$ 6,492.00	$ 19,476.00
60	COMBO BOX	14	Each	$ 5,213.00	$ 72,982.00
61	ADJUST CATCH BASIN	2	Each	$ 1,089.00	$ 2,178.00
62	UDOT DOUBLE CATCH BASIN	2	Each	$ 5,462.00	$ 10,924.00
63	APWA DOUBLE CATCH BASIN	1	Each	$ 4,506.00	$ 4,506.00
64	REMOVE CATCH BASIN	3	Each	$ 1,046.00	$ 3,138.00
65	REMOVE DRAINAGE STRUCTURE	2	Each	$ 1,046.00	$ 2,092.00

66	WATER QUALITY BOX	1	Each	$ 75,625.00	$ 75,625.00
67	MANHOLE	6	Each	$ 4,403.00	$ 26,418.00
68	REMOVE MANHOLE	2	Each	$ 1,199.00	$ 2,398.00
69	REMOVE END SECTION	4	Each	$ 537.00	$ 2,148.00
70	REMOVE PIPE	1,001	Foot	$ 39.10	$ 39,139.10
71	12 INCH RCP PIPE	5	Foot	$ 45.40	$ 227.00
72	15 INCH RCP PIPE	1,251	Foot	$ 45.20	$ 56,545.20
73	18 INCH RCP PIPE	491	Foot	$ 49.30	$ 24,206.30
74	24 INCH RCP PIPE	157	Foot	$ 59.50	$ 9,341.50
75	30 INCH RCP PIPE	86	Foot	$ 79.80	$ 6,862.80
76	36 INCH RCP PIPE	934	Foot	$ 105.00	$ 98,070.00
77	23" x 14" ELLIPTICAL RCP	72	Foot	$ 88.00	$ 6,336.00
78	15 INCH END SECTION	13	Each	$ 804.00	$ 10,452.00
79	24 INCH END SECTION	1	Each	$ 886.00	$ 886.00
80	36 INCH END SECTION	1	Each	$ 1,503.00	$ 1,503.00
81	8" SDR-35 PERFORATED PIPE (WITH MIRAFI SOCK)	126	feet	$ 57.00	$ 7,182.00
JORDAN RIVER BRIDGE REPLACEMENT					$ 3,512,911.65
82	GRANULAR BACKFILL BORROW (PLAN QUANTITY)	429	Cu Yd	$ 46.00	$ 19,734.00
83	REMOVE BRIDGE	1	Each	$ 155,200.00	$ 155,200.00
84	PILE DRIVING EQUIPMENT	1	Lump	$ 76,760.00	$ 76,760.00
85	DRIVEN PILES	4,426	Foot	$ 132.00	$ 584,232.00
86	TEMPORARY CASING MOBILIZATION	1	Lump	$ 8,857.00	$ 8,857.00
87	TEMPORARY CASING	120	Foot	$ 171.00	$ 20,520.00
88	DYNAMIC PILE TESTING (DURING DRIVING)	6	Each	$ 1,771.00	$ 10,626.00
89	DYNAMIC PILE TESTING (DURING RESTRIKE)	6	Each	$ 1,417.00	$ 8,502.00
90	DYNAMIC PILE ANALYSIS	12	Each	$ 2,952.00	$ 35,424.00
91	CHAIN LINK FENCE	324	Foot	$ 33.10	$ 10,724.40
92	REINFORCING STEEL - COATED (PLAN QUANTITY)	211,767	Lbs	$ 1.35	$ 285,885.45
93	STRUCTURAL CONCRETE - JORDAN RIVER BRIDGE (EST. LUMP QTY: 954 CU YD)	954	Cu Yd	$ 1,354.00	$ 1,291,716.00
94	THIN BONDED POLYMER OVERLAY, TYPE I	14,418	Sq Ft	$ 4.54	$ 65,457.72
95	PARAPET SEALING	324	Foot	$ 9.92	$ 3,214.08
96	PRESTRESSED CONCRETE MEMBER (111'-6" UBT 50)	11	Each	$ 64,680.00	$ 711,480.00
97	STRUCTURAL STEEL	7,920	Lbs	$ 6.20	$ 49,104.00
98	POURABLE JOINT SEAL	188	Foot	$ 62.00	$ 11,656.00
99	UTILITY PIPE HANGER SUPPORT	1	Lump	$ 73,765.00	$ 73,765.00
100	TEMPORARY WALL	1	Lump	$ 84,740.00	$ 84,740.00
101	ELECTRICAL WORK BRIDGES	1	Lump	$5,314.00	$ 5,314.00
GEOTECHNICAL IMPROVEMENTS					$ 140,266.60

102	SUBGRADE STABILIZATION - NON-PAID ITEM				
103	INCLINOMETER	1	Each	$ 4,842.00	$ 4,842.00
104	VIBRATING WIRE (VW) PIEZOMETER	3	Each	$ 3,307.00	$ 9,921.00
105	MANOMETER SETTLEMENT PLATFORM	8	Each	$ 2,598.00	$ 20,784.00
106	SETTLEMENT PLATE	5	Each	$ 1,299.00	$ 6,495.00
107	SURVEY OF GEOTECHNICAL INSTRUMENTATION	1	Lump	$ 10,245.00	$ 10,245.00
108	GLOBAL STABILITY GEOTEXTILE	545	Sq Yd	$ 5.88	$ 3,204.60
UTILITY IMPROVEMENTS					$ 398,190.76
109	12" BEND (ANY ANGLE)	4	Each	$ 1,006.00	$ 4,024.00
110	LOOP 12" CULINARY WATERLINE	1	Each	$ 4,614.00	$ 4,614.00
111	12" PVC C900 CULINARY WATERLINE	130	Foot	$ 30.00	$ 3,900.00
112	12" FUSED PVC C900 WITH DRAGON JACKET INSULATION	120	Foot	$ 97.60	$ 11,712.00
113	20" STEEL CASING	14,788	Lb	$ 1.27	$ 18,780.76
114	RELOCATE 6-INCH CULINARY BLOW OFF	1	Each	$ 2,281.00	$ 2,281.00
115	RELOCATE IRRIGATION BOX	1	Each	$ 1,579.00	$ 1,579.00
116	RELOCATE STREET LIGHT	1	Each	$ 5,314.00	$ 5,314.00
117	LEHI CITY LIGHTING AND ELECTRICAL WORK	1	Lump	$ 198,100.00	$ 198,100.00
118	1-D MULTIDUCT CONDUIT	2,070	Foot	$ 17.70	$ 36,639.00
119	POLYMER CONCRETE JUNCTION BOX, TIER 22, TYPE II	4	Each	$ 2,126.00	$ 8,504.00
120	TRAFFIC SIGNAL SYSTEM 400 EAST	1	Lump	$ 98,610.00	$ 98,610.00
121	TRAFFIC SIGNAL SYSTEM MAIN STREET AND 2300 WEST	1	Lump	$ 4,133.00	$ 4,133.00
EROSION CONTROL					$ 100,345.74
122	TOPSOIL STRIPPING AND STOCKPILING	299,275	Sq Ft	$ 0.10	$ 29,927.50
123	ROADWAY SEEDING	124,424	Sq Ft	$ 0.06	$ 7,465.44
124	TOPSOIL SPREADING	124,424	Sq Ft	$ 0.07	$ 8,709.68
125	FIBER ROLL	8,478	Foot	$ 4.04	$ 34,251.12
126	RIP RAP	340	Cu Yd	$ 58.80	$ 19,992.00
LANDSCAPING IMPROVEMENTS					$ 62,281.70
127	SEED MIX	40,616	Sq Ft	$ 0.06	$ 2,436.96
128	ROCK COBBLE MULCH (6,601 SF @ 4" DEPTH)	82	Cu Yd	$ 118.00	$ 9,676.00
129	BARK MULCH - (5,824 SF @ 4" DEPTH)	72	Cu Yd	$ 100.00	$ 7,200.00
130	MOW CURB (6" Concrete)	66	Sq Ft	$ 45.90	$ 3,029.40
131	SHRUBS (5 GAL. INSTALLED)	61	Sq Ft	$ 61.40	$ 3,745.40
132	TREES (2" CAL. INSTALLED)	12	Sq Ft	$ 620.00	$ 7,440.00
133	PERENNIALS (1 GAL. INSTALLED)	157	Each	$ 17.70	$ 2,778.90
134	PLANTING IRRIGATION	5,824	Sq Ft	$ 4.46	$ 25,975.04
ENVIRONMENTAL/ MITIGATION IMPROVEMENTS					$ 326,318.94
135	ENVIRONMENTAL MONITORING & PERMITTING	1	Lump	$ 5,078.00	$ 5,078.00

136	CLEAR & GRUB	85,602	Sq Ft	$ 0.10	$ 8,560.20
137	DEMOLISH & REMOVE EXISTING ASPHALT TRAIL	3,570	Sq Ft	$ 1.39	$ 4,962.30
138	SOIL EXPORT	5,300	Cu Yd	$ 8.83	$ 46,799.00
139	GRADING	80,000	Sq Ft	$ 0.22	$ 17,600.00
140	EROSION CONTROL & SWPPP	1	Lump	$ 10,155.00	$ 10,155.00
141	SILT FENCE	3,123	Foot	$ 2.18	$ 6,808.14
142	DRAIN COVER - INLET BARRIER	2	Each	$ 112.00	$ 224.00
143	GRAVEL BASE - STABILIZED ENTRANCE	1,635	Sq Ft	$ 1.94	$ 3,171.90
144	RIP RAP	944	Sq Ft	$ 7.69	$ 7,259.36
145	NEW 10' BOARDWALK	480	Sq Ft	$ 238.00	$ 114,240.00
146	4' WOOD & WIRE MESH FENCE	1,334	Foot	$ 31.30	$ 41,754.20
147	DOUBLE GATE	2	Each	$ 2,657.00	$ 5,314.00
148	TRAIL SIGNAGE	2	Each	$ 709.00	$ 1,418.00
149	TREES (10 gal. installed) - MITIGATION SITE	33	Each	$ 354.00	$ 11,682.00
150	SHRUBS (5 gal. installed) - MITIGATION SITE	49	Each	$ 61.40	$ 3,008.60
151	SHRUBS (5 gal. installed) - STREAM ALTERATION	30	Each	$ 61.40	$ 1,842.00
152	SHRUBS (2 gal. installed) - STREAM ALTERATION	24	Each	$ 39.60	$ 950.40
153	WET MEADOW SEED MIX - MITIGATION SITE	15,535	Sq Ft	$ 0.09	$ 1,398.15
154	WET MEADOW SEED MIX - STREAM ALTERATION	8,702	Sq Ft	$ 0.09	$ 783.18
155	EMERGENT MARSH SEED MIX - MITIGATION SITE	66,264	Sq Ft	$ 0.11	$ 7,289.04
156	EMERGENT MARSH SEED MIX - STREAM ALTERATION	6,992	Sq Ft	$ 0.11	$ 769.12
157	UPLAND SEED MIX	12,747	Sq Ft	$ 0.05	$ 637.35
158	RIP RAP - STREAM ALTERATION	800	Sq Ft	$ 10.10	$ 8,080.00
159	TEMPORARY IRRIGATION (for trees/shrubs)	1	Lump	$ 16,535.00	$ 16,535.00
SCHEDULE 1 - ADDENDUM NO. 2 ITEMS					
SUBGRADE STABILIZATION					TOTAL INCLUDED IN GEOTECHNICAL IMPROVEMENTS ABOVE.
196	OVEREXCAVATION	500	Cu Yd	$ 26.40	$ 13,200.00
197	GRANULAR STABILIZATION MATERIAL	750	Cu Yd	$ 25.00	$ 18,750.00
198	STABILIZATION ROCK	500	Ton	$ 28.90	$ 14,450.00
199	STABILIZATION COBBLE ROCK	650	Ton	$ 34.20	$ 22,230.00
200	GEOTEXTILE - SEPARATION	1,000	Sq Yd	$ 1.85	$ 1,850.00
201	GEOTEXTILE - STABILIZATION	2,000	Sq Yd	$ 2.73	$ 5,460.00
202	GEOGRID	1,500	Sq Yd	$ 5.89	$ 8,835.00
SCHEDULE 2 - BRIDGE AESTHETICS					
BRIDGE AESTHETICS					$ 43,458.00
160	BRIDGE AESTHETICS (PARAPET RAILING & PARAPET FORMLINER)	1	Lump	$ 8,030.00	$ 8,030.00
161	MONUMENT	4	Each	$ 8,857.00	$ 35,428.00
SCHEDULE 3 -SARATOGA SPRINGS IRRIGATION IMPROVEMENTS					

SARATOGA SPRINGS IRRIGATION IMPROVEMENTS					$ 249,279.76
162	12" PVC C900 IRRIGATION LINE	3,200	Foot	$ 31.60	$ 101,120.00
163	12" FUSED PVC C900	120	Foot	$ 92.90	$ 11,148.00
164	20" STEEL CASING	14,788	Lb	$ 1.27	$ 18,780.76
165	12" GATE VALVE	5	Each	$ 3,031.00	$ 15,155.00
166	12" DUCTILE IRON TEE	4	Each	$ 1,458.00	$ 5,832.00
167	12" BEND (ANY ANGLE)	7	Each	$ 1,084.00	$ 7,588.00
168	12" X 6" REDUCER	5	Each	$ 668.00	$ 3,340.00
169	6" PVC C900 IRRIGATION LINE	280	Foot	$ 15.20	$ 4,256.00
170	6" GATE VALVE	5	Each	$ 1,256.00	$ 6,280.00
171	6" BEND (ANY ANGLE)	2	Each	$ 465.00	$ 930.00
172	TEMPORARY 2" BLOW-OFF VALVE	1	Each	$ 2,033.00	$ 2,033.00
173	REMOVE EXISTING IRRIGATION BLOWOFF CONNECTION	1	Each	$ 1,122.00	$ 1,122.00
174	SWING CONNECTION VAULT	1	Lump	$ 71,695.00	$ 71,695.00
SCHEDULE 4 - SARATOGA SPRINGS REDWOOD ROAD TO COMMERCE DRIVE RESURFACING					
SARATOGA SPRINGS REDWOOD ROAD RESURFACING					$ 77,148.27
175	MICRO-SURFACE	10,667	Sq Yd	$ 6.94	$ 74,026.67
176	PAVEMENT MARKING PAINT	40	Gal	$ 65.30	$ 2,612.00
177	PAVEMENT MESSAGE	13	Each	$ 39.20	$ 509.60
SCHEDULE 5 - LEHI CITY IRRIGATION IMPROVEMENTS					
LEHI CITY IRRIGATION IMPROVEMENTS					$ 223,641.50
178	16" CLASS 350 DI IRRIGATION LINE	1,920	Foot	$ 83.30	$ 159,936.00
179	16" BEND (ANY ANGLE)	2	Each	$ 1,838.00	$ 3,676.00
180	16" DUCTILE IRON TEE	4	Each	$ 2,459.00	$ 9,836.00
181	16" X 6" REDUCER	4	Each	$ 1,385.00	$ 5,540.00
182	16" BUTTERFLY VALVE	4	Each	$ 5,226.00	$ 20,904.00
183	FIRE HYDRANT ASSEMBLY	4	Each	$ 4,017.00	$ 16,068.00
184	6" PVC C900 IRRIGATION LINE	175	Foot	$ 15.30	$ 2,677.50
185	6" GATE VALVE	4	Each	$ 1,251.00	$ 5,004.00
SCHEDULE 6 - LEHI CITY CULINARY WATER IMPROVEMENTS					
LEHI CITY CULINARY WATER IMPROVEMENTS					$ 85,552.00
186	12" PVC C900 CULINARY WATERLINE	1,915	Foot	$ 30.00	$ 57,450.00
187	12" GATE VALVE	4	Each	$ 3,043.00	$ 12,172.00
188	14" X 12" REDUCER	1	Each	$ 1,105.00	$ 1,105.00
189	12" DUCTILE IRON TEE	2	Each	$ 1,522.00	$ 3,044.00
190	12" BEND (ANY ANGLE)	2	Each	$ 1,078.00	$ 2,156.00
191	12" X 6" REDUCER	2	Each	$ 790.00	$ 1,580.00
192	6" PVC C900 CULINARY WATERLINE	95	Foot	$ 15.20	$ 1,444.00

193	6" GATE VALVE	2	Each	$ 1,264.00	$ 2,528.00
194	6" BLIND FLANGE	1	Each	$ 375.00	$ 375.00
195	6" CULINARY BLOWOFF	2	Each	$ 1,849.00	$ 3,698.00
BID ALTERNATE #1					$ -
	Please identify any cost savings if Lehi and Saratoga Springs were to allow full closure of the bridge over the Jordan River during construction of the new bridge.	1	Lump		$ -

HADCO CONSTRUCTION

TOTAL BASE BID ITEMS (SCHEDULE #1)	$ 9,928,917.63
BID ADDITIVE #1 (SCHEDULE #2)	$ 43,458.00
BID ADDITIVE #2 (SCHEDULE #3)	$ 249,279.76
BID ADDITIVE #3 (SCHEDULE #4)	$ 77,148.27
BID ADDITIVE #4 (SCHEDULE #5)	$ 223,641.50
BID ADDITIVE #5 (SCHEDULE #6)	$ 85,552.00
TOTAL BID	**$ 10,607,997.16**
LESS BID ALTERNATE #1	**$ -**
TOTAL WITH BID ALTERNATE	**$ 10,607,997.16**

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-33, approving an agreement between Lehi City and PEC for parks design and construction documents.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-33.docx

PEC Lehi City Park Design Contract.pdf

LEHI CITY

RESOLUTION NO. 2020-33

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT FOR LEHI CITY PARKS CONCEPT, DESIGN, AND CONSTRUCTION DOCUMENTS

WHEREAS**,** City desires to contract for city parks concept, design, and construction documents;

WHEREAS, City issued a Request for Qualifications to identify firms and companies which would best serve the needs of the City to perform such services;

WHEREAS, City selected Project Engineering Consultants, Ltd. and now desires to contract with them to perform the work specified in the contract documents;

WHEREAS, on May 26th, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement for Lehi City Parks Concept, Design, and Construction Documents; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Agreement for Lehi City Parks, Concept, Design, and Construction Documents between Lehi City and Project Engineering Consultants, Ltd. attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of May, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

PROJECT ENGINEERING CONSULTANTS, LTD.
PROFESSIONAL SERVICES AGREEMENT

Project: Lehi Parks Concept, Design, and Construction Documents

Project No.: 2020-04

OWNER: Lehi City
153 North 100 East
Lehi, Utah 84043
Attn: Steve Marchbanks

CONSULTANT: Project Engineering Consultants, Ltd.
986 West 9000 South
West Jordan, Utah 84088
Attn: Lars Anderson

THIS AGREEMENT is made the _____ day of _____, 2020 by and between Lehi City (Owner), and Project Engineering Consultants, Ltd. (Consultant), to provide professional services for the Lehi Parks Concept, Design, and Construction Documents (Project).

1. Consultant agrees to provide professional design services for the Project. The design services to be provided are outlined in the attached scope of work dated March 12, 2020 (Exhibit A) attached herewith.

2. This contract will terminate December 31, 2020 unless a contract time modification is processed. If the time allotted for completion of the Consultant's services is exceeded through no fault of the Consultant, additional time to complete performance may be allowed if written notice of the delay is transmitted to the Owner promptly after the Consultant's learning of the delay. Consultant will provide such additional supporting data as the Owner may require. The sole remedy in the event of a delay, whatever its cause, is an extension of time for performance.

3. The Owner shall pay the Consultant for performance of the contract services on a Lump Sum basis based on the fee estimate (Exhibit B) attached herewith.

4. Invoices with the required supporting documentation will be submitted monthly from the Consultant. Payment for invoices shall be made within 30 days. The Consultant shall provide to the Owner weekly breakdowns of the time and expenses of personnel assigned and charged to the Project.

5. All communications required by this Agreement may be personally delivered or mailed to the other party at the address set forth on the signature page. The address and party may be changed by written notice given as provided in this paragraph.

6. Instruments of service will be in a form and format acceptable to the Owner and will be sealed by a properly registered professional.

7. If this Agreement is suspended or terminated at no fault of the Consultant, Consultant will be paid for services satisfactorily performed to the date of suspension or termination, conditional upon delivery of all instruments of service to the Owner. Consultant shall have the ability to terminate the Agreement if payment is not received within 90 days after invoice receipt by the Owner.

8. Consultant will retain copies of project records for three (3) years following the completion or termination of Consultant's services under this Agreement. Project files, working drawings, and recordings become the property of the Owner and shall be submitted to Owner.

9. Consultant will procure and maintain, for the length of the Contract the following insurance:

   a. Commercial General Liability-Occurrence Form
   (Form CG 0001, 1-11-88 or any replacements thereof)

   General Aggregate $1,000,000
   Products-Completed Operations Aggregate $1,000,000
   Personal & Advertising Injury..... $1,000,000
   Each Occurrence..... $1,000,000

   b. Automobile Liability-Any Auto or Owned, Hired and Non-Owned Vehicles
   (Form CA 0001, ed. 1/87 or any replacement thereof)

   Combined Single Limit Per Accident

   For Bodily Injury and Property Damage..... $1,000,000

   c. Workers' Compensation and Employers' Liability

   Workers' Compensation ..... Statutory
   Employer's Liability:

   Each Accident $100,000

   d. Professional Liability

   Each Occurrence..... $500,000
   Annual Aggregate $1,000,000

   Owner shall be included as an additional insured under the Commercial General Liability Policy for the length of this Agreement.

10. Certificates of Insurance for the Consultant will be furnished to the Owner.

11. This Agreement shall be governed by the laws of the State of Utah. All disputes shall be resolved by mediation. However, if mediation fails, either party may pursue its respective legal remedies in accordance with state law.

12. If the Owner makes any changes to this Agreement (change orders), Consultant may make equitable adjustments to Consultant's compensation, and, or the time to complete Consultant's performance as a result of the change.

13. This Agreement contains the Consultant's entire understanding and supersedes all prior negotiations or agreements for the services described herein. This Agreement may only be modified in writing by the parties.

14. The rights and interests under this Agreement cannot be assigned without the written consent of the other party. Unless otherwise specifically stated in any such consent, the Assignor will not be released from any responsibility under this Agreement.

15. To the extent that any provision of this Agreement is adjudged invalid by a court of competent jurisdiction, that provision shall be modified, as necessary, to make it enforceable. The rest of the provisions in the Agreement shall remain enforceable and shall not become null or void.

16. No failure of the Owner to exercise any power given to it under this Agreement, or to insist upon strict compliance by Consultant with any obligation, responsibility, or condition under it, and no custom or practice of the parties at variance with its terms shall constitute a waiver of the Owner's right to demand exact compliance with those terms upon any subsequent default.

17. In making and performing this Agreement, Consultant acts, and shall act at all times, as an independent contractor, and nothing contained in this Agreement shall be so construed or applied as to create or imply the relationship of partners, of agency, joint adventurers, or of employee between the parties hereto.

Signature Page

Owner – Lehi City

Signature: _____

Printed Name: _____

Title:_____

Date: _____

Consultant – Project Engineering Consultants, Ltd.

Signature: _____

Printed Name: _____

Title:_____

Date: _____

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LEHI CITY

Lehi Parks Concept, Design, and Construction

RFQ

PEC
PROJECT ENGINEERING CONSULTANTS

March 12, 2020

Lehi City Administration
Attn: Shaye Ruitenbeek
153 North 100 East
Lehi, Utah 84043

Subject: No. 2020-04 Lehi Parks Concept, Design, and Construction RFQ

Dear Ms. Ruitenbeek and Selection Committee:

Project Engineering Consultants (PEC) has planned dozens of parks, including some of Utah's biggest and best, and our landscape architects and civil engineers intend to raise the bar with Peck Park and Mellor Rhodes Park. Your futuristic vision, coupled with our innovative concepts and designs, will further enrich Lehi residents' active quality of life, encourage outdoor play experiences, inspire connection with nature, while also deepening ties to home and community. We eagerly submit this proposal, which outlines our ideas for creating a family-friendly concept for the upper portion of Peck Park, as well as full construction documents for the 55-acre Mellor Rhodes Park near Pioneer Crossing.

By selecting PEC, Lehi City will gain a 37-year-old firm with expertise well-fitted to both parks; we've produced master plans, design, and construction documents for Utah Lake Beach Park, Rock Canyon Trailhead, and Art Dye Park. From inception to completion we guided Patriot Park, a state-of-the-art, 30-acre regional sports complex in Saratoga Springs. We are currently creating an in-depth master plan for the 100-acre Regional Sports Complex in Provo.

As project manager and partner at PEC, I will serve as the key contact person and am authorized to contract with the City. We expect the new Lehi City Regional Sports Park to embrace its uniqueness and set a higher standard for functionality, beauty and prestige. In our view, the PEC team exemplifies the advanced-level expertise and cutting-edge creativity that a high-tech, forward-thinking city like Lehi deserves. We welcome the opportunity to partner with your fast-growing, trend-setting city to help bring your recreational revelations to life.

Sincerely,
Project Engineering Consultants Ltd.



Lars Anderson, ASLA
Project Manager/Principal
Office: 801-858-3244
Cell: 801-953-5578

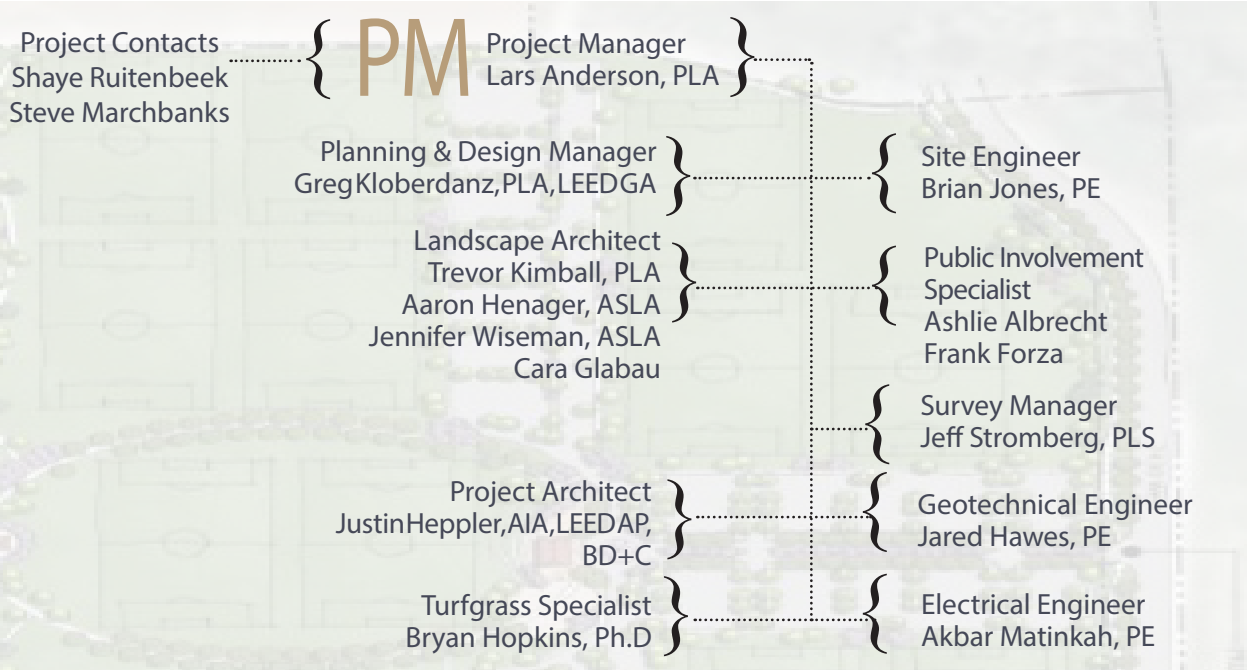
General Firm Qualifications and Capacity

Project Engineering Consultants (PEC) has been designing parks, trails, and roadways for the past 37 years. We are headquartered in West Jordan, Utah with additional offices in Phoenix, AZ and Las Vegas, NV. Municipal infrastructure is one of our strong suits; we've designed a wide array of projects in Utah County and Lehi City, including Lehi Main Street to Crossroads Blvd, Main Street/State Street Intersection and the Lehi UPRR trail. Over the past decade, PEC has gained a positive reputation for producing advanced-level recreational designs and high-profile park projects. Our recent Utah County projects include the Art Dye expansion in American Fork; the 30-acre Patriot Park Sports Complex in Saratoga Springs; and the 100-acre Provo Sports Complex near the Provo Airport.

With nearly 100 employees, our fast-growing firm delivers outside-the-box creativity and impressive in-house capabilities, making PEC an ideal fit for the Peck Park concept plan and the Mellor Rhodes full concept and construction documents project. One potential advantage for us: we've likely been re-imagining Lehi's parks a lot longer than the competition. In 2019, PEC prepared several Peck Park concepts for a local developer who hoped to construct playing fields and a recreation center at what is slated to become Peck Park. In addition, we prepared a potential concept plan for the Mellor Rhodes Park Sports Complex for city officials to review. Our head start perfectly positions us to hit the ground running and save Lehi City time, money and peace of mind. For this joint parks proposal, we are confident in our ability to deliver the lowest and most qualified price.

Project Team & Organizational Chart

Project Engineering Consultants (PEC) has assembled a highly-qualified team of licensed landscape architects, civil engineers, planners, designers, and surveyors to provide Lehi City with the expertise, support, and experience to complete the desired park concept, design, and construction documents. The organization chart (below) reflects the proposed team for the project, and includes both in-house team members and sub-consultants. PEC's team and sub consultants teaming on the project are local and will perform 100% of the work for this project from Utah offices.





Lars Anderson, PLA | Project Manager

MLA Landscape Architecture, Utah State University | BS Environmental Science, Brigham Young University

Lars brings 24 years of enthusiasm and experience to managing recreational amenities, trail, and environmental projects. An active member of the American Society of Landscape Architects, Lars' project pedigree ranges from Patriot Park in Saratoga Springs; master planning for Provo City's 100-acre Regional Sports Complex; managing several trails surrounding Utah Lake; and overseeing major highway projects such as Pioneer Crossing and Legacy Parkway. For 9 years he participated on the State of Utah Landscape Architects Registration Board. Lars is eager to work with Lehi City on bringing their two parks to life -- especially since he lives adjacent to the gravel pit that will be transformed into Peck Park.

Similar Experience: Patriot Park | Art Dye Park | Provo Regional Sports Complex



Greg Kloberdanz, PLA, LEED GA | Planning & Design Manager

BLA Landscape Architecture/Environmental Planning, Utah State University

For more than 22 years, Greg has specialized in sustainable design and development projects. He has worked on comprehensive design, planning, development, and project management on various recreational facility projects within the western U.S. and Canada. Greg's excels at collaborating with multi-disciplinary teams and jurisdictional agencies, gaining consensus over project constraints, and pro-actively and efficiently coordinating and directing project teams in a positive and effective manner. For the Lehi City park projects, Greg will coordinate with City staff and PEC designers and engineers to deliver planning and design management, and provide expert advice and assistance wherever needed.

Similar Experience: DCFM Willard Bay | Patriot Park | Art Dye | Herriman Master Plan



Jeff Stromberg, PLS | Survey Manager

BS Geomatics, Utah Valley University / AAS Surveying Technology, SLCC

Jeff is PEC's Utah surveying manager and is responsible for the supervision, scheduling and management of all local office survey personnel and field crews. He has 15 years of land surveying and right-of-way experience, and expertise researching existing right-of-way and easements with UDOT, local governments, and utility companies through county records. Jeff has worked with several municipalities in resolving boundary disputes and has a unique passion for researching historic documents to discover the correct location of boundary and right-of-way lines. He has participated in many UDOT projects where he was tasked with completing topographic survey, boundary and property line research, property descriptions, base mapping files, and instrument packages for acquisition.

Similar Experience: 1300 East Reconstruction | Patriot Park Sports Complex | Art Dye Sports Complex

Trevor Kimball, PLA | Landscape Architect



BS Landscape Architecture, Utah State University

Trevor is a highly qualified registered Professional Landscape Architect (PLA) with a strong focus on ornamental horticulture and water efficient landscaping. He has nine years of experience that includes projects in the parks and recreation, resorts, streetscapes, institutional facilities, and residential landscape design areas. He excels in the construction documentation process, including the production of site, planting and water -efficient irrigation plans, and construction details. Trevor's background and focus on water conservation and water-wise landscape design will be an asset.

Similar Experience: DFCM Willard Bay | Provo Regional Sports Complex| Utah County Stormwater Mitigation

Brian Jones, PE | Site Engineer



Jeff is PEC's Utah surveying manager and is responsible for the supervision, scheduling and management of all local office survey personnel and field crews. He has 15 years of land surveying and right-of-way experience, and expertise researching existing right-of-way and easements with UDOT, local governments, and utility companies through county records. Jeff has worked with several municipalities in resolving boundary disputes and has a unique passion for researching historic documents to discover the correct location of boundary and right-of-way lines. He has participated in many UDOT projects where he was tasked with completing topographic survey, boundary and property line research, property descriptions, base mapping files, and instrument packages for acquisition. Brian is an experienced civil engineer and possesses a strong understanding of accepted engineering practices. He has experience with design and preparation of models, plans and bid documents for a variety of projects. He is currently assisting Lars with plans for the Provo Sports Complex. Brian has experience working with stakeholders, organizing meetings, preparing agendas, and organizing various disciplines working towards completion of the project. His software experience includes working with CADD and GIS programs, including Civil 3D, MicroStation, InRoads, GeoPAK Openroads, and ArcGIS.

Aaron Henager, ASLA | Designer



MLA Landscape Architecture, University of Arizona / BS Resource Management, U. of Montana

Aaron is an accomplished designer who has provided aesthetic design, landscape plans, and irrigation plans for many parks and businesses. Recently Aaron provided creative solutions to park designs for the Stutz Park, integrating existing trees, Provo River access, and other park elements into an attractive design for the master plan. Aaron's experience includes construction oversight, wetland mitigation bank oversight, environmental design integrating wildlife preservation, and site inspections as an environmental control supervisor. His undergraduate background in resource management has deeply influenced his perspective and design approach to be more environmentally-integrated.

Similar Experience: Patriot Park | Foothill Park Master Plan | Provo River Murdock Canal Trail | Stutz Park



Cara Glabau | Mapping, GIS

BLA Landscape Architecture/Environmental Planning, Utah State University

Cara, who spent three working for the Bureau of Land Management, is a talented up-and-coming designer with a focus on outdoor recreation areas, campgrounds, historic trail corridors and UDOT projects. Cara graduated with her bachelors degree in Landscape Architecture and Environmental Planning from Utah State University in 2015. Her professional experiences have focused on designing outdoor recreation areas, campgrounds, historic trail corridors, and private residences throughout Utah. Cara has created concept designs for a wide range of projects, including the Bears Ears, Hatch Point, Simpson Springs, and Price Canyon campgrounds, and the Sand Wash Campground/Boat Launch, McCoy Flats Campground/Trailhead/Parking Entrance, Sand Hollow Campground/Boat Launch, and Fantasy Canyon Trailhead/Parking.

Similar Experience: The Wedge Recreation Area | Sand Hollow Campground/Boat Launch



Jennifer Wiseman | Designer, 3D Graphics

BS Horticulture, Utah State University; MLA Landscape Architecture/Environmental Planning, Utah State University

Jennifer is an experienced landscape designer and environmental planner. She has worked on both public and private projects of various scales and enjoys designing community open spaces. Over the course of those projects, Jennifer has had a role in community participation, design development, construction documentation, planting plans, and preparation of marketing and presentation graphics. Her skills in the planning and design phases will help to streamline the process.

Similar Experience: DFCM Willard Bay | Crossroads Boulevard | Vineyard Waterfront



Justin Heppler, AIA, LEED AP | Project Architect

BS, Architectural Studies, University of Utah | Masters of Architecture, University of Utah

As a young boy, Justin possessed a deep curiosity about how buildings and design shape communities and neighborhoods, and he has parlayed that boyhood fascination into a 15-year professional career that today sees him heading one of Utah's most prestigious architecture firms. Justin's company, ajc architects, will partner with PEC once again to offer additional options and bring outside-the-box creativity and imagination to the Lehi Parks Concept and Design Project. Ajc enjoys a rich history of design consulting collaboration for Parks and Recreation facilities, comfort stations and campgrounds, entrance stations and trails. The Salt Lake City-based firm has worked on over 20 parks-related projects for the State of Utah and various municipalities. For more than 29 years, ajc has been designing interactive educational and community-oriented facilities, and their expert ability to produce 3D visualizations and conceptual renderings has helped expand budgets for past park projects similar to Lehi City's.

Similar Experience: Patriot Park | Cate Baseball Field (Salt Lake Community College)



Ashlie Albrecht | Public Involvement Specialist

BS Journalism / Public Involvement, Utah State University

Ashlie is PEC's lead public involvement specialist and will be the "consistent face" for the Lehi City project. She has extensive experience working with the residents and stakeholders on major projects. Ashlie's positive attitude, listening skills and poise under pressure help her defuse issues and resolve stakeholder concerns. Recently, Ashlie worked with the public and stakeholders in the 1300 East Reconstruction project in Salt Lake City. She facilitated open house events, coordinated discussions to create and revise project designs that addressed stakeholders' concerns, addressed the needs of the City, Westminster College, UDOT, and residents, and met project managers' standards and goals. Her background includes coordinating events, organizing and preparing visuals, preparing comment materials for public hearings, preparing updates for elected officials, and assisting in construction outreach.

Similar Experience: 1300 East Reconstruction | SLCDPU FY 2018-2019 Various CIPP Projects

RELEVANT EXPERIENCE

PEC's team has extensive experience designing parks and working in environmentally sensitive areas. Our team's experience, paired with an extensive history of park projects in and around Lehi will be an asset on the Park Concept, Design, and Construction

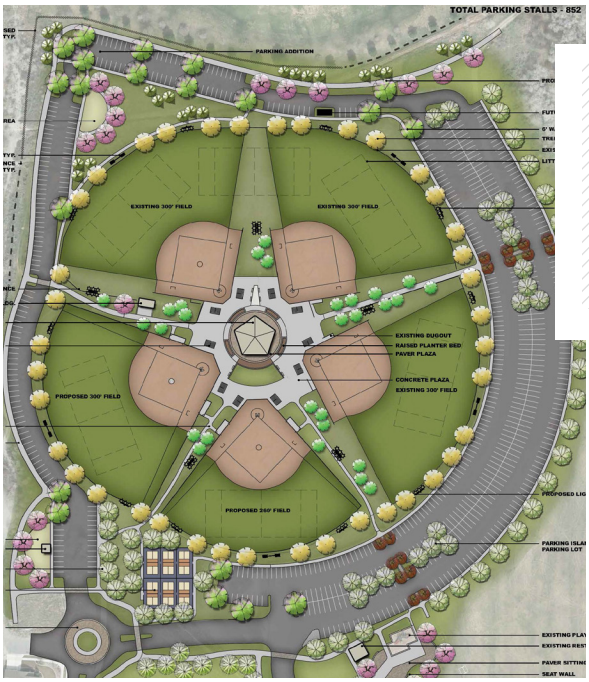


#1 Patriot Park

Community: Saratoga Springs | ***Cost: $300,000 / $13.5 million construction budget***

In the summer of 2016, the City of Saratoga Springs selected PEC to master plan a multi-field sports complex on a 100-acre site previously used for agriculture. Although a general master plan was prepared for the entire site, the major challenge for the first phase was to fit parking, trails, pathways, play areas, maintenance buildings, as well as six regulation softball fields and eight pickleball courts into 30 acres. Through collaboration and design meetings with city officials and property owners, a unique concept was prepared that created easy access to the ballfields, as well as an open center plaza area that united the six fields together. PEC prepared extensive construction documents for custom playground features, themed entry monuments, as well as common features, such as grading, drainage, utilities, planting, and landscape irrigation. Our goal was to incorporate the maximum number of ballfields into the space while creating both functionality, aesthetic appeal, and comfort. Designers and stakeholders involved in the design process intended for this well-tailored design to be exemplary for future ballfield complexes in other cities. Construction was completed in spring 2019, with the grand opening held April 19, 2019.

Reference: *Jeremy Lapin, 801-694-8829, jlapin@saratogaspringscity.com*



PEC's team has also completed parks and master plans in neighboring municipalities and communities. Our parks have become destination spots.

#2

Art Dye Park

Community: American Fork | ***Cost: 180,000.00 / $5.3 million construction budget***

In the spring of 2016, PEC had the privilege to conceptually design the southwestern parcel of American Fork City's Art Dye Park. Under the concept, much focus was placed on additional parking and an open turf area for soccer fields. A grading plan was developed to provide proper drainage to the fields. Our concepts eventually led to PEC's complete redesign of the existing baseball field complex just south and adjacent to the Fox Hollow Golf Course. Our team prepared three conceptual plans: one option for a five-field baseball/softball complex and two options for a 4-plex design. The design would need to accommodate one or two new fields and create additional, functional, and attractive parking while preserving two fields currently located north of the park as well as some key pathway connections already in place. These design additions provided an updated baseball facility to attract both recreational and inter-league play to the city. The concept enhanced the overall cohesiveness and functionality of the park, which serves a wide array of recreational uses. Construction began in spring 2019.

Reference: *Derric Rykert, 801-763-3080, derric@afcity.net*



#3

Provo Regional Sports Park

Community: Provo City | ***Cost: $225,000 / $15 million construction budget***

This large-scale project is still in progress, but PEC is providing master planning, design, and construction documents for a 100-acre sports park -- ever mindful that 60-acres of the property had been acquired through a Land and Water Conservation Fund (LWCF) conversion and will be subject to LWCF regulations. They include the development of Phase-1, an approximate 12-acre site to include multi-purpose athletic fields, related parking, and building by August 1, 2022. Our team will complete the survey, geotechnical report, preliminary master planning, and design within six months; full construction documents will be completed by August 1, 2020 and bidding Phase 1 by Fall of 2020. This timeline will enable construction to be completed by the summer of 2021 for Phase-1, surpassing the anticipated schedule by more than one year.

Provo City Parks and Recreation (City) also wants to create construction documents for the Sports Complex to host regional and national tournaments. The detailed master plan for the sports complex site will give the City guidance for future development of the property and will also show phases for construction that effectively utilize budget and infrastructure. The master plan will consider important issues such as aesthetics, overall image, cost of project, design effectiveness, safety of persons and property, water conservation, outdoor recreation, and effective use of available land. The overall process will include concept drawings leading to a final master plan, construction documents (plans, specifications, contract documents), and cost estimates for each phase of the master plan.

Reference: *Doug Robins, 801-852-6643, drobins@provo.org*



#4

Utah Lake Beach Park

Community: Provo City | ***Cost: $79,000.00***

Provo City (in cooperation with Utah County; Utah Lake Commission; Utah Division of Forestry, Fire, and State Lands; and Utah Division of Parks) selected PEC to develop a comprehensive master plan of a beach park and recreational amenities on the east shore of Utah Lake, adjacent to Provo. The established objectives are to better utilize natural resources to improve the quality of recreation opportunities. One of these objectives involves better utilization of Utah Lake by establishing a beach park and other passive recreation opportunities at Utah Lake. This facility could provide beach access to the lake and supporting amenities. This project required significant partnership and negotiation with multiple public agencies.

Reference: *Doug Robins, 801-852-6643, drobins@provo.org*



PEC's team has completed parks and master plans in Provo City, and worked with varied stakeholders to refine design to meet local needs.

#5 Stutz Park Master Plan

Community: Provo City | ***Cost: $40,000.00***

Provo City needed a detailed master plan for the Stutz Park site that would maximize recreational use, accommodate local resident requests, and make use of site features, including the Provo River and existing trees. PEC was selected to assist with this project due to our completion of many park master plan designs and the convenience of an in-house public involvement support team. PEC's team worked closely with city officials, residents, and special interest groups to develop and update a plan that integrated several different ideas and would suit a variety of needs. The team held multiple meetings with city officials and stakeholders, presented conceptual designs and 3-D graphics, gathered public input, and worked through conflicting stakeholder interests to refine the design. PEC's design was able to accommodate a variety of users and interests, incorporate the Provo River for kayak access, and preserve existing trees as stipulated in the land use/ownership agreement.

Reference: *Doug Robins, 801-852-6643, drobins@provo.org*



#6 Rock Canyon Master Plan

Community: Provo City | ***Cost: $43,000.00***

PEC prepared a detailed master plan for the Rock Canyon Trailhead to provide Provo City with guidance for future enhancement of the property. The project team determined that the following enhancements should be considered: outreach and educational venues; a children's interpretive nature center; improvements to the trail system; improved signage and wayfinding; restoration of degraded areas; and methods to maintain and improve the health, diversity, and sustainability of the canyon's flora and fauna. PEC collaborated closely with members of Provo City Parks and Recreation and the RCPA to determine priorities and address concerns. The resulting master plan provided an engaging and inclusive gateway to Rock Canyon.

Reference: *Doug Robins 801-852-6643, drobins@provo.org*

Mellor Rhodes Site Plan: Early in the process of each design it is critical to properly coordinate the master planning process and effectively identify opportunities and constraints. This enables our team to establish parameters and create a detailed design and appropriate phasing for the project, increasing the likelihood of success. PEC will prepare plans for the Mellor Rhodes Regional Sports Park based on an approved master plan and by following the City's development process.

Through scheduled project meetings with the design team and key stakeholders, PEC will work to improve on the existing master plan presented within this proposal, with feedback from City staff, agency personnel, and through public open houses. It is imperative that a functional master plan be created during this phase, and that the Planning Commission, City Council, and other key stakeholders are on board with the final master plan prior to starting the Construction Document phase. Changes that occur later in the detailed design phase can slow this phase significantly, resulting in expensive contract modifications; however, it is always our goal -- early in the design process -- to minimize future change orders during construction by creating drawings that address all known issues and constraints. We learned this valuable lesson from our experience with the Saratoga Springs Patriot Park Sports Complex. At the 60% design phase, the City needed to change locations of the park, which necessitated significant redesign. Frequent and effective communication with staff and other stakeholders within the Lehi community will help us avoid the same scenario. To accomplish this, we anticipate holding the following meetings and presentations: one (1) combined kick-off meeting and site visit; one (1) meeting with the DRC for final approval of all project plans; four (4) design input meetings with the Design Team; two (2) open houses to the community; and one (1) planning commission work session, and one (1) City Council work session. The fees for these meetings will be built into our overall design fees at the RFP response level.

As for site plan specifics, we have early recommendations based on the information available regarding the project. We suggest including four satellite restrooms; a covered central gathering / meeting space (approximately 1,200 FT^2 for tournament check-ins, and captain or volunteer meetings); and a mix of pavilions and/or shade shelters to accommodate the large number of people that will be attending tournaments. (Noteworthy: These pavilions and shelters can also be rented to residents to generate added revenue to the City in-between events).

We also recommend that fields be lighted to accommodate both regional and national tournaments. Along with additional buildings and lighting, we advise that electronic video boards be included to showcase game results and tournament information. This feature, along with free Wi-Fi, and use of internal video for tournament bracketing, and CCTV/Security and PA system, are crucial for a regional and international sports complex that seeks to accommodate large regional, national or international tournaments. Included on our team is Greg Cope, owner of Add Tech Controls, who provides security to the Real Soccer Stadium and will provide his expertise in developing "smart field" options on this parks project as well.

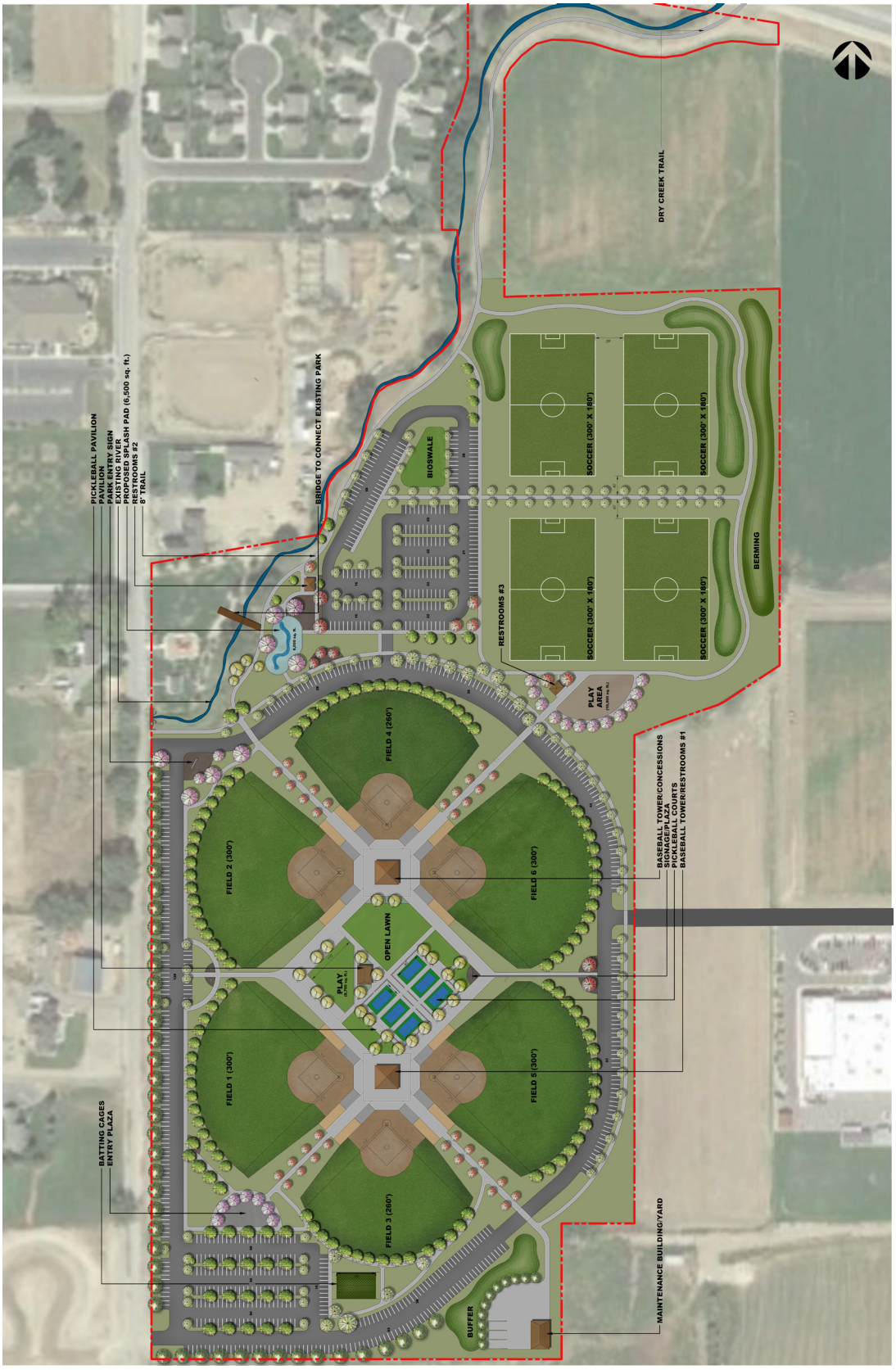
The central plaza area could be designed to accommodate food trucks and large numbers of people for awards ceremonies, BBQs, and other events. This area should include, at minimum, a 1,200 FT^2 meeting area if hosting regional and international events are to be considered.

Areas for food trucks require reinforced concrete and dedicated spaces so as not to interfere with players and traffic coming and going during events. The areas should provide electricity and shaded eating areas directly adjacent to or within close proximity to the trucks. The food truck area that PEC designed at Patriot Park was located in a central area where tournament goers could congregate and enjoy festivities during and after the tournaments without impeding traffic. All tournament kickoffs, awards ceremonies, and general events are hosted within this central plaza. Due to the sheer size of the sports complex, adding a maintenance building is also highly recommended. This 55-acre development will require dedicated equipment to maintain a complex of large magnitude, especially to accommodate regional, national and international tournaments. In addition, adding a tournament storage area, referee's lounge, men's

Peck Park Concept



Mellor Rhodes Park



and women's locker rooms, and permanent first aid office and staff office are essential for tournament size facilities.

The proposed soccer fields (Mini FIFA 330 feet x 210 feet (110 Yards x 70 yards)) and ball fields (300 feet and 260 feet) require a minimum of 75 parking stalls per field. As a result, the total parking required for the 10 proposed fields would be a minimum of 750 stalls. During events, a central location to accommodate pickleball, food trucks, staff parking and buses will also be needed. We currently estimate 800 stalls with the attached concept plan.

The traffic flows should be centralized and/or diverted to the permiter of the site to accommodate pedestrians; this will reduce conflict with vehicular traffic. In the future, in conjunction with our Landscape Architects, civil engineers, and transportation and traffic specialists, PEC will review and enhance the current layout and enhance the detailed design.

Per the RFQ, and as incorporated within the current plan, PEC would enhance the perimeter Dry Creek Regional Trail and tie into the Pioneer Crossing underpass and to the parking areas with significant and well-marked pedestrian crossings. This would be accomplished by utilizing raised crosswalks that are well defined with paving patterns to help distinguish the difference between the pavement and the crosswalk areas. The streets will be narrowed with raised lighted planters, along with mixed trees and shrubs to help better identify crosswalks throughout the 55-acre sports park.

Geotechnical Investigation: PEC has teamed with Jared Hawes, PE of IGES. to provide the geotechnical studies required for the site. In addition, infiltration rates for potential LID subsurface storm systems will be identified along with CBRs for pavement sections.

Boundary and Topography of Existing Physical Features: PEC has a licensed surveyor on staff who can provide all survey related services for the site.

Grading, Drainage, and Erosion Control Plan: Once the master plan is approved, PEC will develop engineering drawings for grading and drainage for the site using the survey provided by Ensign. The plans will include cut and fill lines for walking paths and parking lots, inlet boxes for drainage, existing storm drainage lines, potential retention locations and berms (if needed), fencing, erosion control plans, and a stormwater pollution prevention plan (SWPPP). By



Figure 3. PEC successfully created and used 3D graphics to present concepts at public open house meetings while working on the Rock Canyon Trailhead project.

selecting PEC, a key value added is our relationship with a Dr. Bryan Hopkins, a noted turfgrass specialist from Brigham Young University. After taking soil samples, we will consult with Dr. Hopkins on soil amendments to improve the existing soils and recommended steps to create high-quality play fields. PEC followed similar steps in Saratoga Springs and determined that a product called "live earth" provided the necessary amendments to grow high-quality turfgrass. In addition, to expedite the play time and decrease turf maintenance, we laid 100-foot sod rolls in place of seed. Additionally, any detention facilities needed at the site can be spread out to accommodate project phasing, or a subsurface detention facility can be constructed beneath the parking areas.

Dry Creek is an existing drainage that runs south crossing under Pioneer Crossing and along the west side of the park property, and continues south draining into Utah Lake. PEC will confirm whether detained and treated stormwater could outlet to this drainage.

Low-impact development techniques such as curb cuts and bioswales, as well as subsurface retention, can be integrated into the landscape and utilized to retain the 90th percentile storm event. When it comes to implementing LID solutions, we feel our team has a big advantage over the competition. PEC's civil engineers and landscape architects will work together to implement creative and efficient stormwater retention/infiltration concepts that complement the landscape terrain.

(For additional design elements, please see the complete Master Plan concept maps on page 14-15)

Utility Plan: PEC will develop designs for water, sewer, and stormdrain. It is assumed that storm drainage will be gravity flow. It is also assumed that the water pressure of the existing culinary water network is sufficient to meet the design requirements to supply water to restrooms, drinking fountains, and irrigation. In addition, the PEC team proposes additional bathroom facilities to accommodate for regional tournaments. Using our experience with park planning in Utah County we will provide recommendations on utility sizing, parking counts, and restroom layout to accommodate the events.

Irrigation Plan: The irrigation plan will follow Lehi City standards and will focus on following the principles of water conservation. PEC will provide calculations based on the water needs shown in the landscape plan and will base the design on the available volume and pressures of the existing water lines. Irrigation plans will include calculations for an estimated peak weekly water need for the entire parcel, including design and information required for a looped system. CAD files will be available for future irrigation design. We have experience with the WeatherTRAK system and have found it to be highly efficient.

We will coordinate with the City to evaluate the size, condition, pressure, and flow of available irrigation water connections. After design of the athletic fields and recreation areas is complete, PEC will carefully analyze the overall irrigation requirements. This will include an estimate of zones and peak water needs for the entire area. Based on previous experience with similar projects, we estimate that a 6" looped mainline will be sufficient to supply the appropriate amount of water necessary within a 12 hour daily water window.

Quick couplers will also be placed at strategic locations along the mainline to provide water directly for turfgrass spot treatments or cleanup as needed. We will also evaluate whether a pump will be required to provide optimum flow for the entire system, which will mitigate any concerns with low flow in existing irrigation pipes or wells. A two-wire system with central control is recommended for the entire site to maximize cost efficiency, installation time, and ease of maintenance and expansion for future phases. The controller(s) can be housed in the chase or maintenance room of a restroom/pavilion building in a central location on the site.

PEC has considerable experience with irrigation design for various landscapes, including large sports/recreation complexes, and can offer additional recommendations as needed. High-grade, quality irrigation components that offer the best in water efficiency will be recommended as part of the irrigation design to ensure a long-lasting system that will also conserve water.

Construction Details: PEC will prepare the necessary construction details related to previously described plans that clarify, support, and/or explain the plan views. Details are an essential part of a quality plan set because they provide the necessary information for balanced bidding and proper construction by contractors. We have developed a library of excellent details from past park and sport complex projects.

Opinion of Probable Cost (OPC): PEC will prepare a detailed engineer's OPC based on industry standards for bidding comparisons. Because of our extensive experience with recently constructed parks, such as Patriot Park in Saratoga Springs, PEC can provide an OPC for construction costs within 10% of the average bids provided by general contractors. The OPC will also be a valuable tool to address funding, appropriate phasing of the project, and creating a bid schedule for bidding purposes. Once approval is received by the CRC, the PEC team will work with City staff and hold design review meetings at 30%, 60%, 90% and 100% for a total of four (4) design review meetings with the City. This will include an OPC at each of the four levels respectively.

Construction Specifications: PEC will provide provisional specifications outside of the City Standards and specifications and measurement and payment information. All contract Documents shall be provided by the City, and any other pertinent information required by the bidding purposes.

Construction Document Approval: PEC will make an appointment for a pre-application conference with the CRC through the Community Development Department to receive project approval at the master plan level prior to starting on detailed design. Once approval is received, the PEC team will work with City Staff and hold design review meetings at 30%, 60%, 90% and 100% for a total of four (4) design review meetings with the City. This will include an OPC at each of the four levels respectively.

Architectural Renditions: PEC will prepare renderings to demonstrate the design intent during the master planning process. These renderings will be provided in a combination of color plans and 3D SketchUp models to help communicate the intent of the design, specifically in and around the proposed buildings and central plaza area.

Sports Facility Management and Maintenance Plan: The PEC team includes Benj Becker of Zion Financial, whom will provide a plan for the management and maintenance of a sports facility intended for regional and national tournaments facilitating ongoing operations. PEC has worked with Zions on past project including the recent completion of Patriot Park in Saratoga Springs. In addition, Zions just completed the impact study for Lehi City.

REFERENCES

The following is a list of current references who can confirm PEC's ability to complete quality projects within the project scope and schedule.

Name	Agency	Contact Information
Jeremy D. Lapin	Saratoga Springs Public Works Director	(801) 766-6506 jlapin@saratogaspringscity.com
Derric Rykert	American Fork Parks and Recreation Director	801-404-6601 derric@afcity.net
Jered Johnson	Spanish Fork City/Engineering Division Manager	(801) 921-9890 jjohnson@spanishfork.org

Schedule Control

The project schedule, as shown below, outlines PEC's proposed timeline to complete the design, public meetings and all related services to the Peck Park and Mellor Rhodes Park projects. PEC portrayed the schedule in this manner for simplicity and to provide an overview perspective of the duration of the project. Key dates and milestones are flexible within the proposed schedule shown but will be established from the notice to proceed date established by Lehi City.

Meetings

Review Meetings: All meetings will be held at Lehi City offices, unless otherwise determined.
Dates and Times: Final meeting review dates and times will be determined with the City as part of the project kickoff and once the project scope has been finalized.

- April 15 — Notice to Proceed
- May 01 — Complete Contract w/ City & Schedule Geotech/Survey/TIS
- May 06 — Kick-off Meeting & Site Visit
- May 20 — Survey & Geotech (IGES)
- June 05 — TIS & Mapping Completed
- June 19 — Geotech Investigation & Report Completed (IGES)
- June 24 — 30% Design Reviewww/City Staff Preliminary Master Plan
- June 30 — Web Survey for Residents to Comment of Preliminary
- July 09 — Present (30%) Master Plan Concepts - Planning Commission Study Session (1)
- July 15 — Public Open House (1)
- July 21 — Present (30%) Master Plan Concept - City Council Work Meeting (1)
- August 31 — 60% Design Reviewww/City Staff Construction Documents (CDs) (2)
- September 09 — Public Open House (2)
- October 14 — 90% Design Reviewww/City Staff Construction Documents (CDs)
- October 28 — Set Up Meeting with DRC
- November 02 — Provide Submittals to the DRC (5pm Tuesday) For Review
- November 04 — Attend DRC to answer Technical Questions (Wednesday)
- November 25 — Submit 100% Final - Construction Documents (CDs) for Bidding

The above schedule has been anticipated to reflect key project dates and milestones for simplicity.

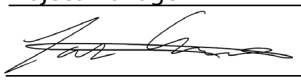
BID FORM: SIGNATURE OF RESPONDENT

By submitting a Statement of Qualifications pursuant to this RFQ, each respondent acknowledges that its proposal may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq*. ("GRAMA"), as the same may be amended from time to time. If a respondent desires to have specific information contained in its Statement of Qualifications protected from public disclosure, the respondent may provide a written claim and description of business confidentiality with respect to any such information. Filing a written claim and description of business confidentiality does not guarantee that any information will remain protected or private as the City will strictly comply with GRAMA.

I hereby acknowledge that I have received, read, and understand the foregoing Lehi Parks Concept, Design, and Construction (RFQ No. 2020-04). The proposal that has been submitted herewith complies with the requirements of said RFQ and applicable provisions of the Lehi City Municipal Code.

Upon acceptance of this RFQ, the undersigned agrees to complete all required work as described in this RFQ according to the terms and conditions described herein.

Please complete this form and return no later than the RFQ deadline, as indicated on the cover page.

Company	Project Engineering Consultants (PEC)
By	Lars Anderson
Title	Project Manager
Signature	
Address	986 W 9000 S, West Jordan
	West Jordan, UT 84088
Phone	801-495-4240
Email	landerson@pec.us.com
Date	March 12, 2020

PROJECT NAME: Lehi Mellor Rhodes Park Design Services

PROJECT DESCRIPTION: Survey/Civil/Landscape Architecture

	PROJECT MANAGER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	DESIGN ENGINEER	LANDSCAPE DESIGNER	SURVEY	SURVEYOR	GEOTECHNICAL	ARCHITECT	ARCHITECT	ELECTRICAL ENGINEER	HOURS PER TASK	RAW LABOR COST PER TASK
	Lars Anderson	Brian Jones	Trevor Kimball	Levi Hawkins	Jennifer Wiseman	2-MAN CREW	Jeff Stromberg	Jared Hawes (IGES)	Jill Jones (ajc)	Draftsman	Akbar Matinkhah (ECE)		
RATE	$ 225.00	$ 150.00	$ 120.00	$ 120.00	$ 90.00	$ 140.00	$ 120.00	$ 160.00	$ 150.00	$ 90.00	$ 135.00		
TASK DESCRIPTION:													
A. Project Administration													
Project Management	40	10							16			66	$ 12,900.00
Kick-Off Meeting & Scope Review (1)	2	2	2	2	2			4	2			16	$ 2,350.00
City Staff Design Review Meetings (3)	12	8	8	8	8				12			56	$ 8,340.00
DRC Site Plan Approval (1)	2	2	2	2					2			10	$ 1,530.00
B. Project Design (CD's)													
Survey (Topo, Physical features, & Utilities)	2	4	2	2		40	32					82	$ 10,970.00
Geotechnical Report	4	1	1	1				100				107	$ 17,290.00
Site/Civil Engineering													
30% Conceptual Design	12	40	4	40	4						24	124	$ 17,580.00
60% Design Development	12	120	4	120	4						40	300	$ 41,340.00
90% Plans & Specifications	12	100	4	100	4						40	260	$ 35,940.00
100% Final Plan & Specification Set	16	40	6	40	6						32	140	$ 19,980.00
Architecture													
30% Conceptual Design	8								40	85		133	$ 15,450.00
60% Design Development	8								80	120		208	$ 24,600.00
90% Plans & Specifications	8								80	120		208	$ 24,600.00
100% Final Plan & Specification Set	16								80	110		206	$ 25,500.00
Landscape Architecture & Irrigation													
30% Conceptual Design	8	4	50		50							112	$ 12,900.00
60% Design Development	8	4	80		120							212	$ 22,800.00
90% Plans & Specifications	8	4	40		80							132	$ 14,400.00
100% Final Plan & Specification Set	16	10	40		40							106	$ 13,500.00
Final Cost Estimating		4	2	2	2							10	$ 1,260.00
C. Bidding Assistance													
Prepare Bid Schedule	2	2	2	2	2							10	$ 1,410.00
Pre Bid Meeting	2	3	3	3	3							14	$ 1,890.00
Respond to Bid Questions	2	2	4	4	4							16	$ 2,070.00
Prepare Bid Tabs for NOA	2	2	4	4	4							16	$ 2,070.00
Respond to Contractor Questions (RFI's)	2	2	4	4	4							16	$ 2,070.00
Final Walk Through Inspection	4	4	4	4	4							20	$ 2,820.00
TOTAL LABOR HOURS	209	368	268	340	341	40	32	104	312	435	136	**2585**	
RAW LABOR COSTS	$ 47,025.00	$ 55,200.00	$ 32,160.00	$ 40,800.00	$ 30,690.00	$ 5,600.00	$ 3,840.00	$ 16,640.00	$ 46,800.00	$ 39,150.00	$ 18,360.00	$ 336,265.00	$ 336,265.00
							1598	**104**		**747**	**987**	**Sub Total**	**$ 336,265.00**
							$ 215,315.00	**$ 16,640.00**		**$ 85,950.00**	**$ 18,360.00**		
							PEC	**IGES**		**ajc**	**ECE**	**TOTAL**	**$ 336,265.00**

PROJECT NAME: Lehi Peck Park Design Services

PROJECT DESCRIPTION: Survey/Civil/Landscape Architecture

	PROJECT MANAGER	CIVIL ENGINEER	LANDSCAPE ARCHITECT	DESIGN ENGINEER	LANDSCAPE DESIGNER	SURVEY	SURVEYOR	HOURS PER TASK	RAW LABOR COST PER TASK
	Lars Anderson	Brian Jones	Trevor Kimball	Levi Hawkins	Jennifer Wiseman	2-MAN CREW	Jeff Stromberg		
RATE	$ 225.00	$ 150.00	$ 120.00	$ 120.00	$ 90.00	$ 140.00	$ 120.00		
TASK DESCRIPTION:									
A. Project Administration									
Project Management	4	4						8	$ 1,500.00
Kick-Off Meeting & Scope Review (1)	2	2	2					6	$ 990.00
City Staff Design Review Meetings (3)	4	4	2					10	$ 1,740.00
DRC Approval (1)	2	2	2					6	$ 990.00
B. Project Design (Concept)									
Survey (Topo, Physical features, & Utilities)	2	2				16	4	24	$ 3,470.00
Site/Civil Engineering									
30% Conceptual Design	2	12	2	8	2			26	$ 3,630.00
Landscape Architecture & Irrigation									
30% Conceptual Design	2	2	12		8			24	$ 2,910.00
Final Cost Estimating	2	4	2	2	2			12	$ 1,710.00
TOTAL LABOR HOURS	20	32	22	10	12	16	4	**116**	
RAW LABOR COSTS	$ 4,500.00	$ 4,800.00	$ 2,640.00	$ 1,200.00	$ 1,080.00	$ 2,240.00	$ 480.00	$ 16,940.00	$ 16,940.00

116	**Sub Total**	**$ 16,940.00**
$ 16,940.00		
PEC	**TOTAL**	**$ 16,940.00**

Mellor Rhodes	Quantity	Cost per Item	Total Cost	
Project Master Plan Development				
Public Involvement Events	2	$ 1,500.00	$ 3,000.00	
Assist in hosting events		included		
Provide printed and digital graphics and material for community review and comment		included		
Lehi City Staff Meetings following Public Involvement Events	2	$ 1,000.00	$ 2,000.00	
City Council Presentation	1	$ 1,500.00	$ 1,500.00	
Survey - Topography, Utility, boundary survey, Physical features, etc.	1	$ 10,970.00	$ 10,970.00	
Geotechnical Report	1	$ 17,290.00	$ 17,290.00	
Environmental Report	1	$ 1,000.00	$ 1,000.00	
			$ 35,760.00	Sub-total
30% Conceptual Design				
Submittal with probable construction cost	1	$ 45,930.00	$ 45,930.00	
Virtual Renderings	2	$ 2,000.00	$ 4,000.00	
DRC Review following 30% submittal	1	$ 2,000.00	$ 2,000.00	
			$ 51,930.00	Sub-total
Construction Documents				
60% Submittal with probable construction cost - submittal shall be formal meeting with Lehi City Staff	1	$ 93,740.00	$ 93,740.00	
90% Submittal with probable construction cost - submittal shall be formal meeting with Lehi City Staff	1	$ 79,940.00	$ 79,940.00	
DRC Review following 90% submittal	1	$ 58,980.00	$ 58,980.00	
Final Submittal shall include, at minimum, the following:				
Cover Sheet, Index, and General Notes		Included		
Demolition and Relocation Plans		Included		
Layout and Materials/Site Plans		Included		
Site Details		Included		
Architectural Plans and Details		Included		
Grading and Drainage Plans and Details		Included		
Utilities Plans and Details		Included		
Electrical and Lighting Plans and Details		Included		
Landscape Planting Plans and Details		Included		
Landscape Irrigation Plans and Details		Included		
Project & Technical Specifications		Included		
Recommended phasing plan - 3-phase option and 4-phase option	2	$ 500.00	$ 1,000.00	
Virtual renderings	2	$ 1,800.00	$ 3,600.00	
			$ 237,260.00	Sub-total
Bidding/Construction Administration				
Bidding Assistance				
Attend Pre-Bid Meeting	1	$ 1,800.00	$ 1,800.00	
Be accessible to assist Lehi City staff in answering bid questions		included		
Review Bids and offer formal recommendation	1	$ 4,125.00	$ 4,125.00	
Construction Administration				
Attend Pre-Construction Meeting	1	$ 500.00	$ 500.00	
Be accessible to assist Lehi City staff answer RFI's	1	$ 4,890.00	$ 4,890.00	
			$ 11,315.00	Sub-total
Grand Total			**$ 336,265.00**	

Project Description:
Create a masterplan concept and full design, construction, and phasing documents for the 55.5-acre Mellor Rhodes Park. Development of masterplan shall include a minimum of two public input meetings and follow up meetings with City staff. Mellor Rhodes Park will be a multi-purpose sports facility that will include baseball fields with adequate parking as well as other amenities determined by the public involvement and staff meetings which might include soccer, pickleball, tennis, basketball, etc.

Peck Park	Quantity	Cost per Item	Total Cost	
Project Master Plan Development				
Design Review Meetings with Lehi City Staff	1	$ 6,630.00	$ 6,630.00	
1 City Council Presentation	1	$ 1,130.00	$ 1,130.00	
Survey - Topography, Utility, boundary survey, Physical features, etc.	1	$ 3,470.00	$ 3,470.00	
			$ 11,230.00	Sub-total
Conceptual Design				
Submittal with probable construction cost	1	$ 1,710.00	$ 1,710.00	
Virtual Renderings	2	$ 2,000.00	$ 4,000.00	
			$ 5,710.00	Sub-total
			$ 16,940.00	**Grand Total**

Project Description:

Create a masterplan concept that will primarily focus on the undefined northern 20 acres of Peck Park; however, the plan should incorporate the overall 70-acre cohesive design of the park, including the planned 600 East road connection and the existing arsenal soccer field design currently being constructed. Peck Park will be a masterplan concept only, with design input provided primarily by City staff and approved by City Council.

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-36, approval of an agreement between Lehi City and Morgan Pavement for slurry seal application to streets.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-36.docx

Agreement - Streets, Slurry Seal Application 2020.docx

LEHI CITY

RESOLUTION NO. 2020-36

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT FOR SLURRY SEAL APPLICATION

WHEREAS**,** City desires to contract for slurry seal application for various city streets;

WHEREAS, City issued Request for Proposals 2020-09 ("RFP") to identify firms and companies which would best serve the needs of the City to perform such services;

WHEREAS, City selected Morgan Pavement and now desires to contract with them to perform the work specified in the RFP and associated contract documents;

WHEREAS, on May 26th, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement for Slurry Seal Application with Morgan Pavement and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Agreement for Slurry Seal Application between Lehi City and Morgan Pavement attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of May, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT FOR SLURRY SEAL APPLICATION TO STREETS

THIS AGREEMENT is made and entered into this _____ day of _____, 2020 by and between Lehi City, 153 North 100 East, Lehi, Utah 84043 ("City") and Morgan Pavement, P.O. Box 190, Clearfield, UT 84089 ("Contractor").

WHEREAS, City desires to contract for slurry seal application to various streets; and

WHEREAS, City let Request for Proposals 2020-09 (RFP) to identify firms and companies which would best serve the needs of the City to perform such services; and

WHEREAS, Contractor submitted their proposal and the City desires to contract with them to perform the work specified in the RFP and associated Contract Documents;

NOW, THEREFORE, in consideration of the premises, the covenants and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Contractor agree as follows:

1. **Agreement**. City hereby hires Contractor and Contractor agrees to be bound to the City to apply slurry seal to various streets. Such services shall be provided per the Lehi City Slurry Seal Request for Proposal 2020-09 (RFP) attached hereto as Exhibit A, and Contractor's Bid Summary Sheet attached hereto as Exhibit B, all of which are referred to as the "Contract Documents" and by this reference made a part hereof. Specifically, these documents require the application of five hundred thousand (500,000) square feet of Micro Seal and two million (2,000,000) square feet of Type 2 Slurry Seal to residential streets.

2. **Term**. This Agreement shall begin immediately upon signing and shall be completed by October 31, 2020.

3. **Payment**. City shall pay Contractor an amount not to exceed Three Hundred Forty-One Thousand Dollars ($341,000.00) in incremental installments following work completion milestones as invoiced by Contractor, with the full amount being paid upon satisfactory completion of all the work.

4. **Changes in Performance**. All changes in performance of this Agreement shall be described in detail on a change order request form, provided by the City, and which must be authorized in writing by an authorized representative of the City prior to commencing any proposed changes in performance. Contractor shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this Section, nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like.

5. **Withholding Payment for Defective Performance**. The City may withhold or, on account of subsequently discovered evidence, nullify the whole or part of any of the

Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of defective or incomplete performance by Contractor, including but not limited to defective goods or services not remedied, or any other failure to comply with the terms and conditions of this Agreement.

6. **Termination and Non-Appropriation**. The City may terminate this Agreement at any time if, in the sole discretion of the City, Contractor's performance under this Agreement is unsatisfactory, Contractor fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein, or Contractor has otherwise materially breached this Agreement.

   6.1 Prior to terminating this Agreement if Contractor's performance is unsatisfactory, the City shall first provide written notice to Contractor of the City's intention to terminate this Agreement. The notice of termination must be provided by City to Contractor at least seven (7) calendar days prior to termination. After receiving such notice of termination from City, Contractor shall have the next five (5) working days in which to cure any deficiency noted by the City. If Contractor adequately cures any such deficiency to the sole satisfaction of the City, this Agreement shall continue. However, in the event Contractor fails to adequately cure any such deficiency, this Agreement shall terminate, and Contractor shall be liable for any resulting damages associated with the deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

   6.2 The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. The notice of termination shall be provided by the City to Contractor at least seven (7) calendar days prior to termination.

   6.3 Any Scope of Service which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment shall be recorded and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause, then subsequently requests Contractor to recommence its performance of the scope of service after more than three (3) months from the date of termination, the consideration payment amount shall be subject to renegotiation at the request of either party hereto.

   6.4 If the Lehi City Council decides not to appropriate a sufficient amount of resources to fund the consideration payment, this Agreement shall be void. In the event of such non-appropriation of resources, the City shall be relieved of all of its obligations contemplated by this Agreement, including but not limited to the consideration payment.

7. **Taxes**.

7.1 Each party shall be solely responsible for any tax liability which it may incur as a result of this Agreement.

7.2 The City is exempt from the payment of any Federal excise or any Utah sales tax (State of Utah Sales Tax Exemption Number: Q41296). Such taxes will not apply to the City, unless otherwise noted in writing by the City. Any price listed by Contractor on a purchase order, or equivalent, must be net, exclusive of taxes. However, when under established trade practices, any Federal excise tax is included in the list price, Contractor may quote the list price and shall show separately the amount of Federal tax, either as a flat sum or as a percentage of the list price, which shall be deducted from any payments made by the City.

8. **Indemnification and Insurance**.

8.1 Contractor shall be solely responsible for any damage or injury which it, or its employees, agents, subcontractors, independent contractors, and the like may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including but not limited to attorneys' fees, arising out of or resulting from Contractor's performance of this Agreement, provided that such claims, damages, losses, liabilities, liens, costs, citations, penalties, fines, and expenses are caused in whole or in part by any negligent, grossly negligent, reckless, or intentional act or omission attributable in any way to Contractor, or its employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by Contractor or any subcontractor, or any party for whose acts Contractor may be liable, regardless of whether liability is imposed upon such party. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City. In any and all claims against the City, or any subsidiary or affiliate, or any of its past, present or future agents, representatives, or employees, by Contractor, or its current or former employees, agents, subcontractors, independent contractors, and the like, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by the amount or types of damages, compensations, or benefits payable by or for Contractor, or any subcontractor, worker's compensation acts, disability benefit acts, or other employee benefit acts.

8.2 The City shall indemnify and hold harmless Contractor, its subsidiaries, affiliates, agents, shareholders, directors, and employees from and against all damages, costs, liabilities, including reasonable attorneys' fees and expenses, arising from or related

to the actions of the City with respect to the subject matter of this Agreement.

8.3 Contractor, at its own expense, shall provide for the payment of workers' compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

8.4 Contractor, at its own expense, shall maintain comprehensive general liability insurance, including but not limited to $1,000,000 per occurrence, $2,000,000 general aggregate, and $5,000,000 umbrella liability.

8.5 Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one person, and $500,000 for any one occurrence, and a property damage limit per occurrence of $250,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

8.6 Before commencing the Scope of Service, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect.

8.7 All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any certificate presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the Scope of Service has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any cancellation, termination, or material alteration of said policies of insurance.

9. **Authority**. Each individual signing this Agreement warrants and represents that he or she has been authorized by appropriate action of the party which he or she represents and has authority to enter into this Agreement on behalf of the party.

10. **Attorneys' Fees and Costs**. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of

this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by the prevailing party in connection with the suit, both before and after the judgment, in addition to any other relief to which such party may be entitled.

11. **Non-Waiver**. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

12. **Binding Effect**. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, and assignees.

13. **Assignment**. Neither party may assign this Agreement nor delegate any responsibilities under this Agreement without prior written consent. Any purported assignment or delegation in violation of this Section without prior written consent from the non-assigning party, shall be void and will be considered a material breach of this Agreement.

14. **Amendments**. This Agreement may not be modified, amended, or terminated, except by an instrument in writing.

15. **Time**. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

16. **Force Majeure**. Neither party shall be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180 days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party.

17. **Severability**. If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

18. **Governing Law**. This Agreement shall be construed in accordance with the laws of the State of Utah.

19. **Entire Agreement**. All agreements, covenants, representations and warranties, express or implied, oral or written, of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement.

"CONTRACTOR"
MORGAN PAVEMENT

By: _____
It:_____

"CITY"
LEHI CITY, a municipal corporation and political subdivision of the state of Utah

By:_____
Name:_____
Title:_____

ATTEST:

_____
City Recorder

EXHIBIT A
LEHI CITY SLURRY SEAL
REQUEST FOR PROPOSALS 2020-09

EXHIBIT B
BID SUMMARY SHEET

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-35, approving an agreement between Lehi City and C&L Water Solutions for the relining of reinforced concrete pipe at Jordan Willows.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-35.docx

Jordan Willows Relining Signed Agreement.pdf

Lehi City Jordan Willows Relining RFP C&L Water Solutions_signed.pdf

Lehi City Jordan Willows Relining RFP.pdf

Jordan Willows Project Map.pdf

LEHI CITY

RESOLUTION NO. 2020-35

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AGREEMENT TO RELINE REINFORCED CONCRETE PIPE AT JORDAN WILLOWS

WHEREAS**,** City desires to contract to reline reinforced concrete pipe at Jordan Willows;

WHEREAS, City issued Request for Proposals 2020-11 ("RFP") to identify firms and companies which would best serve the needs of the City to perform such services;

WHEREAS, City selected C&L Water Solutions Inc. and now desires to contract with them to perform the work specified in the RFP and associated contract documents;

WHEREAS, on May 26th, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve an Agreement to Reline Reinforced Concrete Pipe at Jordan Willows; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Agreement to Reline Reinforced Concrete Pip at Jordan Willows between Lehi City and C&L Water Solutions Inc. attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of May, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

AGREEMENT TO RELINE REINFORCED CONCRETE PIPE AT JORDAN WILLOWS

1. Introduction.

This Agreement to Reline Reinforced Concrete Pipe at Jordan Willows ("Agreement") is entered into by and between Lehi City Corporation ("City") and C&L Water Solutions Inc., a Colorado Corporation, 12249 Mead Way, Littleton, CO 80125 ("Contractor"). This Agreement shall be binding and effective as of the date the last party executes the Agreement below.

2. Recitals.

Whereas, to provide for certain pipe rehabilitation, the City issued Request for Proposals 2020-11 ("RFP") for the relining of reinforced concrete pipe that includes 24" and 21" in diameter, in the Jordan Willows subdivision, with all of the traffic control, sewer bypass, notification to homeowners of the project and down time, and other duties as described in the exhibits attached thereto; and

Whereas, Contractor submitted a proposal in response to the City's RFP; and

Whereas, City has evaluated the proposals received in response to the RFP and finds that Contractor is the lowest responsible respondent whose proposal is determined in the sole discretion of the City to be in the best interests of the City; and

Whereas, City now desires to award the Agreement to Contractor;

Now, therefore, in consideration of the promises, covenants, and conditions set forth in this Agreement, and in further consideration of the execution of this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Contractor agree as follows.

3. Scope of Work.

3.1. Contractor shall reline reinforced concrete pipe that include 24" and 21" in diameter using a 9mm CIPP liner with UV cure in the Jordan Willows subdivision, including reestablishing all 37 sewer laterals and spray lining of thirteen 60" manholes, together with all of the other work and duties as described in the Request for Proposal Number 2020-11 attached hereto as Exhibit "A" and incorporated herein by this reference ("Project").

3.2 Contractor shall fulfill and be bound by all requirements, obligations and responsibilities as described in Contractor's Proposal dated May 7, 2020, which Proposal is attached hereto as Exhibit "B" and incorporated herein by this reference.

3.3 Contractor will be responsible for cleaning up its work on the Project on a daily basis according to standards in the industry.

3.4 Upon discovery of any hazardous materials, Contractor shall cease work, notify City immediately, and allow City to contract with a properly licensed and a qualified hazardous material contractor to deal with such materials.

4. Consideration.

4.1 The contract amount is Four Hundred Twenty-Nine Thousand One Hundred Ninety-Five Dollars ($429,195.00) ("Consideration Payment").

4.2 As work on the Project is completed, Contractor shall invoice the City. City shall pay Contractor within thirty (30) days of receipt of Contractor's invoice. City shall have the right to verify that invoiced work has actually been performed before making a payment, but this shall not extend the thirty (30) day period for payment unless City discovers that invoiced work has not been performed.

4.3 No change orders or contract additions will be made unless agreed to in advance in writing by City's representative and Contractor's representative. Contractor shall not be entitled to any additional consideration for changes in performance which were not authorized as contemplated by this Section 4.3 nor for the correction of any mistakes attributable in any way to Contractor, or its employees, agents, subcontractors, or independent contractors.

4.4 The City may withhold all or part of any of the Consideration Payment to the extent that the City reasonably determines such withholding is necessary to protect itself from loss or liability on the account of:

4.4.1 substantially defective performance by Contractor, including (but not limited to) defective goods or services not remedied; or

4.4.2 any other substantial failure to materially comply with the terms and conditions of this Agreement.

4.5 Upon Contractor's timely remedy of the grounds for withholding some or all of the Consideration Payment as contemplated by Section 4.4, the corresponding amount withheld shall be paid to Contractor. However, in the event of Contractor's default, the City reserves the right to perform the Scope of Work, or any unfinished portion thereof, itself, or to procure the same from a third party, while holding Contractor responsible for any costs occasioned thereby.

4.6 In the event the City terminates, suspends, or abandons this Agreement without cause pursuant to Section 5.3, the City shall pay Contractor a proportionate amount of the Consideration Payment for any of the Scope of Work which was actually performed or provided prior to termination, suspension, or abandonment.

5. Termination and Non-Appropriation.

5.1 The City may terminate this Agreement at any time if, in the reasonable discretion of the City:

5.1.1 Contractor's performance under this Agreement is unsatisfactory;

5.1.2 Contractor materially fails to perform its duties and obligations required by this Agreement with diligence or within the time specified herein; or

5.1.3 Contractor has otherwise materially breached this Agreement.

5.2 Prior to terminating this Agreement as contemplated by Section 5.1, the City must first provide written notice to Contractor of the City's intention to terminate this Agreement. Said notice of termination must be provided by the City to Contractor at least fifteen (15) calendar days prior to termination. After receiving such notice of termination from the City, Contractor shall have the next ten (10) calendar days in which to cure any deficiency noted by the City. If Contractor adequately cures any such deficiency, to the reasonable satisfaction of the City, this Agreement shall continue. However, in the event Contractor fails to adequately cure any such deficiency, this Agreement shall terminate, and Contractor shall be liable for any resulting damages associated with said deficiency and breach of this Agreement. The City may pursue any such damages through all available means, whether in law or in equity, or both.

5.3 The City may, in its sole discretion, terminate, suspend, or abandon this Agreement without cause at any time by providing written notice to Contractor of the City's intention to terminate this Agreement without cause. Said notice of termination must be provided by the City to Contractor at least fifteen (15) calendar days prior to termination.

5.4 Any Scope of Work which Contractor has completed or performed prior to the date of any termination, suspension, or abandonment, shall be recorded, and tangible work documents shall be transferred to, and become the sole property of, the City. If the City has terminated this Agreement without cause as contemplated by Section 5.3, then subsequently requests Contractor to recommence its performance of the Scope of Work after more than one (1) month from the date of termination, the Consideration Payment amount shall be subject to renegotiation at the request of either party hereto.

6. Taxes.

6.1 Contractor understands and agrees that it shall be responsible for all taxes, fees, and expenses imposed upon it for work, labor, material, and services required to fulfill this contract. City will be responsible for all applicable permits.

7. Indemnification and Insurance.

7.1 Contractor shall be responsible for any damage or injury to the extent which it, or its employees, agents, subcontractors, or independent contractors may cause in the performance of this Agreement. Consequently, to the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the City, any subsidiary or affiliate of the City, and its past, present and future agents, representatives, and employees from and against all claims, damages, lawsuits, losses, liabilities, liens, cost, citations, penalties, fines and expenses, including (but not limited to) attorneys' fees, arising out of or resulting from, but only to the extent of, Contractor's negligence, breach, or willful misconduct. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity, which may otherwise exist in favor of the City.

7.2 The City shall indemnify and hold harmless Contractor, its parent, subsidiaries, affiliates, agents, shareholders, directors, and employees from and against all damages, costs, liabilities (including reasonable attorneys' fees and expenses) arising from or related to the actions of the City with respect to the subject matter of this Agreement.

7.3 Contractor, at its own expense, shall provide for the payment of worker's compensation benefits to its employees employed on or in connection with the performance of this Agreement, and in accordance with applicable State and Federal laws.

7.4 Contractor, at its own expense, shall maintain comprehensive general liability insurance, including but not limited to $3,000,000 per occurrence.

7.5 Contractor, at its own expense, shall maintain automobile public liability insurance with bodily injury and death limits of at least $250,000 for any one person, and $500,000 for any one occurrence, and a property damage limit per occurrence of $250,000. Such benefits and coverage shall not be deemed to limit Contractor's liability under this Agreement. It is intended by this Section 7.5 that the requirements set forth herein will satisfy applicable minimum requirements under Utah law. However, in the event that the foregoing requirements do not satisfy applicable Utah law, Contractor must maintain automobile public liability insurance in amounts satisfying applicable Utah law.

7.6 Contractor, at its own expense, shall maintain professional liability/errors and omissions insurance appropriate to Contractor's profession, with a minimum coverage of $3,000,000 per occurrence. The professional liability/errors and omissions insurance required by this Section 7.6 must be project specific with at least a one-year extended reporting period, or longer upon request by the City. Contractor shall, likewise, require its subcontractors, if any, to provide for such benefits and to maintain such insurance at no expense to the City.

7.7 Before commencing work on the Project, and at any time thereafter upon written request by the City, Contractor shall furnish the City with a copy of certificates of insurance as evidence that policies providing the coverage required by this Agreement are in effect.

7.8 All insurance required by this Agreement, with the exception of worker's compensation and employer's liability policies, shall include the City, its directors, officers, agents, and employees as additional insured persons with respect to the activities of Contractor in the performance of this Agreement, or that of its employees, agents, subcontractors, independent contractors, and the like. Any certificate or certificates presented as evidence of insurance shall specify the date when such benefits and insurance expire. Unless a different length of time is expressly set forth in this Agreement, Contractor shall maintain any insurance required by this Agreement until after the Scope of Work has been fully performed by Contractor, and subsequently approved and accepted by the City. Contractor shall provide the City with written notice at least sixty (60) days in advance of any cancellation, termination, or material alteration of said policies of insurance.

8. Payment and Performance Bonds; Warranty.

8.1 Within ten (10) days of the Effective Date of this Agreement, and prior to commencing work on the Scope of Work, Contractor must provide the City with a payment and performance bond in the amount of the Consideration Payment. The completed payment and performance bond shall be attached hereto as Exhibit "C". In the event that Contractor fails to provide a payment and performance bond within ten (10) days of the Effective Date, this Agreement shall be void.

8.2 The payment and performance bond shall remain valid until the City approves of and accepts the Scope of Work.

9. Representations and Warranties. Each party represents that:

9.1 Its signatory has the authority to execute this Agreement.

9.2 It has not sold, assigned, or otherwise transferred any interest in the claims or subject matter contemplated by this Agreement.

9.3 Contractor represents and warrants that:

9.3.1 Contractor has sufficiently and reasonably researched the requirements of this Agreement, understands the same, and is able to competently perform each of its duties and obligations required hereunder.

9.3.2 Contractor warrants the workmanship, materials, proper functioning, and manner of the Scope of Work contemplated by this Agreement for one year from the date of acceptance of the Project by the City ("Warranty Period"). In the event that any portion of the Project does not remain in good and operating condition (in the reasonable judgment of the City) during the Warranty Period (ordinary wear and tear excepted), Contractor, at its own expense, shall immediately perform all necessary repairs and replacements to maintain such in good and operating condition (to the City's reasonable satisfaction). Should any portion of the Project imminently jeopardize the health and safety of the City, or any other individual, the City may perform any necessary repairs and replacements (or arrange for a third party to perform such services) at Contractor's expense – to be paid by Contractor within thirty (30) days of receiving a notice of indebtedness from the City.

9.3.3 Contractor shall perform its obligations required by this Agreement in a manner consistent with applicable professional and technical standards for projects of a similar and comparable nature and shall ensure that the implementation thereof is also performed in an applicable professional, technical, and workmanlike manner. Contractor shall correct any defect in its performance at no additional cost to the City. Upon request by the City, Contractor must be able to summarize and concisely report pertinent information associated with this Agreement and the performance thereof to the City in a timely manner. Contractor shall not make any alterations or variations in or additions to, or omissions from, its duties and obligations contemplated by this Agreement, without the prior written consent of the City

9.3.5 Contractor's licensure or authority to transact business issued by the Utah Division of Corporations and Commercial Code and the Utah Division of Occupational and Professional Licensing, as well as any other required licensure, is currently active, and shall remain active throughout the performance of this Agreement.

10. Confidentiality.

10.1 The parties acknowledge that this Agreement may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq.*, as the same may be amended from time to time.

10.2 Notwithstanding Section 10.1., Contractor agrees that, except as directed by the City, Contractor shall not at any time during or after the term of this Agreement disclose to any person or entity any information or document provided by the City which the City has designated as "confidential" or "private." Upon the conclusion or termination of this Agreement, Contractor shall turn over to the City all documents, papers, and other matter, including copies thereof, which are in Contractor's possession or control, and which are

designated "confidential" or "private." Contractor further agrees to bind its employees and any sub-contractors to the terms and conditions of this Section 10.2.

11. Equal Opportunity. Neither Contractor, nor any subcontractor of Contractor, shall discriminate against any employee, applicant for employment, or recipient of services on the basis of race, religion, color, sex, age, disability, or national origin.

12. Record Keeping and Audits. Contractor shall maintain accurate accounting records for all goods and services provided in the performance of this Agreement and shall retain all such records for a period of at least three (3) years following the termination or completion of this Agreement. Upon forty-eight (48) hours written notice and during normal business hours, the City shall have access to and the right to audit any records or other documents pertaining to this Agreement. Contractor shall furnish copies of any records requested by the City at Contractor's expense

13. Relationship of the Parties and Immunity.

13.1 The relationship between the parties shall be that of independent contracting parties. Each party shall be responsible for the manner of its own performance of this Agreement. Nothing herein shall be construed to create an employer-employee, principal-agent, or other similar relationship. Neither party is authorized to, nor shall either party, enter into any contract or commitment on behalf of the other party. Neither party shall be considered an affiliate or subsidiary of the other party. It is expressly understood that this Agreement, including the performance thereof, is not a joint venture, partnership, or any other relationship other than that of independent contracting parties.

13.2 Nothing in this Agreement, nor the performance hereof, shall adversely affect any immunity from suit, or any right, privilege, claim or defense, which the City or its employees, officers, and directors may assert under State of Federal law, including (but not limited to) the Governmental Immunity Act of Utah, UTAH CODE ANN. § 63G-7-101, *et seq.* All claims against the City or its employees, officers, and directors are subject to the provisions of the aforementioned act, which controls all procedures and limitations in connection with any claim of liability.

14. Notice.

14.1 If any notice is required to be provided pursuant to the terms and conditions of this Agreement, said notice must be provided by certified mail as follows:

To City:
Lehi City Corporation
153 North 100 East

To Contractor:
C&L Water Solutions, Inc.
12249 Mead Way

Lehi, Utah 84043

Littleton, CO 80125

With a copy to:

Lehi City Attorney
153 North 100 East
Lehi, Utah 84043

14.2 The designation of any address or individual contemplated by this Section 14 may be changed by notice given in the same manner as provided in this Section 14 and shall not be subject to the restrictions contemplated by Section 21.

15. Attorneys' Fees and Costs. Each party shall bear its own attorneys' fees and costs incurred in connection with the drafting, execution, and performance of this Agreement. However, if any action at law or in equity is necessary to enforce or interpret the terms of this Agreement, the prevailing party in such action shall be entitled to recover reasonable attorneys' fees, legal costs, and other collection fees and costs incurred by said prevailing party in connection with the suit, both before and after judgment, in addition to any other relief to which such party may be entitled.

16. Non-Waiver. No failure to exercise and no delay in exercising any right, remedy, or power under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of any right, remedy, or power under this Agreement preclude any other or further exercise thereof, or the exercise of any other right, remedy or power provided herein or by law or in equity.

17. Binding Effect. This Agreement is binding upon the parties and their proper and allowable heirs, legatees, representatives, successors, transferees, and assignees.

18. Assignment. Neither party hereto may assign this Agreement, nor delegate any responsibilities under this Agreement. Any purported assignment or delegation in violation of this Section 18, without prior written consent from the non-assigning party, shall be void, and will be considered a material breach of this Agreement.

19. Time. Time is of the essence with this Agreement, as well as every term, covenant, and condition contained herein.

20. Force Majeure. Neither party will be liable for any failure or delay in performing an obligation under this Agreement that is due to causes beyond its reasonable control, such as natural catastrophes, governmental acts or omissions, laws or regulations, labor strikes or difficulties, transportation stoppages or slowdowns or the inability to procure parts or materials. If any of these causes continue to prevent or delay performance for more than 180

days, the non-delaying party may terminate this Agreement, effective immediately upon notice to the delaying party. This provision shall not apply to payment.

21. **Amendments.** This Agreement may not be modified, amended, or terminated, except by an instrument in writing, signed by each party hereto.

22. **Further Assurances.** The City and Contractor mutually agree to execute such other documents and to take such other action as may be reasonably necessary to further the purposes of this Agreement.

23. **Incorporation of Miscellaneous Material.** Each section of this Agreement shall be considered a part hereof, including (but not limited to) Sections 1. and 2., respectively. Likewise, any exhibit referenced in this Agreement is made a part hereof.

24. **Drafting and Voluntary Execution.**

24.1 The negotiation and drafting of this Agreement have been accomplished collectively by each party hereto, and for all purposes this Agreement shall be deemed to have been drafted jointly by each such party. The parties acknowledge that they have been represented by counsel of their choice in all matters connected with the negotiation and preparation of this Agreement, or that they have had the opportunity to be represented by counsel, and that they have reviewed this Agreement with their counsel, or that they have had the opportunity to review this Agreement with their counsel, and that they fully understand the terms of this Agreement and the consequences thereof. Furthermore, the parties hereto have been afforded the opportunity to negotiate as to any and all terms of this Agreement, and each party is executing this Agreement voluntarily and free of any undue influence, duress, or coercion. The parties further acknowledge that they have relied on their own judgment, belief, knowledge, and advice from their own representatives, consultants, affiliates, and agents, as to the extent and effect of the terms and conditions contained herein. The parties are not relying upon any statement or representation made by any other party or any officer, director, employee, agent, servant, adjustor, or attorney acting on behalf of another party, unless such a statement or representation is expressly set forth in this Agreement.

24.2 The headings in this Agreement are for convenience only and shall not be interpreted to limit the meaning of the language contained herein in any way.

25. **Severability.** If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of this Agreement shall, nevertheless, be construed, performed, and enforced as if the invalidated or unenforceable provision had not been included in the text of the Agreement.

26. **Governing Law.**

26.1 This Agreement shall be construed in accordance with the laws of the State of Utah, regardless of any choice or conflict of law rules.

26.2 Each party agrees that any legal action or proceeding with respect to this Agreement may only be brought in the state or federal courts of Utah County, in the State of Utah. Consequently, each party hereby submits itself unconditionally to the jurisdiction and venue of the aforementioned courts.

27. Third-Party Beneficiaries. This Agreement is not meant to create any rights or benefits (whether intended or incidental) for any third party. Only the named parties to this Agreement may enforce the terms and conditions hereof.

28. Entire Agreement. All agreements, covenants, representations and warranties – express or implied, oral or written – of the parties concerning the subject matter hereof are contained solely in this Agreement, subject to any implied warranties and conditions imposed upon the parties by Utah law. No other agreements, covenants, representations, or warranties – express or implied, oral or written – have been made by any party to any other party concerning the subject matter hereof. All prior and contemporaneous conversations, negotiations, possible and alleged agreements, representations, covenants, and warranties concerning the subject matter hereof are merged herein. This is an integrated agreement

29. Duplicate Originals. This Agreement may be executed in identical duplicate originals, each of which shall be deemed to be an original, and all of which shall be deemed to constitute one and the same instrument.

30. Signatures. The City and Contractor voluntarily enter into this Agreement, as evidenced by affixing their respective signatures, below.

Lehi City Corporation:

_____

By: Mark Johnson
Its: Mayor

Dated: _____

C&L Water Solutions, Inc.

Chrystalla Larson

By: President
Its: CHRYSTALLA LARSON

Dated: May 20, 2020

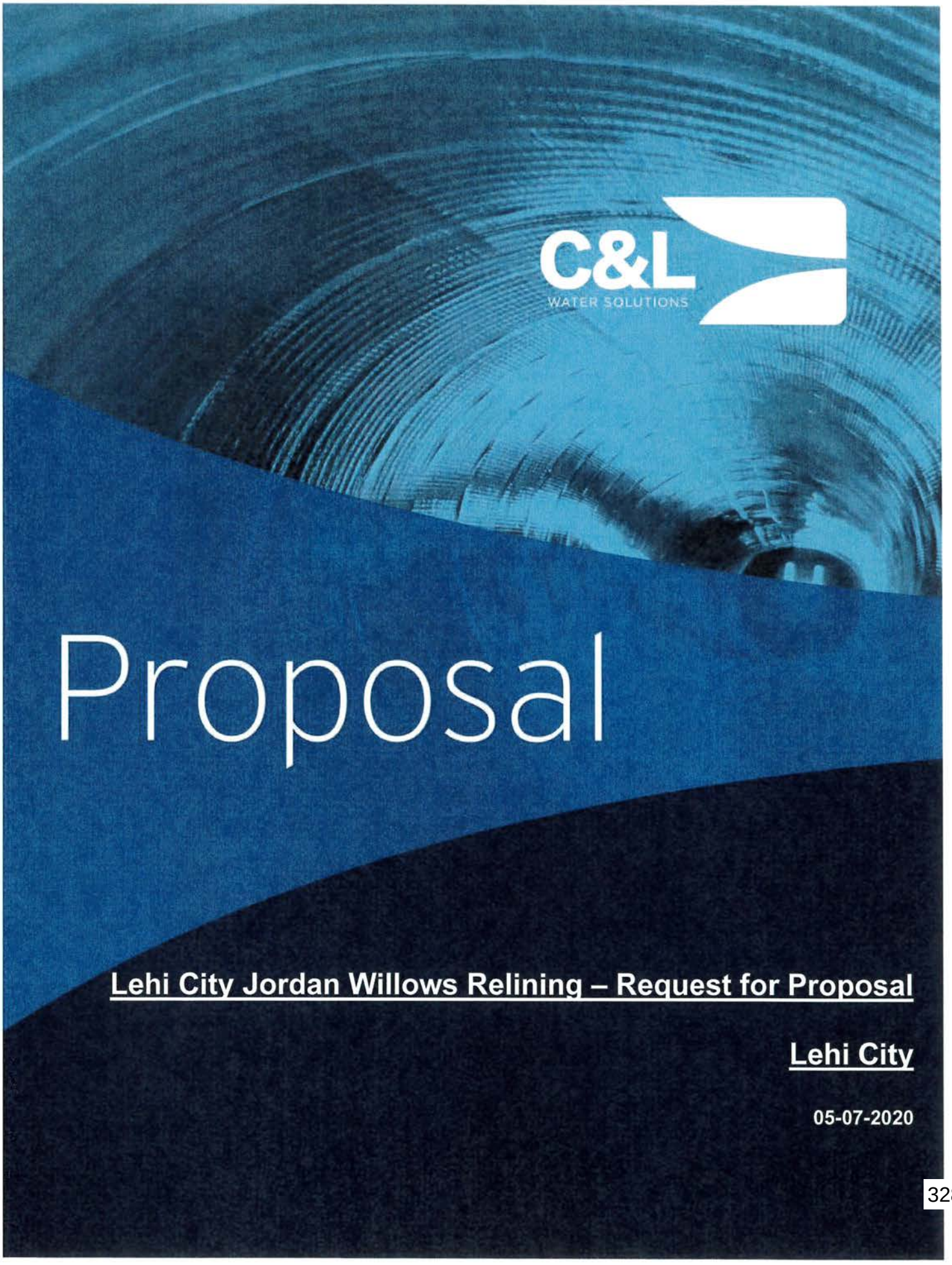
Attest:

_____
City Recorder
Dated: _____

EXHIBIT A
REQUEST FOR PROPOSAL NUMBER 2020-11

EXHIBIT B
CONTRACTOR'S PROPOSAL

EXHIBIT C
PAYMENT AND PERFORMANCE BOND



Proposal

Lehi City Jordan Willows Relining – Request for Proposal

Lehi City

05-07-2020

Contents

Project Team 2
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12249 Mead Way
Littleton, CO 80125

Lehi City
Lehi City Administration
153 North 100 East
Lehi, Utah 84043

May 07, 2020

RE: Letter of Transmittal - Lehi City Jordan Willows Relining – Request for Proposal (RFP)

Dear Proposal Review Committee,

Based in Littleton, CO, C&L Water Solutions, Inc. opened its doors in 1979, and has become well known as a heavy civil utility contractor providing 24/7/365 service for water, sewer and storm sewer installation, repair and rehabilitation services for cities and municipalities throughout Colorado and most of Utah. Originally focused on open-cut methods and being an on-call provider for over 40 water and sewer districts and cities, we have incorporated into a leader of the latest technologies in the trenchless industry.

We feel we are an excellent fit for the scope of work and contractor the city is looking for. Our qualifications include:

1. UV CIPP Lining: Over 900,000 LF of 6" to 60" installed to date since 2007, the most in the United States for UV CIPP.
2. In-house Bypass Pumping capabilities to include both pumps and pipe up to 100 MGD.
3. Geopolymer Cast in Place pipelining and manhole lining for larger diameter storm sewers and manhole structures
4. Manhole Rehabilitation: Over 100 fiberglass or polymer inserts installed to date with dozens of other structures coated with epoxy coatings.

In addition to the project relevant services listed above, we have an open cut division, which performs slip lining, pipe bursting, and traditional cut, and cover operations. We also run lateral crews who perform chemical grouting and LMK lateral seal operations. These turn-key services are what separates us from our competition. We are positioned to provide multiple services under one roof to drive value up and costs down.

Primary Contact Information

RFP Contact:
Christopher Larson
clarson@clwsi.com
303-931-1829
12249 Mead Way
Littleton, CO 80125
www.clwsi.com

Utah Branch:
BJ Riggins – Utah Division Manager
briggins@clwsi.com
303-472-6012
1178 West 17th Street
Marriott-Slatterville UT 84404

Thank you for this great opportunity and we look forward to working with you in the future!

Very Sincerely,

Chris Larson, COO

BID FORM: SIGNATURE OF RESPONDENT

By submitting a Statement of Qualifications pursuant to this RFP, each respondent acknowledges that its proposal may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq.* ("GRAMA"), as the same may be amended from time to time. If a respondent desires to have specific information contained in its Statement of Qualifications protected from public disclosure, the respondent may provide a written claim and description of business confidentiality with respect to any such information. Filing a written claim and description of business confidentiality does not guarantee that any information will remain protected or private as the City will strictly comply with GRAMA.

I hereby acknowledge that I have received, read, and understand the foregoing Lehi City Jordan Willows Relining (RFP No. 2020-11). The proposal that has been submitted herewith complies with the requirements of said RFP and applicable provisions of the Lehi City Municipal Code.

Upon acceptance of this RFP, the undersigned agrees to complete all required work as described in this RFP according to the terms and conditions described herein.

Please complete this form and return no later than the RFP deadline, as indicated on the cover page.

Company	C&L Water Solutions, Inc.
By	Christopher Larson
Title	COO
Signature	
Address	12249 Mead Way, Littleton, CO 80125
Phone	303-791-2521/303-931-1829
Email	clarson@clwsi.com
Date	5-7-2020

Project Team

Personnel	Responsibility	Qualifications
Christopher Larson	Chief Operations Officer • Project Design Oversight • Agreements/Contracts	• Design and lead on projects over $10 million dollars in size • Board Chair on Numerous Trenchless Associations • ASTM Design Standard Lead • 15 Years of Experience in the Design and Construction of Trenchless Projects.
BJ Riggins	Utah Division Operations Manager • Overall Estimating • Overall Project Management	• 11 Years of Trenchless Experience to include bypass, manhole rehabilitation, and laterals. • Over 425,000 LF of UV CIPP Lining Experience.
Casey Helget	Project Management • Bypass Design and Management • Crew and Subcontract Management • QA/QC • Traffic Control and Permits • Project Coordination/Communication	• 7 Years Experience in Trenchless • 60,000 LF of CIPP Lining Experience • Military Operations and Contract Management for Hill Air force Base Utility Rehabilitation Contracts
Scott Sanders	Foreman Duties • Site Safety • Subcontractor Coordination • QA/QC	• Over 200,000 LF of direct Supervision of UV CIPP Installation Experience. • Bypass Setup and Operation up to 72" diameter Interceptors

References and Qualifications

Project 1 – Plant Drain Improvements Project	
Owner's Name	Timpanogos Special Service Project
Description of Work	Project included 1,205 LF of 24 and 30" CIPP Lining and 75' of 30" elliptical pipe. Bypass and Manhole rehabilitation were a part of this contract.
Bid/Work Order Cost	$257,541.00
Claims and Resolutions	No Claims
Time for Completion/Actual Completion	Completed on time, 90 days.
Unique Conditions	Treatment Plant Head Works
Project Reference	Brandon Wyatt, 801-828-8483, bwyatt@bowencollins.com



Lining at the Timpanogos Head-works

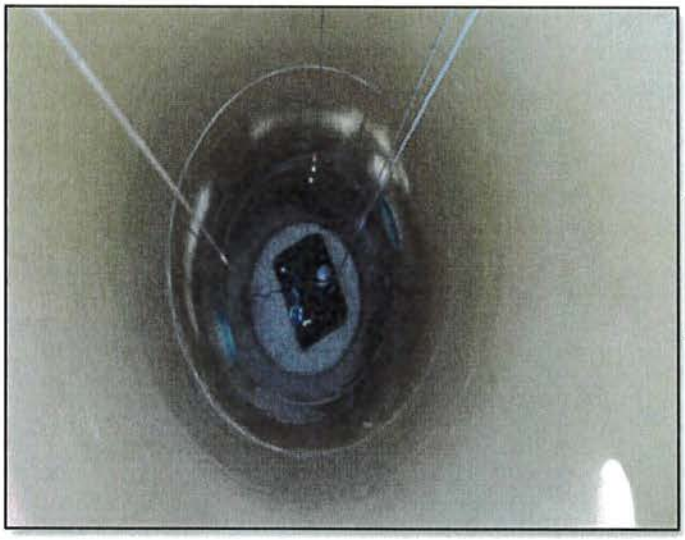
12249 Mead Way
Littleton, CO 80125

Project 2 – North Davis Sewer District CIPP Lining Projects 1-8	
Owner's Name	North Davis Sewer District
Description of Work	C&L has been under repeated contract with District since 2012. We have lined over 139,000 LF of sanitary sewer main ranging in size from 8" to 42". Total project value in aggregate, to date, exceeds $35,000,000.00. Included with the contract are lateral seals at every lateral, chemical grouting, open cut removal and replacements, manhole replacements, rehabilitation and polymer insert installations, and extensive bypass pumping. We have self-performed all of the work with exception to a few scopes of the open-cut work. BJ, Casey and Scott have managed all eight years of this work.
Bid/Work Order Cost	Project 7, 2018/19 - $5,485,853.00
Claims and Resolutions	No Claims
Time for Completion/Actual Completion	Completed on time, changes in time were granted through mutual agreement due to Owner Initiated work which was added in every year.
Unique Conditions	Holistic Rehabilitation Effort: CIPP, Lateral Seals and Manhole Rehabilitation, Customer service driven projects, owner added scopes.
Owner Reference	Steve Lamb, 801-728-6816; stevelamb@ndsd.org



Large Diameter Light Chain - NDSD

12249 Mead Way
Littleton, CO 80125

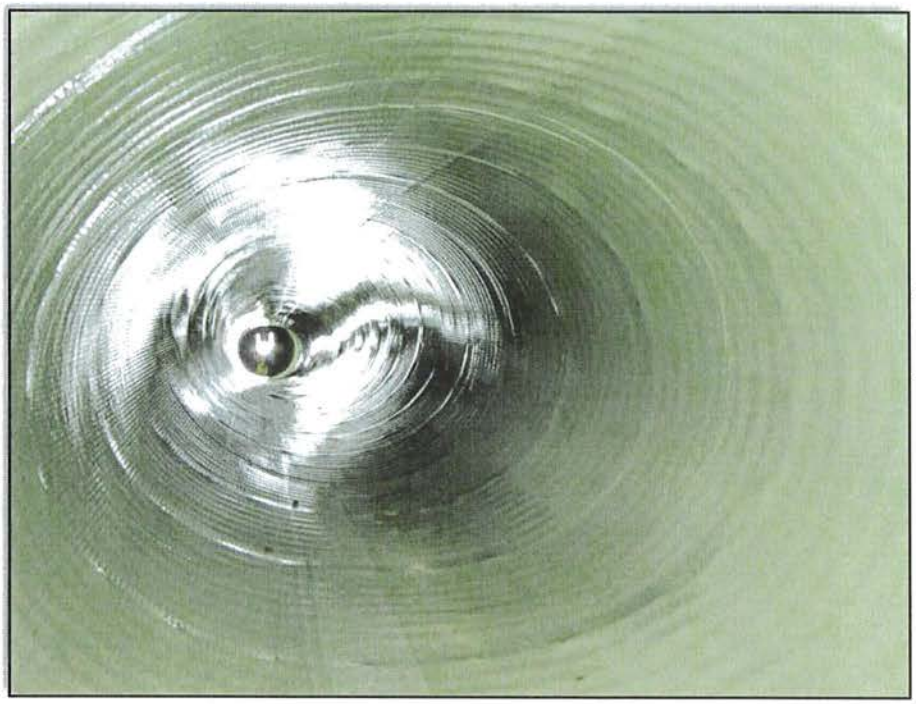


Manhole Rehabilitation Insert



42" CIPP Installation NDSD

12249 Mead Way
Littleton, CO 80125

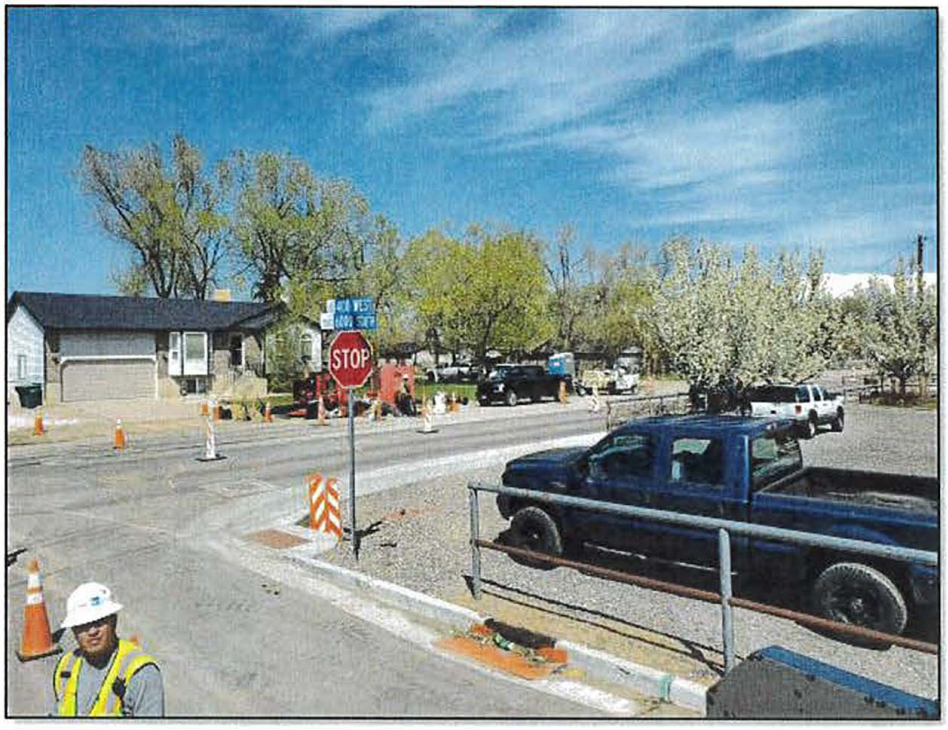


42" CMP Rehabilitation

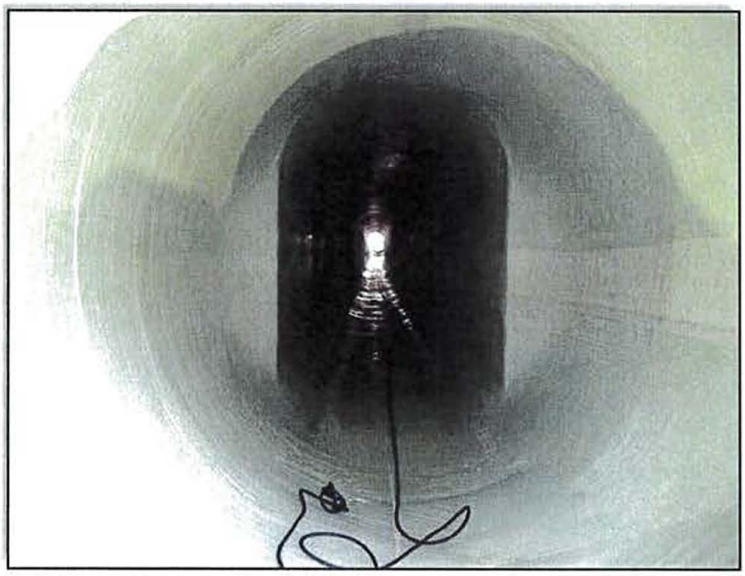


C&L Self-performed Bypass Setup

12249 Mead Way
Littleton, CO 80125



NDSD 42" Sewer Bypass –C&L



Unique CIPP Lined Pipe Shapes

12249 Mead Way
Littleton, CO 80125

Project 3 – Ogden City – Annual CIPP and Rehabilitation Contract	
Owner's Name	Ogden City
Description of Work	C&L has completed multiple projects for Ogden city since 2017. We have installed approximately 18,000 LF of UV CIPP from 8" to 21" and 75 lateral liners.
Bid/Work Order Cost	$889,112.00 (over all contracts, includes work in progress).
Claims and Resolutions	No Claims
Time for Completion/Actual Completion	Completed on time.
Unique Conditions	*Self-performed difficult bypass around Ogden River.*
Owner Reference	Brady Herd, 435-237-2536, bradyherd@ogdencity.com

Project 4 – City of Layton Annual CIPP Lining Contract	
Owner's Name	Layton City
Description of Work	C&L has been on repeated contracts with Layton City since 2016. We have lined over 9,000 LF of 8" to 12" sanitary sewer main. These contracts have involved open cut work and lateral seals as well which has all been performed by C&L in house.
Bid/Work Order Cost	$643,018.00 (over all contracts)
Claims and Resolutions	No Claims
Time for Completion/Actual Completion	Completed on time.
Unique Conditions	*Significant amount of the work has been through difficult access in easements and back yards.*
Owner Reference	Ryan Bankhead, 801-336-3708, rbankhead@laytoncity.org

Project 5 – Boxelder Sanitation District	
Owner's Name	Boxelder Sanitation District
Description of Work	In 2018 C&L was awarded the District's renewable 3 year contract. The contract involves a holistic rehabilitation approach with UV CIPP lining of 23,159 LF of 6" to 24", LMK T-liners, Chemical Grouting, and Manhole Rehabilitation..
Bid/Work Order Cost	$2,315,453.00 - 2018
Claims and Resolutions	No Claims
Time for Completion/Actual Completion	Completed on time.
Unique Conditions	*6" CIPP through backyards, others in Business Parks*
Owner Reference	Noah Allison - 970-567-3005 nallison@boxeldersanitation.org

Timeline

Proposed Construction Schedule:

a. Our proposed schedule was chosen for October due to COVID related concerns as well as hoping for lower sewer flows during the end of irrigation and summer season. We are open to discuss, otherwise. We are staffed and ready.
b. See Attachment A – Anticipated Construction Schedule

Cost Proposal

Proposed Cost and Notes:

a. We have no conditions for our pricing, and we agree to the City's Contract.
b. C&L has thoroughly investigated the site and site conditions. We have measured the manhole depths, segment lengths, have acquainted ourselves with the flow requirements, and have priced the bypass pumping to reflect the anticipated flows. We have an advantage by owning our own bypass equipment and discharge piping to size as required, and will not issue change orders if the flows meter more than what we had anticipated.
c. See Attachment B – Cost Proposal - Billing Schedule will be by the proposal unit rates billed monthly.

Financial Report

a. **2017:**
    i. Number of Personnel: 64
    ii. Number of Clients UV CIPP: 40
        1. Utah Public Entity Clients – Layton City, North Davis Sewer District, Salt Lake City Corporation, Pleasant Grove City, Roy City Corporation, Town of Murray, West Point City, Hill AFB.
    iii. Annual Sales: 15,584,000.00
b. **2018:**
    i. Number of Personnel: 74
    ii. Number of Clients UV CIPP: 52
        1. Utah Public Entity Clients – Layton City, Ogden City, North Davis Sewer District, West Point City, Hill AFB.
    iii. Annual Sales: 19,335,000.00
c. **2019:**
    i. Number of Personnel: 79
    ii. Number of Clients UV CIPP: 54
        1. Utah Public Entity Clients – Layton City, Fruit Heights City, North Davis Sewer District, Pleasant Grove City, Salt Lake City Corporation, Spanish Fork City, Timpanogos Special Service District, Hill AFB.
    iii. Annual Sales: 21,854,000.00

12249 Mead Way
Littleton, CO 80125

October 10, 1983

Mr. Larry Larson
C & L Backhoe Excavating
581 Helena Circle
Littleton, Colorado 80124

Dear Larry:

Thank you, it often times goes unsaid even though we think it. We would like to take this opportunity to thank C & L Backhoe Excavating along with yourself and Chris for all of those extras that you do for us. It is very enjoyable to do business with a company whose integrity and honesty is the motto of the company. We have never hesitated in recommending C & L to other Districts or homeowners.

One of your best representatives is Loyd Mouchet. His loyalty to C & L and to Willows Water District when he is working for us is very refreshing. When Loyd goes out on a job, it is an accepted fact that he will be fair to both the District and the homeowner/builder. We have gotten many compliments from our customers and the builders on the job that Loyd does. As of yet, we have never received a complaint nor have we ever detected a mistake on his part.

Again, thank you for all those nights that you have been called from your bed to answer a call, and all of those Bronco games you have missed because of a main break. Your consideration has not gone unnoticed.

Sincerely,

The Willows Water District staff
Khanh, Paul & Vicki

12249 Mead Way
Littleton, CO 80125

MAINTENANCE • TRENCHLESS • EXCAVATIO

www.clwsi.com

Closing Statement: Service

In closing, C&L Water Solutions, Inc. sincerely appreciates the opportunity to submit on this RFP. We have spent the last 41 years forging a company and culture built on high quality workmanship, trust and teamwork; values that we know are shared and appreciated by Lehi City. We believe we have positioned our product selection, service offerings and company values on the premise of being creative, flexible, on the leading edge of technology. Most importantly, we are committed to providing excellent customer service. On the prior page I have included a type written letter from one of C&L's first clients from 1983. The letter embodies our passion for our employees, our products we install and most importantly our customers. We encourage you to contact any of our clients, and references mentioned throughout this proposal.

Growth and People

While we may be one of the smaller companies in our industry, we provide a commitment of big results to our clients. Our workload is afforded to us because of our committed desire to exceeding expectations. We are efficient and are focused on delivering high quality, best value solutions. We believe in our people, and our growth is dictated by how fast we can obtain the right individuals and how well they can be trained to fit in our model of quality service. We are proud of our company, our people, our work, and our clients.

Integrity and Honesty

C&L Water Solutions is a company of integrity and honesty. We are up front with our clients on our capabilities and we are always listening to their needs. We are fair and upfront about costs. C&L will not sacrifice quality for the sake of low cost. Perhaps this has limited our opportunities to acquire work, but at the end of the day, we can say we priced it right and were committed to saving the client costly change directives and leaving them with substandard products.

Capable

At C&L Water Solutions, we solve problems. When unique situations and problems arise, we have the tools and the professionals to handle the situation, and we are able to adapt quickly to changing conditions. Some of the project examples submitted in this RFP were complex jobs that demanded special technology and expertise that our competitors do not possess. C&L is equipped and ready for the opportunity the City is offering. We love challenges and work very well in a team environment to get the job done on time and within budget. "We are big enough to handle any job, small enough to care about every job."

Sustainable

Our firm saw our infrastructure failing faster than what the public has available time and money. We saw the need to be different. C&L is sustainable on two fronts: internally with environmental focus and externally by constantly pushing to find the most sustainable, highest quality products available from around the world. We are constantly reinvesting our profits into the company for this endeavor. We find that by being more flexible and internally vertically integrated, we are able to save our clients' money in construction and provide sustainable infrastructure for generations to come.

Again, thank you for your time in reading about our firm, and considering us. We hope you have all the information needed to make an informed decision. Please contact us with any further needs.

Very Sincerely,

Chris Larson
Chief Operations Officer

12249 Mead Way
Littleton, CO 80125

Attachments

12249 Mead Way
Littleton, CO 80125

Attachment A - Timeline

Lehi City Jordan Willows Relining			Classic Schedule Layout			07-May-20 07:32		
#	Activity ID	Planned Start	Planned Finish	Activity Name	Budgeted Total Cost	Duration % Complete	Actual Total Cost	Original Duration	Total Float
1	A1000	05-Oct-20		NTP	$0.00	0%	$0.00	0	0
2	A1010	05-Oct-20	09-Oct-20	Mobilization	$0.00	0%	$0.00	5	0
3	A1020	12-Oct-20	26-Nov-20	Bypass Setup and Staging	$0.00	0%	$0.00	34	0
4	A1030	12-Oct-20	13-Oct-20	PreClean and CCTV	$0.00	0%	$0.00	2	5
5	A1040	14-Oct-20	29-Oct-20	CIPP Lining 21" and 24"	$0.00	0%	$0.00	12	5
6	A1050	30-Oct-20	19-Nov-20	Manhole Rehabilitation	$0.00	0%	$0.00	15	5
7	A1060	27-Nov-20	27-Nov-20	Cleanup, Punchlist	$0.00	0%	$0.00	1	0
8	A1070		27-Nov-20	SC/FC	$0.00	0%	$0.00	0	0

BID PROPOSAL

Biditem	Description	Quantity	Units	Unit Price	Bid Total
100	Mobilization	1.000	LS	20,360.00	20,360.00
200	TC and Permitting	1.000	LS	5,045.00	5,045.00
300	Bypass Pumping	1.000	LS	27,520.00	27,520.00
400	21" CIPP	1,946.000	LF	99.00	192,654.00
500	24" CIPP	954.000	LF	99.00	94,446.00
600	Reinstate Laterals	37.000	EA	250.00	9,250.00
700	Rehab 60" MH's	148.000	VF	540.00	79,920.00
	Bid Total				**$429,195.00**

Attachment B - Cost Proposal

Lehi City Jordan Willows Relining RFP

No. 2020-11

Lehi City Corporation

RESPONSES ARE DUE PRIOR TO:

May 7, 2020
5:00 PM MDT

Required method is to submit electronically to:
http://solutions.sciquest.com/apps/Router/SupplierLogin?CustOrg=StateOfUtah

LEHI CITY JORDAN WILLOWS RELINING – REQUEST FOR PROPOSAL (RFP)

REFERENCE NUMBER:	2020-11
PROJECT TITLE:	Lehi City Jordan Willows Relining RFP
PROJECT LOCATION:	Lehi City, Utah
SUBMISSION DEADLINE:	May 7, 2020
SUBMISSION TIME:	5:00 PM MDT
SUMISSION PLACE:	Lehi City Administration 153 North 100 East Lehi, Utah 84043
PROJECT DESCRIPTION:	This Request for Proposal (RFP) will assist the City in selecting a qualified contractor to reline reinforced concrete in the Jordan Willows subdivision.
PROJECT CONTACT:	Weston Winters Wastewater Water Systems Supervisor (801) 836-1041 wwinters@lehi-ut.gov
RESPONDENTS:	Carefully read all instructions, requirements and specifications. Give all requested information properly and completely. Submit your proposal with appropriate supplements and/or samples. Please submit responses through SciQuest. **BECAUSE OF COVID-19, STAFF ARE NOT AT CITY HALL. ALL PROPOSALS MUST BE SUBMITTED THROUGH SCIQUEST.** Proposals received after the submission deadline will not be considered.

Additional instructions for submitting responses:

A. It is the responsibility of the respondent to "Log In" through SciQuest. For assistance contact SciQuest at sciquestadmin@utah.gov.

B. Questions regarding this RFP should be submitted through SciQuest. The respondent may also contact Project Contact (listed above) for specific questions regarding the proposal content. The bid number and title must be referenced on all responses and correspondence related to the RFP. Significant questions that arise subsequent to the issue of this RFP will be consolidated and answers will be provided to all respondents on record as receiving this RFP. All questions should be received two (2) working days prior to the RFP due date.

C. The required method to submit your response is through SciQuest. **BECAUSE OF COVID-19, STAFF ARE NOT AT CITY HALL. ALL PROPOSALS MUST BE SUBMITTED THROUGH SCIQUEST.**

D. Following the deadline, the names of those responding to the RFP will be made public. All other information will remain confidential, as required by law. (See Section 1.9) Unless specifically authorized by the city's administrative office, telephonic proposals or modifications of proposals will not be considered. However, modifications by email, fax, etc. for proposals already submitted through the proper channels will be considered, if received prior to the time for the submission deadline.

SECTION 1: INSTRUCTIONS TO RESPONDENTS

1.1 ADMINISTRATIVE GUIDANCE

The information provided in this RFP is designed to provide interested respondents with sufficient information to submit responses meeting minimum requirements, but it is not intended to limit response content or to exclude any relevant or essential data therefrom. Respondents are at liberty and are encouraged to expand upon the specifications to give additional evidence of their ability to provide the services requested in this RFP.

1.2 SCOPE OF TERMS & CONDITIONS

Before submitting a response, the respondent shall understand all contract conditions referred to in this document, and any addenda issued before the RFP submission date. It shall be the respondent's responsibility to ensure that the response includes all addenda issued prior to the RFP submission date. By submitting a response, the respondent acknowledges and accepts the Terms and Conditions described herein.

1.3 RESPONSE PREPARATION COSTS

Lehi City is not liable for any cost incurred by the respondent associated with the preparation of the response or the negotiation of a contract for services prior to the issuing of the contract.

1.4 RESTRICTIONS

All responses must clearly set forth any restrictions or provisions deemed necessary by the respondent to effectively service the proposed project.

1.5 RFP RESPONSE & PRICING

Any response submitted pursuant to this RFP shall constitute an offer by the respondent to the City. The cost submitted with the Bid Form shall, upon being awarded a contract subject to this RFP, commit the successful respondent to said cost in performing the Scope of Work. The representations submitted pursuant to this RFP, shall be binding upon each respective respondent for (a) sixty (60) days from the submission deadline or (b) until the successful respondent and the City enter into an agreement pursuant to this RFP, whichever occurs first.

A respondent may withdraw or modify its response, including the representations made on page 11, prior to the submission deadline as contemplated by Lehi City Municipal Code 03.28.080.C.3. Any such withdrawal or modification must be in writing, and must be signed by the same authorized officer or agent who originally signed the Bid Form (page 14).

1.6 ADDENDUM TO THE RFP

In the event that it becomes necessary to revise this RFP in whole or in part, an addendum will be provided to all respondents and potential respondents of whom the City has record as having received this RFP. A statement issued in an addendum shall have the effect of modifying this RFP as outlined in said addendum.

Any other communication, whether verbal or written, which are received by any representative of the respondent from sources other than official addendum should be confirmed by the respondent with the RFP contact as being true and accurate prior to incorporating such information into its response. This refers to both formal and informal conversations and communications.

1.7 ALTERNATIVE RESPONSES

Respondents may submit more than one response, each of which must follow the criteria of Section 3 and satisfy the requirements of this RFP. If alternative responses are submitted, the respondent must explain the reasons for the alternative(s) and its alternative's comparative benefits. Each response submitted will be evaluated on its own merits.

1.8 DISCLOSURE OF RESPONSE CONTENT

Under the Government Records Access and Management Act, Section 63-2-101 et seq., Utah Code Ann. (1993 and supp. 1996), as amended ("GRAMA") certain information in the submitted response may be open for public inspection. If the respondent desires to have information contained in its response protected from such disclosure, the respondent may request such treatment by providing a "written claim of business confidentiality and a concise statement of reasons supporting the claim of business confidentiality" with the response (GRAMA, Section 63G-2-309). Pricing elements of any response will not be considered protected. All material contained in and/or submitted with the response becomes the property of Lehi City and may be returned only at the city's option.

SECTION 2: BACKGROUND AND PROJECT DESCRIPTION

2.1 BACKGROUND

Lehi City is a family friendly, safe and active community of almost 70,000 people located halfway between Salt Lake City and Provo, Utah. The mountains above Lehi watch over a dynamic community that has always represented the best of each generation. Today, high tech companies from across the nation have come to embrace Lehi's lifestyle of opportunity and optimism.

The Water Department is dedicated to providing Lehi City residents with safe, dependable supplies of potable water. The division is responsible for the maintenance of distribution lines, wells, storage tanks, and facilities for these operations. The division ensures the adequate supply of potable and irrigation water, the improvement of storm water conveyance, and the maintenance of the City's sewage collection system.

2.2 PROJECT DESCRIPTION

Lehi City invites interested firms to submit proposals for the relining of reinforced concrete pipe that includes 24" and 21" in diameter. The work will take place in the Jordan Willows subdivision. See attached map.

The project management team will be expected to communicate regularly with city staff, including on-site or virtual meetings, to successfully meet the city's goals and objectives.

2.3 PROJECT SCOPE

The contractor will complete **all** aspects below.

A. Reline Reinforced Concrete Pipe that include 24" and 21" in diameter using a 9mm CIPP liner with UV cure.
    a. 24" = 954 feet
    b. 21" = 1,946 feet
B. Provide traffic control, sewer bypass, notification to homeowners of the project and down time, and any permits that may be needed to complete the project.
C. Reestablish all sewer lateral services.
    a. 37 total
D. Includes spray lining of thirteen 60" Manholes.
    a. Totaling 148 vertical feet
    b. Thickness of 250 mils for a corrosion barrier

The City will not provide any equipment or materials.

2.4 PROJECT CONTACT

Respondents may contact the following individual(s) with questions regarding the project:

Weston Winters
Wastewater Water Systems Supervisor
(801) 836-1041
wwinters@lehi-ut.gov

Specific questions regarding submittal requirements and/or contract negotiations should be referred to Shaye Ruitenbeek, Management Analyst.

Shaye Ruitenbeek
Management Analyst
(385) 201-2275
sruitenbeek@lehi-ut.gov

SECTION 3: PROPOSAL & PRICING

3.1 PROPOSAL

Each proponent must submit a complete and concise proposal in response to this RFP, and must demonstrate the proponent's ability to meet the requirements of this RFP. Each proposal must be accompanied by a transmittal letter, signed by an authorized representative, binding the proponent to the terms proposed. At the discretion of the City, the contents of any proposal submitted by the successful proponent may become part of any contract awarded pursuant to this RFP.

Each proponent is solely responsible for any information submitted or omitted from its proposal. All materials contained in, or submitted with, a proposal shall become the property of the City, and may be returned only at the City's option.

Proposals must include the following information:

LETTER OF TRANSMITTAL

The letter of transmittal should include an introduction of the Respondent, including the name, address, telephone number, and fax number of the person to be contacted, along with others who are authorized to represent the Respondent in dealing with this RFP. Any other information not appropriately contained in the body of the proposal should also be included in the letter of transmittal. The transmittal letter should be signed by an authorized representative of the Respondent empowered with the right to bind the Respondent for the amounts estimated and terms proposed. This section should also include the Signature of Respondent page included at the end of this document.

PROJECT TEAM
Identify the key people that will work on the project, including their responsibilities on the project and past qualifications.

REFERENCES & QUALIFICATIONS
Include a list of clients for which the respondent has completed park construction services, including the name of the organization, name of individual to contact, and contact information. References may include public and/or private sector organizations. As appropriate, include pictures and/or plans of previous work.

TIMELINE
Include a proposed timeline for the project. Identify a start and end date for each key aspect of the project. Estimate a date of completion for each section as well as a date of completion for the entire project. Include a description of availability and indicate how soon after award of contract that work will begin.

COST PROPOSAL
The Respondent must submit a cost proposal allowing costs to be evaluated independently of other criteria in the proposal. The respondent should also include a proposed billing schedule. The cost proposal submitted should be the itemized Bid Summary Sheet covered in Section 5. The Bid Summary Sheet is intended to be all inclusive. Respondents are expected to review the attached map and complete an itemized Bid Summary Sheet.

The pricing for all products and services shall remain firm for the duration of the contract. No price changes, additions, or subsequent qualifications will be honored throughout the duration of the contract except with approved change orders. Pricing on all transportation, mobilization and other charges shall be prepaid by the Respondent and included in the proposal price. The Respondent must indicate any additional charges not mentioned above or forfeit the right to payment for such items.

FINANCIAL REPORT
The Respondent should furnish a current financial report (GAAP compliant) for the past three fiscal years. The financial report should include the size of the Respondent as measured by:

A. Number of personnel;

B. Number of clients, including the names of clients in the State of Utah; and

C. Annual sales.

The format and style of the proposal is at the discretion of the respondent. Respondents are encouraged to provide any supplemental information and attachments relevant to the response.

The format and style of the proposal is at the discretion of the respondent. Respondents are encouraged to provide any supplemental information and attachments relevant to the response.

3.2 REPRESENTATIONS & WARRANTIES

By submitting a proposal, each proponent represents and warrants that:

3.2.1 Its proposal is made in good faith.

3.2.2 Its proposal is not submitted in the interest of, or on behalf of, another person or entity.

3.2.3 It has not directly or indirectly induced or solicited any other respondent to submit a bid other than in good faith.

3.2.4 It has not directly or indirectly induced or solicited any other person or entity to abstain from submitting a proposal.

3.2.5 It has not sought by collusion to obtain for itself any advantage over other respondents or the City.

3.2.6 It shall not violate, or cause any other person or entity to violate, any Federal, State, or municipal law, including (but not limited to) the Utah Municipal Officers and Employees Ethics Act.

SECTION 4: RESPONSE EVALUATION

4.1 EVALUATION PROCESS

All proposals submitted in response to this RFP will be evaluated in a manner consistent with the Lehi City Municipal Code, and as otherwise set forth in this RFP.

As an initial step in the evaluation process, the City shall review all proposals received by the submission deadline. Next, any timely, yet non-responsive proposals (i.e., those proposals not conforming to the requirements set forth in this RFP or the Lehi City Municipal Code) will be eliminated. All remaining timely and responsive proposals shall then be cursorily reviewed by the City to eliminate from further considerations those bids which, in the sole discretion and judgment of the City, fail to offer sufficient or substantive provisions which are required to warrant further consideration. The City reserves the right to disqualify any proposal that significantly deviates from the terms, conditions, and specifications contemplated by this RFP. Any remaining bids will then be reviewed and evaluated in detail. If the City discovers at any

point in the evaluation process that a proposal is lacking required or requested information, the City may remove said proposal from further consideration.

Lehi City reserves the right to be the sole judge as to the overall acceptability of any response or to judge the individual merits of specific provisions within competing offers.

4.2 EVALUATION CRITERIA

In determining which respondent is the lowest responsible respondent, the City shall evaluate the proposals received in accordance with the following criteria:

4.2.1. The respondent's relevant qualifications.

4.2.2. The respondent's professional reputation (with the City and other entities or individuals), including character, integrity, reputation, judgment, experience, and efficiency.

4.2.3. The quality of goods and services proposed, as well as the quality of previous goods or services provided by the respondent.

4.2.4. The respondent's ability, capacity, and skill to provide the Scope of Work.

4.2.5. The sufficiency of a respondent's financial resources, and the effect thereof on the respondent's ability to perform the Scope of Work.

4.2.6. Any litigation, prosecution, or other claims by or against a respondent.

4.2.7. Availability to perform the Scope of Work, as well as the proposed schedule of completion contained in the proposal.

4.2.8. The ability of a respondent to provide future maintenance and service with respect to the Scope of Work.

4.2.9. The proposed RFP pricing.

4.2.10. Which proposal will provide the best economic advantage to the City.

4.3 AWARD OF CONTRACT

Upon completion of the evaluation process contemplated by the Lehi City Municipal Code and this RFP, the City may, but is not required to, negotiate with and award a contract for the Scope of Work to the lowest responsible respondent whose proposal is determined in the sole discretion of the City to be in the best interests of the City.

If the City decides to award a contract pursuant to this RFP, the successful proponent shall be required to enter into a contract with the City for the Scope of Work, as set forth in Attached Agreement Template hereto. The terms and conditions set forth in Attached Agreement Template are non-negotiable, and may not be changed or conditioned upon the contents of any proposal submitted pursuant to this RFP. The City may consider adding additional terms and conditions suggested by the proponent to said contract, but is not required to implement any such terms and conditions into the final contract.

Proponents are urged to give special attention to the insurance and bond/letter of credit requirements set forth in Attached Agreement Template. The aforementioned bonds/letters of credit must be provided on one of the forms attached hereto as Attachments PI01 through PI--, respectively, and shall become part of the final contract.

4.4 RIGHT TO REJECT

The City reserves the right to reject any and all proposals and to waive any formality in the proposals received, to accept or reject any or all of the items in the proposal, and award the contract subject to this RFP, in whole or in part, if it is deemed in the City's best interest. The City reserves the right to negotiate any and all elements of the proposals if any such action is deemed in the best interest of the city.

SECTION 5: BID SUMMARY SHEET

No standard form is required. Contractor must provide bid summary sheet.

BID FORM: SIGNATURE OF RESPONDENT

By submitting a Statement of Qualifications pursuant to this RFP, each respondent acknowledges that its proposal may be subject to public disclosure pursuant to the Government Records Access and Management Act, UTAH CODE ANN. § 63G-2-101, *et seq*. ("GRAMA"), as the same may be amended from time to time. If a respondent desires to have specific information contained in its Statement of Qualifications protected from public disclosure, the respondent may provide a written claim and description of business confidentiality with respect to any such information. Filing a written claim and description of business confidentiality does not guarantee that any information will remain protected or private as the City will strictly comply with GRAMA.

I hereby acknowledge that I have received, read, and understand the foregoing Lehi City Jordan Willows Relining (RFP No. 2020-11). The proposal that has been submitted herewith complies with the requirements of said RFP and applicable provisions of the Lehi City Municipal Code.

Upon acceptance of this RFP, the undersigned agrees to complete all required work as described in this RFP according to the terms and conditions described herein.

Please complete this form and return no later than the RFP deadline, as indicated on the cover page.

Company _____

By _____

Title _____

Signature _____

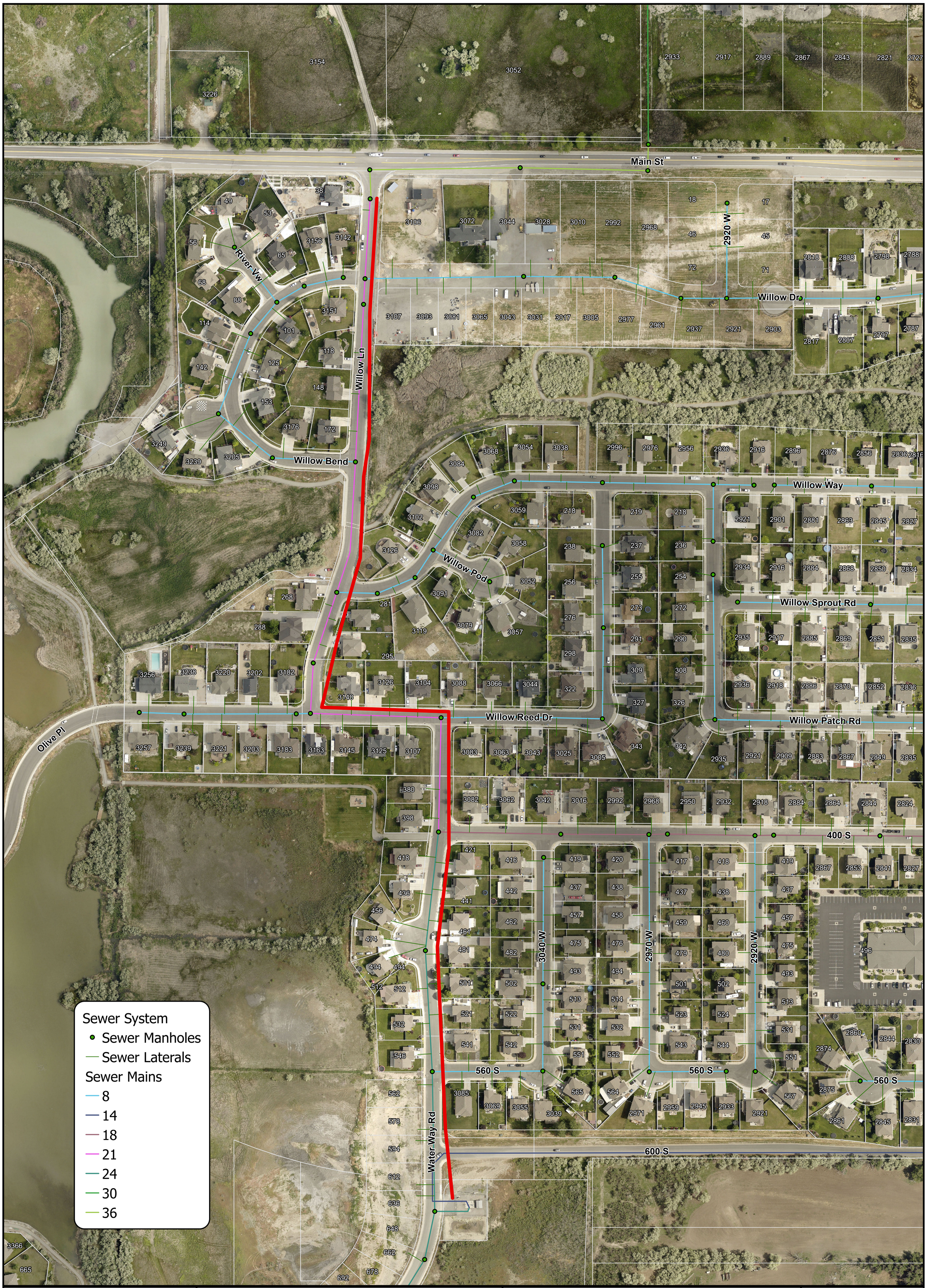
Address _____

_____

Phone _____

Email _____

Date _____



LEHI CITY
EST 1852
PIONEERING UTAH'S FUTURE

JORDAN WILLOWS

RELINING PROJECT

0 200 400 600 Feet

0 50 100 150 Meters

N

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-39, approving an amendment to the City's flexible benefit plan for the CARES Act.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-39.docx

LEHI CITY

RESOLUTION NO. 2020-39

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING AN AMENDMENT TO THE CITY'S FLEXIBLE BENEFIT PLAN FOR THE CARES ACT

WHEREAS, in order to implement certain provisions of the CARES Act which affect the City's Flexible Benefits Plan ("Plan"), the Plan must be amended;

WHEREAS, on May 26, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should amend the City's Flexible Benefits Plan to implement certain provisions of the CARES ACT; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. That the Amendment to the Lehi City Corporation Flexible Benefits Plan for the CARES Act (the Amendment) is hereby approved and adopted, and that an authorized representative of the Employer is hereby authorized and directed to execute and deliver to the Plan Administrator the Amendment and take any and all actions as it may deem necessary to effectuate this resolution.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of May, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Resolution
Agenda Section:

Subject:
Consideration of Resolution #2020-38, approving a Lease Agreement between Lehi City and Utah County for Willow Park.
Petitioner: Lehi City

Suggested Action:

Attachments:
Res 2020-38.docx

Willow Park Lease Agreement.5-18-2020.docx

Willow Park Concept_5.18.2020.pdf

LEHI CITY

RESOLUTION NO. 2020-38

A RESOLUTION OF THE LEHI CITY COUNCIL APPROVING A LEASE AGREEMENT WITH UTAH COUNTY FOR WILLOW PARK

WHEREAS**,** County is the owner of real property consisting of approximately 44.11 acres known as Willow Park and located at approximately 9800 West 300 North in the City of Lehi, County of Utah, ("Park");

WHEREAS, County desires to lease to City and City desires to lease the Park from County upon the terms and conditions hereinafter set forth herein; and

WHEREAS, on May 26th, 2020, the City Council held a duly noticed public meeting to ascertain the facts regarding this matter, which facts and comments are found in the meeting record; and,

WHEREAS, after considering the facts and comments presented to the City Council, the Council finds: (i) that it should approve a Lease Agreement for Willow Park; and (ii) such action furthers the health, safety and welfare of the citizens of Lehi.

NOW, THEREFORE, be it resolved by the City Council of Lehi City, Utah, as follows:

1. The Lease Agreement for Willow Park between Lehi City and Utah County attached hereto as Exhibit "A" is hereby approved and the Mayor is authorized to execute the Agreement and take all other such action as is necessary to make it effective.

2. This resolution shall take effect immediately.

Approved and Adopted by the City Council of Lehi City, Utah this 26th day of May, 2020.

LEHI CITY

_____

Mark Johnson, Mayor

ATTEST

_____

Teisha Wilson, City Recorder

EXHIBIT “A”

Agreement No. 2020-_____

LEASE AGREEMENT
(Willow Park)

THIS LEASE AGREEMENT ("Agreement"), made and entered into on this _____ day of _____, 2020 by and between **UTAH COUNTY,** a political subdivision of the State of Utah, ("County") and political subdivision of the State of Utah ("County"), and the **City of Lehi**, a Utah municipality ("City").

W I T N E S S E T H :

WHEREAS, County is the owner of that certain real property consisting of parcel number 58:024:0010 totaling approximately 44.11 acres known as Willow Park and located at approximately 9800 West 300 North in the City of Lehi, County of Utah, State of Utah, which is more particularly described and shown on Exhibit "A" attached hereto and incorporated herein by this reference ("Park"); and

WHEREAS, County desires to lease to City and City desires to lease the Park from County upon the terms and conditions hereinafter set forth herein; and

NOW THEREFORE, the parties do hereby agree as follows:

SECTION 1. TERM:

1.1 The initial term of this Agreement shall be for a period of fifty (50) years. The term of this Agreement shall begin at 12:01 a.m. on July 1, 2020 and shall end at midnight on June 3, 2070, the last day of the term of this Agreement, paying rent therefore and yielding possession thereof as hereinafter provided.

SECTION 2. RENEWAL:

2.1 This Agreement shall automatically be renewed for one additional twenty-five (25) year term provided that neither of the parties has sent written notice to the other party by July 1, 2070, via certified U.S. mail, indicating that the notifying party is terminating this Agreement at the end of the term.
2.2 If such written notice of termination is sent by one of the parties to this Agreement, then the renewal option shall become null and void.
2.3 If no such written notice of termination is sent by one of the parties, then the additional twenty-five (25) year term will commence at 12:01 a.m. on July 1, 2070, and end at midnight on June 30, 2095.

SECTION 3. PARK:

3.1 The Park consists of certain real property as described in the attached Exhibit "A". For the purposes of this Agreement, the Park shall include the parcel of land and all required ingress

and egress routes for appropriate access during the lease term together with all improvements and excepting those listed Section 3.2 below.

3.2 The following shall be excepted from the Park: the perpetual trail retained by County, for and on behalf of the public, for access and general use of the established trail and parking areas for uses allowed on the Utah County trail system, such easement as it and is specifically described as Exhibit "B" attached hereto; all water rights retained by County and identified as Water Right Nos. 55-112, 55-356, 55-492, & 55-7216 ; and the area to be designated in the future by County for its maintenance facilities and yard, consisting of at least 2.3 acres.

SECTION 4. RENT:

4.1 City shall pay an initial rent payment of fifty dollars ($50.00) within 30 days of the date of the commencement of this Agreement.

4.2 After payment of the initial rent payment, City shall pay $5.00 per year for both of the initial and the additional term due and payable by June 30 of each year during the term of this Agreement.

4.3 Rental payments shall be made payable to Utah County Auditor and sent to the County Auditor's Office, Attention Accounts Receivable, at 100 East Center, suite 3600, Provo, Utah 84606. All rental payments shall be timely paid and no other late fees shall be assessed.

SECTION 5. USE OF PARK:

5.1 City shall have the right to use and occupy the Park for the exclusive use by the public at large as a regional public park, and to construct, install, use, repair, modify and maintain improvements within the Park for that specific use.

5.2 City acknowledges that neither the County nor any agent of the County has made any representation or warranty with respect to the Park or with respect to its suitability as a public park for public use or the improvements including zoning or land-use requirements of the applicable municipality.

5.3 City covenants and agrees to make no unlawful or offensive use of the Park and to comply with all laws, statutes, ordinances, rules, orders, regulations and requirements of federal, state, county and municipal or other governmental authorities, and to acquire, at its own expense, all necessary licenses and permits in connection with the Park and City's business activities thereon.

5.4 City agrees to treat all residents of the County the same as City residents with respect to: (1) admission and usage fees specific to the Park and the improvements thereon; and (2) the right and ability to schedule the Park and the improvement thereon.

5.5 City agrees that the Park and all existing trails, paved or otherwise, that exist on Park are to remain open to the public at large for public use in substantially the same manner as public parks are regularly open to the public for public use. City shall not use the Park for any other use except for the exclusive use by the public at large as a regional public park unless the County grants written permission authorizing additional uses of the Park.

SECTION 6. CARE OF THE PARK:

6.1 City will keep the Park in good appearance and in good order and repair. All costs to maintain and care for the Park during the term of this Agreement shall be borne by the City.

6.2 County shall have the right to periodically inspect the Park and facilities thereon with a representative from the City.

SECTION 7. UPGRADES:

7.1 During the term of this Agreement or during the renewal term of the Agreement, City shall not request TRCC funds for the Park, including but not limited to maintenance, construction, and improvements to the Park.

7.2 The City desires to construct improvements to the Park. The concept plans for the City's desired improvements to the Park are depicted in Exhibit "C" attached hereto and incorporated herein ("concept plans"). The concept plans are hereby approved by the County Commission. However, before any construction or improvements (other than normal maintenance) begins on the Park, City shall obtain prior review and reasonable written approval of all plans and specifications by the Utah County Public Works Director.

7.3 The City shall obtain any required building permit or other permit(s) for construction of the improvements, including but not limited to all fees, architectural drawings, engineering studies, and any other item necessary to obtain building permits and a valid certificate of completion or occupancy. County shall make its best efforts to not hinder the City from obtaining the required permits, drawings, studies, and certificates.

7.4 City shall be responsible for all costs, charges, and/or fees associated with any improvements.

7.5 The City and County each desire to construct a maintenance facility and yard (collectively "yards") in the Park. The exact location of the yards in the Park have not been determined but are generally depicted in Exhibit "D" attached hereto and incorporated herein. So long as the yards are located as depicted in Exhibit "D" then they are hereby approved by the County Commission. The Lehi City Parks and Facilities Manager and the Utah County Public Works Director will jointly determine the final amount of land allotted and location of the yards. If the Lehi City Parks and Facilities Manager and the Utah County Public Works Director are unable to make that determination as to land and location of the yards, then the County Commission will make that determination. The City and County are each responsible for their own costs associated with the construction and maintenance of their maintenance facility and yard. The City and County shall each obtain any required building permit or other permit(s) for construction of the yards, including but not limited to all fees, architectural drawings, engineering studies, and any other item necessary to obtain building permits and a valid certificate of completion or occupancy.

7.6 Any modifications by the City to the perpetual trail retained by County, for and on behalf of the public, for access and general use of the established trail and parking areas for uses allowed on the Utah County trail system, such easement as it and is specifically described as Exhibit "B" attached hereto shall require written approval by the County Commission.

7.7 Any modifications by the City to the detention pond in the Park shall require written approval by the County Commission.

7.8 No City streets shall go through the Park without prior written approval by the County Commission.

SECTION 8. PERSONAL PROPERTY:

8.1 All equipment or other personal property attached to or otherwise brought onto the Park by City shall at all times be personal property whether or not affixed to the Park and regardless

of what manner such equipment and property is attached to the Park or to other property. All such equipment and other personal property is owned by City and may be removed at any time by City.

SECTION 9. UTILITIES:

9.1 County agrees to allow City to reasonably access, install and maintain connections to the following utilities and services for the Park during the term of the Agreement: electricity, natural gas, water, sewer, and demarcation for the location of telecommunications services.

9.2 City shall be responsible for all costs, charges, and/or fees associated with utility connections and use.

SECTION 10. VANDALISM:

10.1 County assumes no responsibility for vandalism to the Park, improvements, or any facilities, equipment, utilities and services, personal property, or any other installation of the City or its employees, agents, or invitees.

SECTION 11. RIGHT OF FIRST REFUSAL:

11.1 If the County intends to sell their interest in the Park, then it must be sold subject to the terms of this Agreement. In addition, the City is specifically granted the right of first refusal in accordance herewith. The County shall first offer their interest in the Park to the City on the same terms and conditions as are offered by the third party. The City shall have thirty (30) days during which to accept the offer. If the City does not accept the offer within thirty (30) days, then the County shall be free to accept the third party offer and will have fully complied with this provision. If the County does not enter into an agreement with the third party on those terms and conditions and close the transaction within one hundred eighty (180) days, then the County must start again with the procedure proscribed herein.

SECTION 12. TERMINATION:

12.1 Either party may terminate this Agreement for breach or default if after ninety (90) day's prior written notice sent via certified U.S. mail to the other party, the breach or default remains uncured.

12.2 Upon the expiration or termination of this Agreement, the City shall transfer ownership of any improvements and any associated appurtenances to the County by an appropriate method of transfer in exchange or by other terms agreed to by the parties. Notwithstanding the above, the County is under no obligation to acquire any improvements. In the event that the County does not want the improvements, then the City shall remove, or cause to be removed at City's expense, any improvements and any associated appurtenances and debris from the Park.

12.3 Upon the expiration or termination of this Agreement, the City shall have the option to purchase the real property under the City's maintenance facility and yard at the then fair market value together with an access easement. Fair market value shall be determined by averaging together an appraisal obtained by the City and an appraisal obtained by the County from licensed appraisers in the State of Utah.

SECTION 13. QUIET POSSESSION:

13.1So long as City pays the rent provided hereby and conforms to the requirements of this Agreement and all federal state and local regulations and statutes, City shall quietly enjoy the Park.

SECTION 14. WAIVER:

14.1It is agreed that the waiving of any of the covenants of this Agreement by either party shall be limited to the particular instance and shall not be deemed to be a continuing waiver nor a waiver of any other breaches of such covenant or any other provision herein contained.

SECTION 15. EXCUSE FOR DEFAULT:

15.1Any failure on the part of either party of this Agreement to perform any obligation hereunder, and any delay in doing any act required hereby shall be excused if such failure or delay is caused by any act of God, strike, lockout, labor dispute, inability to procure materials, governmental restriction or any similar cause beyond the control of the party failing to perform, to the extent and for the period that such cause continues.

SECTION 16. ASSIGNMENT AND SUBLETTING:

16.1No assignment or subletting shall be permitted without the express written consent of the County.

SECTION 17. TIME IS OF THE ESSENCE:

17.1Time is of the essence of this Agreement and every term, covenant and condition herein contained.

SECTION 18. INSURANCE:

18.1City shall, at all times during the term of this Agreement, and at City's own cost and expense, carry Commercial General Liability insurance coverage equal to or greater than $3,000,000 per occurrence or as modified by the County's risk manager pursuant to state statute during the term of this Agreement. This coverage shall provide liability insurance to cover the activities of the City including City's agents, employees and invitees, and for all equipment and vehicles, public or private, used in the performance of this Agreement. **This insurance shall name "Utah County (100 East Center, Provo, Utah 84606), their elected officials, appointed officials, employees, agents, and volunteers" as certificate holders.** The insurance policy shall be with a company having not less than an "A" company rating and a Financial Rating of Class VI in "Best's Insurance Reports" or one of a Utah public agency mutual. The insurance policy shall not be cancelable or subject to reduction of coverage or other modification or cancellation except on thirty (30) days prior written notice to the County by the insurer. All such policies shall be written as primary policies, not contributing with and not in excess of any coverage which the County may carry. City shall, at least

twenty (20) days prior to the expiration of such policies, furnish the County with renewals or binders.

18.2 City shall immediately provide a Certificate of Insurance to the Utah County Attorney's Office/Civil Division, evidencing that the City has this insurance in place and shall maintain said insurance for the duration of this Agreement.

18.3 City will insure the Park against loss by fire and casualty for the replacement value of the Park. City shall provide County with proof of such insurance policy by providing County with a copy of a current, valid fire and casualty insurance policy naming County as an additional insured.

SECTION 19. INDEMNITY:

19.1 City shall indemnify and hold County harmless from any and all claims of liability for any injury or damage to any person or property whatsoever occurring in, on or about the Park or any part thereof during the term of this Agreement. City shall further indemnify and hold County harmless from and against any and all claims arising from any breach or default in the performance of any obligation on City's part to be performed under the terms of this Agreement, or arising from any act or negligence of City, or any of City's agents, employees, or invitees and from and against all costs, reasonable attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon. City or County's obligation to provide insurance and indemnify under the terms of this Agreement are subject to, and not a waiver by City or County, of the protections, immunities and liability limits of the Governmental Immunity Act, U.C.A. 63G-1-101, et. seq. City's obligations under this provision shall survive the expiration or other termination of this Agreement.

SECTION 20. NOTICES:

20.1 All notices shall be directed to the following addresses:

COUNTY
Utah County Public Works
Attention: Public Works Director
2855 South State Street
Provo, Utah 84606

COURTESY COPY
Utah County Attorney
Civil Division
100 East Center Street, #2400
Provo, UT 84606

CITY
Lehi City
Attention: City Manager
153 North 100 East
Lehi, Utah 84043

COURTESY COPY
Lehi City Attorney
153 North 100 East
Lehi, Utah 84043

SECTION 21. TAXES:

21.1 Both County and City acknowledge that both parties are tax exempt entities under statute and therefore not subject to taxation.

SECTION 22. ENTIRE AGREEMENT:

22.1 This Agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof, and incorporates all prior correspondence, communications, or agreements between parties, and cannot be altered, assigned or sublet, in whole or in part, except in writing signed by both parties.

SECTION 23. AUTHORITY TO EXECUTE:

23.1 Each person executing this Agreement individually and personally represents and warrants that he/she is duly authorized to execute and deliver the same on behalf of the entity for which he/she is signing.

SECTION 24. APPLICABLE LAW:

24.1 This Agreement shall be interpreted in accordance with and enforced under the laws of the State of Utah.

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

BOARD OF COUNTY COMMISSIONERS,
UTAH COUNTY, UTAH

_____
TANNER D. AINGE, Chair

ATTEST:
AMELIA POWERS GARDNER
Utah County Clerk/Auditor

By: _____
Deputy

APPROVED AS TO FORM AND LEGALITY:
DAVID O. LEAVITT
Utah County Attorney

By: _____
Deputy Utah County Attorney

LEHI CITY

By: _____
Mayor

ATTEST:

By: _____
City Recorder

APPROVED AS TO FORM:

By: _____
Attorney

Exhibit “A”
(The Park)

Exhibit “B”
(Excluded Trail and Parking Areas)

Exhibit “C”
(Concept Plans)

Exhibit “D”
(Maintenance Yards)



WILLOW PARK CONCEPTUAL PLAN

MAINTAINED GRASS BUFFER

DESIGNATED CAMP SPOTS

OVERALL GOALS

- IMPROVE DESIGNATED CAMPING LOCCATIONS
- PROVIDE GRAVEL ROAD SYSTEM & PEDESTRIAN TRAIL SYSTEM
- IMPROVE VEGETATION & CREATE PERSONAIZED EXPERIENCES
- RE-ROUTE BIKE PATH & WIDEN ROAD

PEDESTRIAN TRAIL

GRAVEL ROADS

RE ROUTE TRAIL

TREE PLANTINGS/SCREENING

CHARACTER IMAGES







WILLOW PARK - CAMPING

IMPROVE RIVER ACCESS W/ DOCK

ENHANCE CANOE LAUNCH

IMPROVE PARKING OPTIONS

OVERALL GOALS

- IMPROVE PARKING & VEHICLE FLOW
- ADD RAMP SYSTEM
- WIDEN ACCESS POINT
- PROVIDE FISHING DOCK LOCATIONS
- RE-ROUTED TRAIL SYSTEM

CHARACTER IMAGES







WILLOW PARK - WATER ACCESS

OVERALL GOALS

- INCREASE PARK SIZE
- IMPROVE ACCESS
- PROVIDE MORE TREES
- INSTALL CLEANER PEDISTRIAN TRAIL SYSTEM
- PROVIDE WATER ELEMENT

BERMED HILL

INCREASE FOOTPRINT

OBSTACLE COURSE

INCREASE TREES & SHADE

MINIMAL GRASS/TURF

WATER STREAM ELEMENT

CHARACTER IMAGES





WILLOW PARK - DOG PARK



WILLOW PARK - MAINTENANCE AREA



WILLOW PARK - LARGE GROUPS

City Council Agenda Item Report

Meeting Date: May 26, 2020
Submitted by: Teisha WIlson
Submitting Department:
Item Type: Action Item
Agenda Section:

Subject:
Consideration of Adjourning into a Closed Executive Session for the purpose of discussing the character, professional competence, or physical or mental health of an individual.

Suggested Action:

Attachments: