



# CEDAR HILLS

**CITY COUNCIL MEETING  
OF THE CITY OF CEDAR HILLS  
Tuesday, February 20, 2024  
City Council Meeting 6:00 p.m.**

Notice is hereby given that the City Council of the City of Cedar Hills, Utah, will hold a **City Council Meeting on Tuesday, February 20, 2024, beginning at 6:00 p.m.** at the Community Recreation Center, 10640 N Clubhouse Drive, Cedar Hills, Utah. This is a public meeting, and anyone is invited to attend.

## **COUNCIL MEETING**

1. Call to Order, Pledge led by C. Morgan and Invocation given by Mayor Andersen
2. Approval of Meeting's Agenda
3. Public Comment: Time has been set aside for the public to express their ideas, concerns, and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item)

CONSENT AGENDA (Consent items are only those which require no further discussion or are routine in nature. All items on the Consent Agenda are adopted by a single motion)

4. Approval of the minutes from the February 6, 2024 City Council meeting
5. Approval of Resolution No. 02-20-2024A, appointment to the Planning Commission

## **CITY REPORTS AND BUSINESS**

6. Mayor and Council, City Manager and Staff

## **SCHEDULED ITEMS & PUBLIC HEARINGS**

7. Discussion on Canyon Grove Academy access
8. Review/Action on awarding the bid for the Harvey Wellhouse Project
9. Discussion on Fiscal Year 2025 Budget
10. Motion to go into Closed Session Pursuant to Utah State Code 52-4-205(1)(d) to discuss the purchase, exchange or lease of real property  
\* \* \* CLOSED SESSION \* \* \*
11. Motion to Adjourn Closed Session and Reconvene Council Meeting

## **ADJOURNMENT**

12. Adjourn

Posted this 16th day of February, 2024

/s/ Colleen A. Mulvey, City Recorder

- Supporting documentation for this agenda is posted on the city website at [www.cedarhills.org](http://www.cedarhills.org).
- In accordance with the Americans with Disabilities Act, the City of Cedar Hills will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-785-9668 at least 48 hours in advance of the meeting.
- A Closed Session may be called to order pursuant to Utah State Code 52-4-204 & 52-4-205.
- The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.
- This meeting may be held electronically to permit one or more of the council members or staff to participate.

**RESOLUTION NO. 02-20-2024A**

**A RESOLUTION GRANTING ADVICE AND CONSENT OF THE CITY COUNCIL  
FOR THE APPOINTMENT OF MEMBERS TO THE PLANNING COMMISSION OF CEDAR HILLS**

**WHEREAS**, the Mayor has the responsibility and authority pursuant to Title 9 Chapter 1 Article B of the Code of Ordinances of Cedar Hills to appoint individuals to various boards and commissions; and

**WHEREAS**, the Mayor has appointed Robert Wallace to serve as an alternate member of the Planning Commission for a term as specified below; and

**WHEREAS**, the City Council has the responsibility pursuant to Title 9 Chapter 1 Article B of the Code of Ordinances of Cedar Hills to give advice and consent on all appointments to City boards and commissions; and

**WHEREAS**, the City Council has met in regular session to consider these appointments.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of Cedar Hills that it gives its advice and consent to the appointment of individuals to the Planning Commission for terms as specified. Said terms shall be as follows:

Members shall be as follows:

NAME	DATE TERM BEGINS	DATE TERM ENDS
Robert Wallace (Alternate)	February 20, 2024	December 31, 2024

**PASSED AND APPROVED** this 20th day of February, 2024.

**CITY OF CEDAR HILLS COUNCIL**

By: \_\_\_\_\_  
Denise Andersen, Mayor

**VOTING:**

Laura Ellison	Yes	No	Absent
Mike Geddes	Yes	No	Absent
Bob Morgan	Yes	No	Absent
Kelly Smith	Yes	No	Absent

**ATTEST:**

\_\_\_\_\_  
Colleen A. Mulvey, MMC  
City Recorder

DEPOSITED in the office of the City Recorder this 21st day of February, 2024.



# The City of Cedar Hills

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	February 20, 2024

<b>SUBJECT:</b>	Discussion on access to the Canyon Grove Academy from Valley View Drive.
<b>APPLICANT PRESENTATION:</b>	Robert Schow, landowner; Kim Goates, Owner Canyon Grove Academy
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager

**BACKGROUND AND FINDINGS:**

Canyon Grove Academy, originally Quail Run, was originally approved by Pleasant Grove in 2009. Pleasant Grove City Code and International Fire Code require that there be two accesses for emergency vehicles to any school. The Development Agreement for Canyon Grove Academy stipulated that the primary access was to be from Valley View Drive, over the Murdock Canal and into the school property. The secondary access was to be from the south, from 900 West. Cedar Hills was never party to this Development Agreement, nor was any permission granted for access to the Cedar Hills road network to Canyon Grove Academy. As such, the secondary access from 900 West in Pleasant Grove served as the primary access, and continues to serve as the primary access, despite the provisions of the Development Agreement. The secondary access is now an temporary easement that runs from the west, through Robert Schow's property to service the school. Mr. Schow is responsible for maintaining that easement and ensuring that it is cleared and accessible for public safety access should the need arise.

Cedar Hills City Council has opposed the use of Valley View Drive to access Canyon Grove Academy as either a primary or secondary access. Because of this, the Development Agreement has never been able to be completed as the developer has never been able to fulfill the responsibility entered into to construct the roadway onto Valley View Drive. Mr. Schow wishes to remove the temporary easement from his property and relocate that secondary emergency access to Valley View Drive. Canyon Grove Academy has requested a variance from Pleasant Grove City Code 11-3-5 Block Standards:

C. Second Access: A second access shall be required if a street with a single means of ingress and egress, and having a turnaround, exceeds a maximum average daily trip (ADT) level of two hundred fifty (250). ADT studies shall be approved by the City Engineer.

The request for a variance, if approved, would recognize that the proposed primary access (from Valley View Drive) is not a tenable solution, and if approved, would allow Canyon Grove Academy to improve the access from 900 W to be the permanent access thereby complying with Pleasant Grove City Code. The current primary access, which in the Development Agreement is intended to be the secondary access, would become the permanent primary access. The current temporary secondary access easement through Mr. Schow's property would remain in place, and the code requiring the development of an improved secondary access would be waived.

Mr. Schow's request is to improve the access from Valley View Drive to Canyon Grove Academy, creating a permanent secondary emergency access that would serve as a trail access to Murdock

Canal Trail and the Manila Creek Pond. Both Mr. Schow and Mrs. Goates have been invited to attend this meeting to share their thoughts on the proposal and how it relates to the overall situation.

**PREVIOUS LEGISLATIVE ACTION:**

N/A

**FISCAL IMPACT:**

N/A

**SUPPORTING DOCUMENTS:**

See information packet

**RECOMMENDATION:**

**MOTION:**

No motion necessary, discussion item only.

**ACTION:**

Motion:

Second:

Laura Ellison:            Yes\_\_ No \_\_ Abstain \_\_ Absent \_\_

Mike Geddes:            Yes\_\_ No \_\_ Abstain \_\_ Absent \_\_

: Yes\_\_ No \_\_ Abstain \_\_ Absent \_\_

Bob Morgan:            Yes\_\_ No \_\_ Abstain \_\_ Absent \_\_

Kelly Smith:            Yes\_\_ No \_\_ Abstain \_\_ Absent \_\_

CITY OF CEDAR HILLS  
CANYON GROVE ACADEMY EMERGENCY ACCESS DISCUSSION DOCUMENT  
MAY 11, 2023

BENEFITS FOR CITY OF CEDAR HILLS AND THEIR RESIDENTS:

- Eliminates traffic onto Valley View Drive.
- Creates a safe and convenient access to the:
  - ✓ Murdoch Trail,
  - ✓ Deerfield Elementary School,
  - ✓ Harvey Park and
  - ✓ Canyon Grove Academy.
- Prevents unauthorized access to Murdoch Trail.

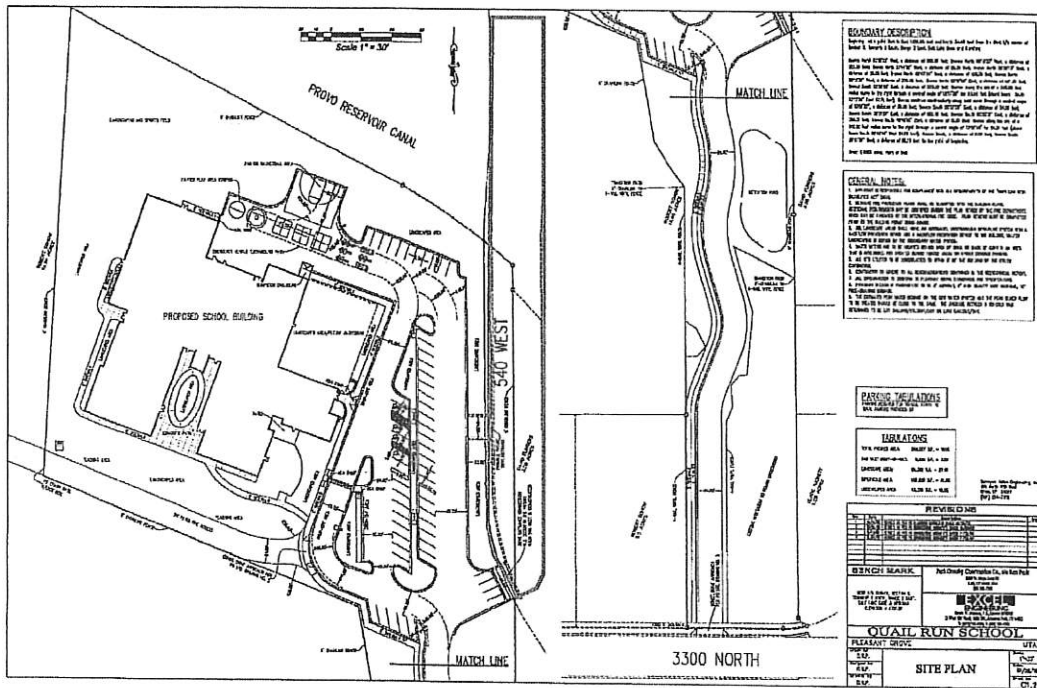
BENEFITS FOR PLEASANT GROVE CITY:

- It's the best alternative given Canyon Grove Academy's contractual agreement with Pleasant Grove City.
- Meets zoning and site plan requirements.

BENEFITS FOR SCHOW'S:

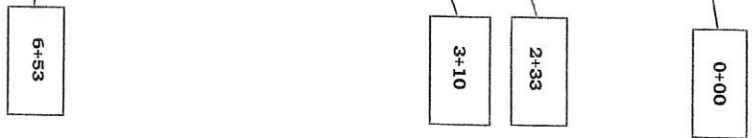
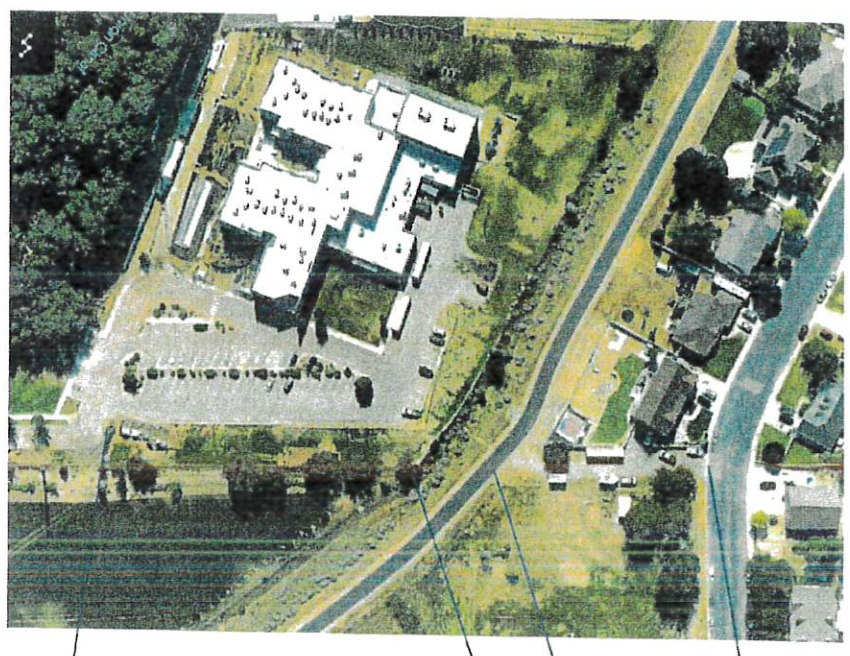
- It's an acceptable alternative given Canyon Grove Academy's Temporary Access Agreement with the Schows.

Proposed Secondary Emergency access from the end of 540 West north to the intersection of Valley View Drive (Red Outline). Crash gate installed at the intersection onto Valley View Drive.



Quail Run School  
 3805 West Valley View Drive and 540 West Slope Calculation  
 March 13, 2023

Station	Reading	Elevation	Description
0+00	0.48	4,882.31	Sewer Manhole Cover (W)
0+50	0.31	4,877.53	Back of Curb Valley View Drive
1+00	5.09	4,874.08	
1+50	8.54	4,870.39	
2+00	12.23	4,867.05	Center of Murdock Trail
2+33	15.57	4,867.04	School's Corner Post Chamlink Fence
3+10	18.79	4,863.83	
3+60		4,861.74	
4+10	-0.10	4,859.04	
4+60	1.99	4,856.58	
5+10	4.69	4,850.90	
5+60	7.15	4,849.98	
6+10	12.83	4,847.33	
6+53	13.75	4,843.58	Back of Curb School Parking Lot
	16.40		
	20.15		
		38.73	Total Fall
		5.93	Percent Slope
		6.55	Percent Slope from Valley View Drive to Trail
		5.59	Percent Slope from Trail to School Entrance









Miss Jocelyn Preschool

North Union Canal

Canyon Grove Academy

The Church of  
Jesus Christ of Latter

pleasant grove  
Temporarily closed

North Union Canal

When Recorded Return To:  
Kathy Kresser, City Recorder  
Pleasant Grove City  
70 South 100 East  
Pleasant Grove, Utah 84062



ENT 1778:2010 PG 1 of 11  
RODNEY D. CAMPBELL  
UTAH COUNTY RECORDER  
2010 Jan 08 2:28 pm FEE 0.00 BY ED  
RECORDED FOR PLEASANT GROVE CITY CORPORA

**DEVELOPMENT AGREEMENT FOR QUAIL RUN CHARTER SCHOOL**

THIS DEVELOPMENT AGREEMENT ("Agreement"), effective as of Dec 18<sup>th</sup> 2009, is entered into by and between QUAIL RUN PARTNERS, LLC, a Utah limited liability company ("Company"), who's address is 2989 West Maple Loop, Suite 100, Lehi, Utah 84043, and whose managing partner is Brett Ormsby; QUAIL RUN PRIMARY SCHOOL FOUNDATION, a Utah Non-profit Corporation, Barbara Alldredge, Board of Trustees Chair, whose address is 1375 East 300 North American Fork, Utah 84003, as the owners and developers of certain real property upon which they propose the development of a project known as "Quail Run Charter School," (hereinafter "Developers") and THE CITY OF PLEASANT GROVE, a Utah municipality and political subdivision of the State of Utah (the "City").

**RECITALS**

Whereas, Developer is the owner of Lot 1 of the Quail Run Subdivision, Plat A located at approximately 900 West to 550 West and 3300 North to 3550 North, Pleasant Grove, Utah (approximately 6 acres in size); and

Whereas, Developer has created the Quail Run Subdivision which is shown on Exhibit "A" which is attached hereto and incorporated herein; and

Whereas, Developers desire to construct a charter school on said property; and

Whereas, Developers are required to provide certain access points and easements for the development; and

Whereas, Lot #1 of the subdivision is to have two accesses; one acting as the main temporary access which shall be from the pan-handle portion of the subdivision that connects to 3300 North; and a second temporary access extending from the southwest corner of Lot #1 and extending westward and connecting to 900 West; and

Whereas, a permanent main access is to be constructed east of the subdivision from 3300 North northward and connecting to Valley View Drive on the north and from the property southward connecting onto 3300 North; and.

Whereas, Developers have proposed to dedicate half of the required right of way necessary for the north access over the present day Murdock Canal; and

Whereas, Provo River Water Users Association (PRWUA) have proposed to enclose and pipe the canal in the near future; and

Whereas, requiring a fully improved roadway (540 West) on the north at this time is impractical and cost prohibitive; and the south portion of this same roadway is a longer development length and the property is owned by various entities; and

NOW, THEREFORE, in consideration of the mutual promises, payments, terms and conditions set forth herein, to be fully kept and performed.

**THE PARTIES COVENANT AND AGREE AS FOLLOWS:**

**DEVELOPER RESPONSIBILITIES**

1. Bonding. Developer will bond for no more than \$150,000 (pending re-calculation) for the street improvements needed to extend 540 West from Valley View Drive in Cedar Hills down to the southern end of the dedicated roadway along the east frontage of the eastern lot. (See Exhibit "B").
2. Design of Roadway. Developer is responsible for the costs of designing the extension of 540 West as described in Exhibit "B".
3. Property Acquisition. Developer is responsible to acquire all remaining property needed for installation of 540 West as described in Exhibit "B". The right of way obtained must be adequate to provide the full improvements including pavement with curb, gutter, sidewalk, and landscaping on the west side of the roadway, the entire standard 40 foot width of pavement, plus the curb and gutter on the east side. Said property must be acquired within six (6) months of the execution of this Development Agreement, with the exception of the property necessary for access directly over the canal which must be acquired within six (6) months of the canal enclosure. The City agrees to support the Developer in obtaining easement or crossing access across the Murdock Canal in the course of their acquisition.
4. Turn Around. Developer is responsible to install a standard turn around meeting all City requirements and/or allow emergency vehicles and traffic to turn around on the school site in the event that the remaining portion of 540 West is not installed with or prior to, the improvements set forth in item #3 above.
5. Landscape Setback. When 540 West is constructed, a landscaped setback buffer, an average of thirty feet (30') in width, excluding driveway, is to be included along this new frontage. Parking is not to be allowed within the landscaped setback.

6. Commitment to install 540 West roadway north across the Murdock Canal to Valley View Drive. Developer agrees to construct the north access across the canal beginning immediately, and completing within 6 months, in the event any of the following occur:
  - a. The Average Daily Trips (ADTs) exceed 250 per day for the school site and the minimum 24 foot wide secondary public access road is not installed and accessible for traffic through Parcel A and connecting to 900 West.
  - b. The Provo River Water Users Association completes piping the Canal. Completion of the public roadway connecting Lot #1 to Valley View Drive shall be accomplished within twelve months from the time that PRWUA has completed their construction.
  
7. Future improvements on 900 West. Developer is required to acquire and dedicate the right of way on 900 West for the future installation of public improvements.
  
8. Financial Assurances. Developer will provide bond, as noted in item 1, guaranteeing their performance for completing of the required public improvements, particularly the public roadway, across the Murdock Canal and connecting to Valley View Drive.
  
9. Secondary Access. A minimum 24 foot wide, paved secondary access easement is to be illustrated and noted on the plat, from 900 West to the west of Lot #1. Said access easement is to be located where the existing dirt drive and 20 foot water easement are shown.
  
10. Secondary Access Abandonment. The secondary access across Parcel A, and the temporary main access from the south portion of Lot #1 are to be abandoned when 540 West or from the property across the canal to Valley View Drive) is completed and accepted by the City.
  
11. Temporary Main Access Abandonment. The vehicle access from Lot 1 South to 3300 North is to be abandoned when either portion of 540 West to 3300 North is completed and accepted by the City.
  
12. Development of Adjacent Property to the East. Applicant is to share in half the cost of the roadway costs for the connection to Valley View Drive from the canal southward when the adjacent property to the East develops. The temporary main and secondary accesses for Lot #1 are to be terminated upon completion of 540 West to Valley View Drive, as per Exhibit "B".

Miscellaneous.

13. Reserved Legislative Powers. Nothing in this Agreement shall limit the future exercise of the police power of Pleasant Grove City in enacting zoning, subdivision development, and related land use plans, policies, ordinances and regulations after the date of this Agreement.
14. Subdivision Plat Approval and Compliance with Pleasant Grove City Design and Construction Standards. Developers expressly acknowledge that nothing in this Agreement shall be deemed to relieve the Developers from the obligation to comply with all applicable requirements of Pleasant Grove City necessary for approval and recordation of subdivision plats for the project, including the payment of fees and compliance with all other applicable ordinances.
15. No Joint Venture or Partnership. This Agreement does not create any joint venture, partnership, undertaking or business arrangement between the parties hereto nor any rights or benefits to third parties.
16. Conditions of Approval. Developer understands and agrees that all other conditions of approval imposed during the development process must be complied with and the execution of this Development Agreement does not excuse performance of items not specifically addressed herein.
17. Agreement to Run with the Land. This Agreement shall be recorded against Lot 1 as described in Exhibit "A" hereto and shall be deemed to run with the land and shall be binding on all successors and assigns of the Developers in the ownership or the development of any portion of the Property.
18. Assignment. Neither this Agreement nor any of the provisions hereof can be assigned to any other party, individual or entity without the assigning the rights as well as the responsibilities under this Agreement and without prior written consent of the City, which review is intended to assure the financial capability of any assignee. Such consent shall not be unreasonably withheld.
19. Attorneys' Fees. In the event of any action at law or equity to enforce or interpret the terms of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and court costs in addition to any other relief to which such party may be entitled.
20. Counterparts. This Agreement may be executed in any number of counterparts, each of which will be an original but all of which will constitute one and the same instrument. Any facsimile signature on any counterpart of this Agreement shall be deemed to be an original signature for all purposes and shall fully bind the party whose facsimile signature appears on the counterpart. Each party agrees to exchange original signatures in due course.

21. Entire Agreement. This Agreement constitutes the entire Agreement between the parties hereto with respect to the subject matter hereof, incorporates all prior agreements, and may only be modified by a subsequent writing duly executed by the parties.
22. Governing Law. This Agreement shall be interpreted, construed, governed and enforced according to the laws of the State of Utah, without giving effect to its conflict of laws principles.
23. Headings. The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to limit or affect in any way the meaning or interpretation of any of the terms or provisions of this Agreement.
24. Notices. All notices, requests, demands, and other communications hereunder shall be in writing and shall be given by (a) hand delivery, (b) established express delivery service which maintains delivery records, or (c) certified mail, postage prepaid, return receipt requested, to the parties at the following addresses, or at such other address as the parties may designate by written notice in the above manner:

To Company:

Quail Run Primary School  
Foundation  
1375 East 300 North  
American Fork, Utah 84663  
Attn: Barbara Alldredge

To the City:

Pleasant Grove City  
70 South 100 East  
Pleasant Grove, Utah 84062  
Attn: City Administrator  
Fax No.: (801) 785-8925

A notice delivered personally shall be effective upon such delivery or refusal of delivery. A notice sent by facsimile shall be effective twenty-four (24) hours after the dispatch thereof; provided a confirmatory written notice is sent via certified mail, return receipt requested or express delivery service, within 24 hours thereof. A notice delivered by certified mail shall be effective as of the date indicated on the return receipt, whether or not such notice is accepted by the addressee. A notice delivered by express delivery service will be effective as of the date of actual delivery, whether or not such notice is accepted by the addressee.

25. Severability. If any provision of this Agreement is found to be unenforceable by a court of competent jurisdiction, then (i) the remaining provisions of this Agreement shall

nevertheless remain in full force and effect, and (ii) such unenforceable provision shall be modified to the minimum extent necessary to render such provision enforceable by such court of competent jurisdiction

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement as of the date first above written.

Attest:

*Kathryn J. Kresser*  
Pleasant Grove City  
City Recorder

CITY:

CITY OF PLEASANT GROVE, a Utah  
municipal corporation

*Michael W. Daniels*  
Printed Name: Michael W. Daniels  
Title: Mayor

QUAIL RUN PARTNERS, LLC

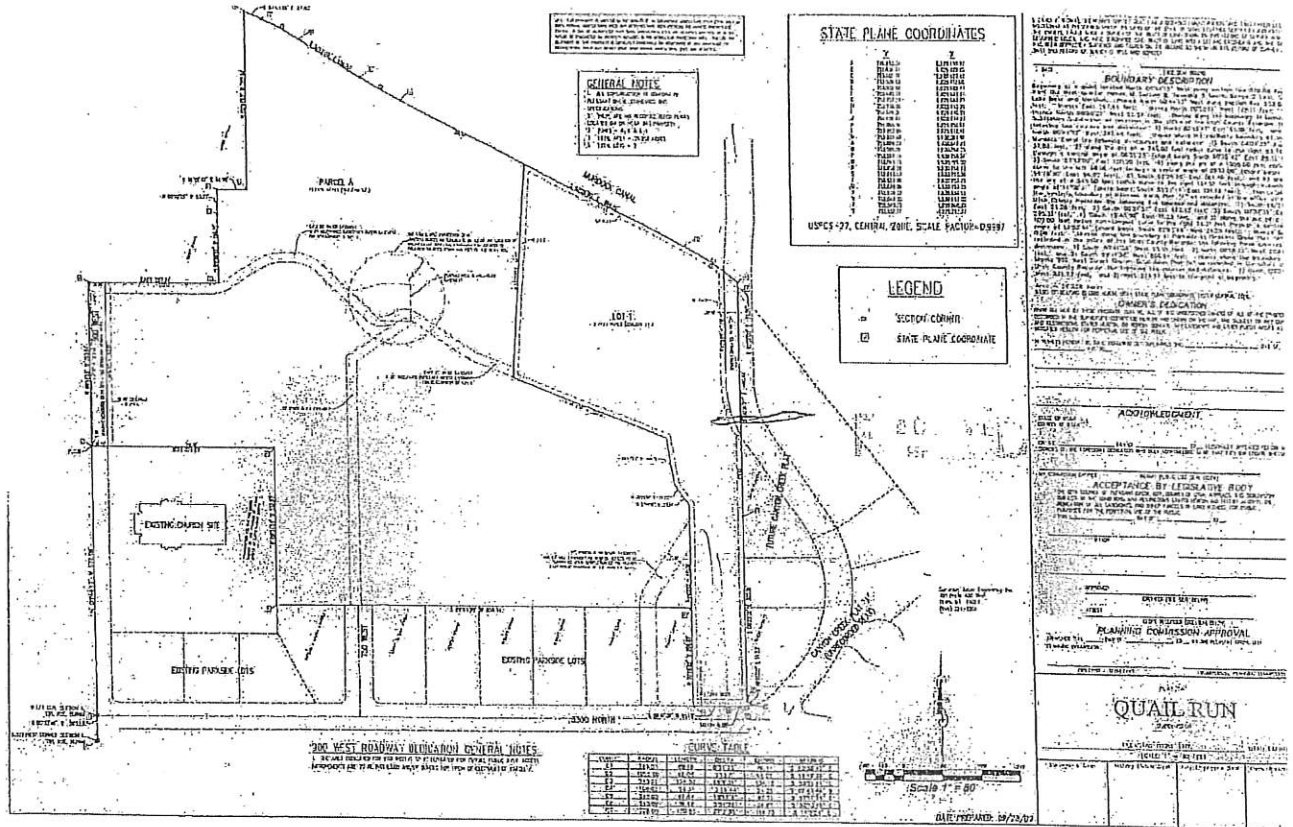
By: *Brett Ann*

Its: *Managing Member*  
*12/9/09*

QUAIL RUN PRIMARY SCHOOL FOUNDATION

By: *Barbara Alldredge*, December 9, 2009

Its: *Board Chair*



Final Plat  
 Quail Run Subdivision Plat A  
 Peck Ormsby Construction  
 October 6, 2009

EXHIBIT "A"



EXHIBIT "B"

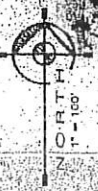
VALLEY VIEW DRIVE

MURDOCK CANAL

540 WEST

ENT 1778:2010 PG 8 of 11

QUAIL RUN CHARTER SCHOOL



**REUSE OF DRAWING**  
 THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF JUB ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF JUB ENGINEERS, INC.

CAD FILE: 07020800V1  
 PROJ. #:  
 PLOT SCALE: 1"=100'  
 DRAWING NO.:  
 DRAWN BY: GND  
 DESIGN BY: TNA  
 CHECKED BY: JLL



QUAIL RUN CHARTER SCHOOL  
 540 WEST STREET IMPROVEMENT AREA

EXHIBIT B

SHEET  
 1  
 OF  
 1

NO.	REVISION DESCRIPTION	BY	DATE

When Recorded Return to:

Ron Peck  
Quail Run Partners, LLC  
2989 West Maple Loop, Suite 100  
Lehi, Utah 84043

### TEMPORARY EASEMENT FOR EMERGENCY ACCESS

THIS TEMPORARY EASEMENT FOR EMERGENCY ACCESS ("AGREEMENT") is entered into this 16<sup>th</sup> day of November, 2009 by and between QUAIL RUN PARTNERS, LLC, a Utah Limited Liability Company ("QUAIL RUN") and Robert R. Schow Sr. and Judy S. Schow ("SCHOW").

WHEREAS, QUAIL RUN owns certain real property located in Utah County, Utah and more particularly described as Lot 1 on attached EXHIBIT "A" attached hereto and incorporated herein (the "QUAIL RUN PROPERTY"); and

WHEREAS, SCHOW owns certain real property adjacent to the QUAIL RUN PROPERTY and more particularly described as Parcel A on attached EXHIBIT "A" attached hereto and incorporated herein (the "SCHOW PROPERTY"); and

WHEREAS, QUAIL RUN PRIMARY SCHOOL will be the tenant and occupy the property on lot 1 upon completion of construction. The QUAIL RUN BOARD OF TRUSTEES, whose address is 5383 Morning Light Drive, Herriman, Utah 84096, and whose chairman is Barbara Alldridge, will administer the use of the TEMPORARY EASEMENT. The school will be know a "Quail Run Primary School" (hereinafter "QUAIL RUN PRIMARY SCHOOL")

WHEREAS, QUAIL RUN desires SCHOW to grant a temporary easement over and across the SCHOW PROPERTY for emergency access to and from the QUAIL RUN PROPERTY, more particularly indicated as the "24' wide paved temporary private access for emergency & secondary access for Lot 1" as delineated on Exhibit "A" going from the west property line of lot 1 west to 900 West Street in Pleasant Grove City attached hereto and incorporated herein (the "TEMPORARY EASEMENT").

#### GRANT OF EASEMENT:

1. Grant of Easement. For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, SCHOW hereby grants and conveys to QUAIL RUN a right of way over the TEMPORARY EASEMENT for ingress and egress as may be necessary to enable vehicular access from 900 West to the QUAIL RUN PROPERTY.
2. Construction. QUAIL RUN shall, at its sole cost, construct, install and maintain all required improvements on the TEMPORARY EASEMENT.

3. Maintenance. QUAIL RUN shall be solely responsible for all costs in connection with maintaining the TEMPORARY EASEMENT. SCHOW will be responsible for snow removal on the TEMPORARY EASEMENT.

4. Termination of Easement. The TEMPORARY EASEMENT granted herein shall terminate at the time that legal access is available to the QUAIL RUN PROPERTY via a public road on 540 West, or when the Murdock Canal is enclosed and the street improvement are completed to Valley View Drive.

5. Exclusive Use. QUAIL RUN agrees that the use of the TEMPORARY EASEMENT shall be exclusive to QUAIL RUN PRIMARY SCHOOL and its employees, agents, tenants, licensees and invitees.

6. Barriers. QUAIL RUN acknowledges that SCHOW may place gates, fencing and barriers of various kinds across the TEMPORARY EASEMENT to control livestock and traffic. SCHOW agrees that any gates, fencing and/or barriers will not be locked in any way that would prevent opening by QUAIL RUN personnel.

7. Indemnification. QUAIL RUN hereby agrees to indemnify, defend and hold SCHOW harmless from and against any claims, liabilities, damages or costs arising out of or relating to the use of the TEMPORARY EASEMENT by QUAIL RUN, its invitees, guests or customers.

8. Insurance. QUAIL RUN agrees to maintain a policy of \$1 million dollars through their standard Risk Management coverage of general liability which is customary and reasonable for the activities of the type conducted on the SCHOW PROPERTY. Upon request at any time, QUAIL RUN shall deliver to SCHOW a certificate of insurance evidencing the coverage required to be maintained hereunder.

9. Not a Public Dedication. Nothing contained herein shall be deemed to be a gift or dedication of any portion of the TEMPORARY EASEMENT to the general public or for the general public or for any public purpose whatsoever. The right of the public or any person to make any use whatsoever of the TEMPORARY EASEMENT or any portion thereof (other than any use expressly allowed by a written or recorded map, agreement, deed or dedication) is by permission and subject to SCHOW's control. Notwithstanding any other provisions contained herein to the contrary, SCHOW may periodically restrict ingress and egress from the TEMPORARY EASEMENT in order to prevent a prescriptive easement from arising by reason of continued public use. *Restriction of I/E will be approved by Quail Run*

10. Covenants Running with the Land. This AGREEMENT and all of the terms and conditions herein shall insure to the benefit of, and are binding upon the parties hereto and their respective successors and assigns, and shall be "covenants running with the land".

11. No Waiver. A delay in enforcing or a failure to enforce any breach or violation of any restriction contained herein shall not be deemed to be a waiver or abandonment of any such restriction or a waiver of the right to enforce any subsequent breach or violation of such restriction. The foregoing shall apply regardless of whether any person affected hereby (or having the right to enforce these restrictions) had knowledge of the breach or violation.

12. Successors. This AGREEMENT shall be binding upon and shall insure to the benefits of the parties hereto and their respective legal representatives, heirs, successors and assigns.

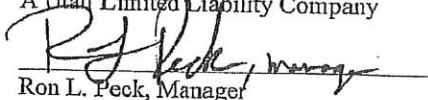
13. Severability. If any one or more of the provisions of this AGREEMENT or the applicability of any such provision to a specific situation shall be held invalid or unenforceable by a court of competent jurisdiction, the validity and enforceability of all the provisions of this Agreement and all other applications of such provisions shall not be affected thereby.

14. Governing Law. This AGREEMENT shall be construed and enforced in accordance with the laws of the State of Utah.

15. Attorneys' Fees. If any legal action or other proceeding is brought for the enforcement of this AGREEMENT, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this AGREEMENT, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.

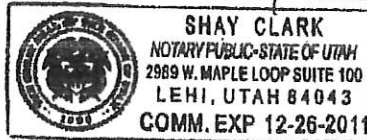
IN WITNESS WHEREOF, the parties have executed this AGREEMENT as of the date set forth above.

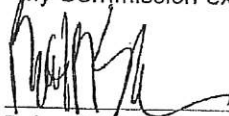
QUAIL RUN PARTNERS, LLC  
A Utah Limited Liability Company

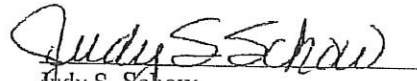
  
Ron L. Peck, Manager  
Quail Run Partners, LLC

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of NOVEMBER, 2009, by RON L. PECK as MANAGER of QUAIL RUN PARTNERS, LLC.

Notary Public:   
My Commission expires: 12-26-2011



  
Robert R. Schow Sr

  
Judy S. Schow

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of NOVEMBER, 2009, by ROBERT R. SCHOW SR. & JUDY S. SCHOW as OWNERS of THE SCHOW FARM.

Notary Public:   
My Commission expires: 12-26-2011





When Recorded Return to:

Ron Peck  
Quail Run Partners, LLC  
2989 West Maple Loop, Suite 100  
Lehi, Utah 84043

## REIMBURSEMENT AGREEMENT

THIS REIMBURSEMENT AGREEMENT ("AGREEMENT") is entered into this 16<sup>th</sup> day of November 2009 by and between QUAIL RUN PARTNERS, LLC, a Utah Limited Liability Company ("QUAIL RUN") and Robert R. Schow Sr. and Judy S. Schow ("SCHOW").

WHEREAS, QUAIL RUN owns certain real property located in Utah County, Utah and more particularly described as lot 1 on attached EXHIBIT "A" attached hereto and incorporated herein (the "QUAIL RUN PROPERTY"); and

WHEREAS, SCHOW owns certain real property adjacent to the QUAIL RUN PROPERTY and more particularly described as Parcel A on attached EXHIBIT "A" attached hereto and incorporated herein (the "SCHOW PROPERTY"); and

WHEREAS, QUAIL RUN desires SCHOW to grant a temporary easement over and across the SCHOW PROPERTY for emergency access to and from the QUAIL RUN PROPERTY, more particularly indicated as the "24' wide paved temporary private access for emergency & secondary access for Lot 1" as delineated on Exhibit "A" going from the west property line of lot 1 west to 900 West Street in Pleasant Grove City attached hereto and incorporated herein (the "TEMPORARY EASEMENT").

WHEREAS, QUAIL RUN and SCHOW have entered into a TEMPORARY EASEMENT FOR EMERGENCY ACCESS.

NOW, THEREFORE, in consideration of the mutual promises, payments, terms and conditions set forth herein, to be fully kept and performed.

THE PARTIES COVENANT AND AGREE AS FOLLOWS:

1. OVERFLOW ACCESS USE FEE. If at any time the usage of the main access easement exceeds two hundred and fifty (250) car trips per day and Pleasant Grove City requires QUAIL RUN to use the TEMPORARY EASEMENT for access; a fee of \$85.00 per day will be assessed to compensate SCHOW for the inconvenience caused to his home and farm. It is also agreed the SCHOW will be notified of the use and QUAIL RUN personnel will open all gates, fencing and barriers and monitor the cars and close all gates, fencing and barriers after their use.
2. Covenants Running with the Land. This AGREEMENT and all of the terms and conditions herein shall insure to the benefit of, and are binding upon the parties hereto and their respective successors and assigns, and shall be "covenants running with the land".
3. No Waiver. A delay in enforcing or a failure to enforce any breach or violation of any restriction contained herein shall not be deemed to be a waiver or abandonment of any such restriction or a waiver of the right to enforce any subsequent breach or violation of such restriction. The foregoing shall apply regardless of whether any person affected hereby (or having the right to enforce these restrictions) had knowledge of the breach or violation.

4. Successors. This AGREEMENT shall be binding upon and shall insure to the benefits of the parties hereto and their respective legal representatives, heirs, successors and assigns.

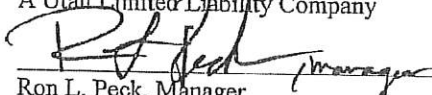
5. Severability. If any one or more of the provisions of this AGREEMENT or the applicability of any such provision to a specific situation shall be held invalid or unenforceable by a court of competent jurisdiction, the validity and enforceability of all the provisions of this Agreement and all other applications of such provisions shall not be affected thereby.

6. Governing Law. This AGREEMENT shall be construed and enforced in accordance with the laws of the State of Utah.


7. Attorneys' Fees. If any legal action or other proceeding is brought for the enforcement of this AGREEMENT, or because of an alleged dispute, breach, default, or misrepresentation in connection with any of the provisions of this AGREEMENT, the successful or prevailing party or parties shall be entitled to recover reasonable attorneys' fees and other costs incurred in that action or proceeding, in addition to any other relief to which it or they may be entitled.


IN WITNESS WHEREOF, the parties have executed this AGREEMENT as of the date set forth above.

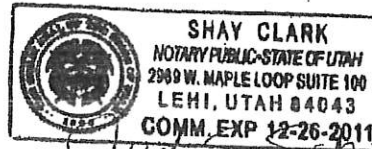
QUAIL RUN PARTNERS, LLC  
A Utah Limited Liability Company

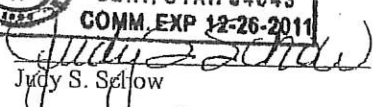
  
Ron L. Peck, Manager  
Quail Run Partners, LLC

The foregoing instrument was acknowledged before me this 13<sup>TH</sup> day of NOVEMBER, 2009, by Ron L. Peck as MANAGER of QUAIL RUN PARTNERS, LLC.

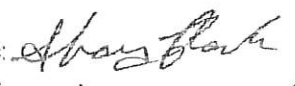
Notary Public:   
My Commission expires: 12-26-2011

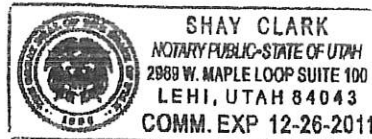
  
Robert R. Schow Sr.



  
Judy S. Schow

The foregoing instrument was acknowledged before me this 16<sup>TH</sup> day of NOVEMBER, 2009, by ROBERT R. SCHOW SR. & JUDY S. SCHOW as OWNERS of THE SCHOW FARM.

Notary Public:   
My Commission expires: 12-26-2011





To: Ron Peck, Brett Ormsby, Kim Goates

From: Chandler Goodwin

Date: March 28, 2022

RE: Emergency Access Easement


Ron, Brett, and Kim,

Thank you for taking the time to come in and meet regarding an alternate emergency access easement for Canyon Grove Academy. As mentioned in the meeting, the City does have some concerns with the use of the proposed access. Given the potential impact to traffic in the adjacent neighborhood, the City would not approve a permanent access onto Valley View Drive. In reviewing the provided traffic study, the level of service for that intersection would fall to a C. This is an unacceptable degradation in the LOS for that intersection. Additionally, as the study fails to take into account the origination of the students coming to school, it is unclear what the actual impact would be on Valley View Dr.

In regards to using the access for emergency vehicles only, the problem becomes one of slopes. The slopes from Valley View Drive to the canal crossing are fairly steep, but the slopes from the canal to Canyon Grove Academy are prohibitively steep and exceed slopes required for an access point for emergency vehicles. The provided traffic study mentions that the use of this location for an emergency access would cut response times by 50% if the response was coming from the Cedar Hills station. There are two problems with this assumption, first, the response will likely come from Pleasant Grove as that is the jurisdiction of Canyon Grove Academy. Second, the location of the Cedar Hill station is changing to be on North County Boulevard as American Fork Fire and Rescue constructs a new facility.

As a result of these issues, the City would deny any request for access to Canyon Grove Academy from Valley View Drive. Again, thank you for your interest in our community. Should you have any further concerns or needs, please feel free to contact me.

Sincerely,

  
Chandler Goodwin  
City Manager  
City of Cedar Hills



## 5/22/2023 – Email

### Emergency Access to Valley View Drive



**Robert Schow** <rschow.r@gmail.com>  
to cgoodwin, Kevin, Josh

Mon, May 22, 8:37 AM ☆ ↶

Chandler,

I hope you had a productive week. Did you have an opportunity to discuss this matter with Scott Darrington? Do we have permission and/or can we proceed with the application process to install the emergency access onto Valley View Drive?

Thanks...

Robert R. Schow Sr.  
801-361-8129



**Chandler Goodwin** <cgoodwin@cedarhills.org>  
to Kevin, me, Josh

Mon, May 22, 9:37 AM ☆ ↶

Robert,

I have a meeting scheduled with Pleasant Grove this Friday. I will follow up with you after then.

Chandler

...

## 06/6/2023 – Email



**Chandler Goodwin** <cgoodwin@cedarhills.org>  
to me

Jun 6, 2023, 3:34 PM ☆ ↶ ⋮

Pleasant Grove should be reaching out to set up a meeting to get all parties in the room together to discuss next steps. PG said they would be setting the meeting up.

...



**Robert's** <rschow.r@gmail.com>  
to Chandler

Jun 7, 2023, 8:50 AM ☆ ↶ ⋮

Chandler,

Thank you for meeting with PG City on this matter.

Am I safe to assume that given the proper assurance that the road would remain an emergency access only that Cedar Hills would allow access as we discussed in our meeting with you?

Thanks,

Robert R. Schow Sr.  
801-361-8129

On Jun 6, 2023, at 3:34 PM, Chandler Goodwin <cgoodwin@cedarhills.org> wrote:

...



**Chandler Goodwin** <cgoodwin@cedarhills.org>  
to me

Jun 7, 2023, 9:13 AM ☆ ↶ ⋮

That is the idea that was discussed with Pleasant Grove. Ultimately, we would take this item to the City Council for their consideration.

...



**Pleasant Grove City Public Meeting Notice**

**Variance and Appeal Meeting**

Thursday, December 7, 2023, at 12:00pm

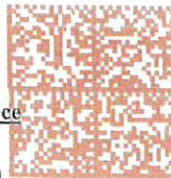
The City Hall Conference Room  
70 S 100 E, Pleasant Grove, UT

**Public Meeting:**

**Public Meeting: Variance from City Code Section  
11-3-5: Block Standards  
(Manila Neighborhood)**

Public meeting to consider a request of Canyon Grove Academy for a variance from City Code Section 11-3-5: Block Standards, which section requires a second access if a street with a single means of ingress and egress, and having a turnaround, exceeds a maximum average daily trip level of 250. The property is located at 588 West 3300 North, in the Agricultural (A-1) Zone.

For more information, special assistance or to submit comments, contact Daniel Cardenas, Community Development Director, [dcardenas@pgcity.org](mailto:dcardenas@pgcity.org) or by phone at 801-785-6057.



quadiant

FIRST-CLASS MAIL  
IMI

**\$000.51**

11/22/2023 ZIP 84062  
043M31235387

US POSTAGE

SCHOW - ROBERT R & JUDY S

3548 N 900 W

PLEASANT GROVE

UT

84062

“The position of the City of Cedar Hills is that we opposed either Primary or Secondary access to the property from Valley View Drive.”

Variance Hearing, December 7, 2023

Chandler Goodwin  
City Manager  
City of Cedar Hills

February 2, 2024

VIA ELECTRONIC MAIL

Craig Call  
Pleasant Grove Land Use Hearing Officer  
[ccall@andersoncall.com](mailto:ccall@andersoncall.com)

**Re: Variance Request - Canyon Grove Academy - Pleasant Grove City**

Dear Hearing Officer Call:

I write on behalf of Canyon Grove Academy ("Academy") with respect to its variance request from Pleasant Grove City. This letter responds to your question of whether Cedar Hills City has legal authority to prohibit access to its City street via a through road from the Academy to Valley View Drive. **We conclude that Utah statutes and case law give full authority to Cedar Hills to prohibit this through access to its street. Substantial evidence also exists that not only can the City deny this access, they will.**

Cedar Hills May Prohibit Access Because It has Sole Jurisdiction and Control of its City Street

The Utah Legislature has given to municipalities exclusive control and jurisdiction of city streets within their city limits: "the municipal governing body exercises **sole jurisdiction and control of the city streets within the municipality.**" UTAH CODE § 72-3-104 (4) (emphasis added). This control is broad, as illustrated by the rule that a city may "lay out, establish, open, alter, widen, narrow, extend, grade, pave, or otherwise improve streets . . . and may close, in accordance with Section 72-5-105, or vacate the same or parts thereof." *Id.* § 10-8-8. A city also "may regulate the use of streets" (*Id.* § 10-8-11) and "regulate movement of traffic on streets..." *Id.* § 10-8-30. Indeed, "in order for a government to be effective, it needs the power to establish or relocate public thoroughways, even at the expense of some individual citizens, for the convenience and safety of the general public." *Carrier v. Lindquist*, 2001 UT 105, ¶ 18, 37 P.3d 1112, 1117. Under these laws, Cedar Hills has full express legal authority to control and regulate use of its city streets, especially in the interest of safety.

Cedar Hills may Prohibit Access because Reasonable Alternative Access Exists

The Utah Supreme Court has also made clear that an access to a public street may be restricted if reasonable alternative access to the system of public exists, even if such access is more circuitous.

In *State v. Harvey Real Est.*, 2002 UT 107, ¶ 6, *abrogated on other grounds by Utah Dep't of Transportation v. Target Corp.*, 2020 UT 10, ¶ 54, 459 P.3d 1017, 1029, UDOT sought to condemn a portion of Harvey's property to construct a frontage road along Highway 89. The

traffic and transportation to and from the City. The proposed access road is not contemplated in the General Plan and does not comport with the City's approved plans.

The Through Road Would Require a Plat Amendment in Cedar Hills,  
Good Cause For Which Does Not Exist

In addition, and most importantly, the relevant subdivision plat within Cedar Hills does not show a connecting street where the proposed access has been suggested.<sup>3</sup> Accordingly, a plat amendment in Cedar Hills City would be required in order to effectuate the proposed access into Cedar Hills. Unfortunately, the Academy is not an owner of a lot within the subdivision and therefore does not have any basis to apply for a plat amendment with Cedar Hills. See UTAH CODE § 10-9a-608. And even if it did, a plat amendment proposal would be denied by the City. For starters, a municipality may only amend a plat when "no public street or municipal utility easement [will be] vacated or amended." See UTAH CODE § 10-9a-609(1)(b). Any proposal to create a through-street out of the currently-depicted dead-end street on the plat map would certainly constitute an "amendment" to a "public street." Accordingly, the City could not approve such a plat amendment.

Similarly, Cedar Hills will certainly find that no "good cause" exists to amend the plat—which is the second requirement an applicant must meet under Utah Code. See UTAH CODE § 10-9a-609(1)(a) ("The land use authority may approve the vacation or amendment of a plat by signing an amended plat showing the vacation or amendment if the land use authority finds that . . . there is good cause for the vacation or amendment"). Utah appellate courts have repeatedly held that "good cause" has no specific criteria and is largely left up to the City to determine whether it exists. See *Six Blue Bison*, 2023 UT App 89, ¶ 18. And these same courts have determined that municipalities have practically unfettered discretion in granting or denying a plat amendment. See *Baker v. Park City Mun. Corp.*, 2017 UT App 190, ¶ 21 n.7, 405 P.3d 962 ("As discussed in more detail below, section 609(1)(a) contains discretionary rather than mandatory language. Thus, even if the Council had expressly concluded that good cause existed for the Bakers' amendment, it would not necessarily have been obligated to approve it." (citation omitted)). Here, from the City's perspective, no good cause exists to amend the plat to create a through-street. The Academy submitted a preliminary traffic study to Cedar Hills showing that the traffic in the applicable Cedar Hills' subdivision would decrease from an "A" grade to a "C" grade if a through-street was permitted. That alone shows that there is no good cause for Cedar Hills to amend the plat. What's more, as previously mentioned, the proposed through-street does not comport with the City's General Plan. And the Utah Court of Appeals has already upheld the denial of a plat amendment application on that very ground alone. See *Six Blue Bison*, 2023 UT App 89, ¶ 20 ("We hold that it was within the Council's discretion to decide that under the facts of this case 'good cause' for denial of a plat amendment would include the fact that the proposed road is not explicitly included in the Alpine general plan."). Because no good cause exists to amend the current plat, the proposed access cannot be approved by the City.

Substantial Evidence has been Provided to  
Justify a Finding that Cedar Hill City Would Deny a Through Road

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<sup>3</sup> [https://bmiweb.utahcounty.gov/BmiWeb/?database=Mapfilings&page=Document&MAP\\_NO=7940%20](https://bmiweb.utahcounty.gov/BmiWeb/?database=Mapfilings&page=Document&MAP_NO=7940%20)

Substantial evidence has been provided to show that Cedar Hills City *will* deny this access. At the public hearing on this matter, the Cedar Hills City Manager, Chandler Goodwin, appeared and testified that Cedar Hills City would oppose a request for a through road to connect to Valley View Drive. He cited safety concerns regarding the small community road, both from increased traffic, proximity of traffic to homes, and the burden on infrastructure. He also testified regarding the assisted living facility that exists very near to where the through road would be installed, and indicated that he expected negative impacts thereto. This testimony is more than enough evidence to convince a reasonable mind that Cedar Hill City Council would deny this access to its local road.

The statutes regarding municipal control of access to roads do not come with threshold standards or qualifications. In the interest of public safety and convenience, a local government has full authority to make decisions regarding its roads. A municipality's decision regarding its road need only be supported by substantial evidence. If the City finds evidence that would support denying access, even if such concerns were subjectively minimal, the City may deny. A traffic impact study, so often required for approval of an access, is not required for denial where access to the system of City streets is available elsewhere.

In sum, Cedar Hills has legal authority to prohibit access to its city street because it has sole control and jurisdiction of the street and the Academy has alternative reasonable access to its property. Moreover, the approval of the through street would require a plat amendment in Cedar Hills City, for which not only does good cause not exist, but it could not be approved by law. Accordingly, the Academy respectfully requests that the Variance Request be granted.

Sincerely,

**DENTONS DURHAM JONES PINEGAR P.C.**



Brent Bateman

Cc: Canyon Grove Academy  
Hyrum Bosserman, Cedar Hills City Attorney



PROVO RIVER  
WATER USERS  
ASSOCIATION

PROVO RIVER WATER USERS ASSOCIATION  
DEER CREEK PROJECT  
285 W 1100 N  
Pleasant Grove, UT 84062  
Phone (801) 796 – 8770

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### APPLICATION FOR RIGHT OF USE PROVO RIVER AQUEDUCT LANDS (PRA)

#### INSTRUCTIONS:

Please type or print legibly. Please be sure that all information is correct and complete. Incomplete applications will result in delays in processing your application. The Association has issued a document entitled "PRA Standard Policies and Design Guidelines." It is strongly recommended that you read this document prior to proceeding with the application process. Allow a minimum of 60 days for review. Send the complete application packet and fees to:

Provo River Water Users Association  
Attn: Mrs. Renee Gluch  
285 West 1100 North  
Pleasant Grove, UT 84062

#### APPLICANT INFORMATION

1. Full legal name, address, telephone number, and email of entity with whom the License Agreement will be executed and issued:

Name: Pleasant Grove City

Address: 70 South 100 East Pleasant Grove, UT 84062 Phone: 801-785-5045

E-mail: sdarrington@pgcity.org

2. Full legal name and title of individual(s) who will sign the License Agreement:

Name: Guy L. Fugal

Title: Mayor

3. Name, address, telephone number, and e-mail address of individual(s) to contact for additional information if other than the Licensee(s) listed in Item No. 1:

Name: Robert R. Schow

Address: 3548 N 900 W, Pleasant Grove, UT 84062 Phone: 801-361-8129

E-mail: schow.r@gmail.com

4. Name, address, telephone number, and e-mail address of Consultant used on the project, if any:

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

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

5. Insurance Requirements – Applicant shall comply with the below insurance requirements:

- Commercial General Liability Insurance
  - \$2 million per claim
  - \$3 million aggregate
  - Additional Insured endorsement for ongoing and completed operations.
  - Waiver of transfer of rights of recovery against others to us endorsement.
- Commercial Automobile Liability Insurance
  - \$2 million each accident
  - Additional Insured endorsement
- Workers' Compensation Insurance
  - Part 1 – Statutory Limits
  - Part 2 (Employers Liability) – \$1 million
  - Waiver of subrogation endorsement
  - No owner or officer on Association property may be excluded.

6. In the space below provide a detailed description of proposed improvements: Provide a detailed description of the nature of the proposed use, construction, or installation (attach additional sheets if necessary). As applicable, describe physical data and dimensions (such as pipe sizes, quantity, line voltages, etc.), materials to be used (pipe type, casings, pipe hangers, etc.), and construction methods (boring, jacking, open trench, etc.). Also provide information on the depth of bury and vertical separation from the PRA.

This application is for a preliminary approval of an emergency vehicle access crossing of the PRA. The Town of Cedar Hills will not consider our application of the Emergency Vehicle Access to Valley View Drive without a preliminary approval from Provo River Water Users Association that the crossing is viable.



7. Location of proposed use:

a. Attach an 8½ x 11 copy of the portion of the USGS 7.5-minute quad map covering the area of the proposed use. Indicate the location of the use. The copy should not be reduced or enlarged but should preserve the 1:24000 scale of the quad map.

b. Section 8 Township 5S Range 2E SLB&M.

c. Provo River Aqueduct (PRA) Centerline Station: 551+50  
(Where applicable Contact the Association for stationing)

7. Length of time requested for use of land/easement (See PRA Standard Policies and Design Guidelines, Section 3.0.D): 25 years

8. Anticipated date of commencement of construction within the PRA corridor: September 1, 2023

9. Anticipated date of construction completion within the PRA corridor: October 31, 2023

PLANS AND SPECIFICATIONS:

Attach three (2) 11 x 17 printed copies and a pdf copy of plans showing proposed construction. Plans must include plan, profile, and cross-section views of any crossings, and must have adequate dimensioning and annotation of features to allow for field verification. Include any details that are necessary for complete understanding of proposed construction. Where applicable it may also be required to submit a pdf copy of specifications. Depending on the type and complexity of a proposed facility it may be required that plans and specifications be stamped and signed by a professional engineer licensed in Utah.

FEES: The following fees must be included with this application.

1. \$250 nonrefundable application fee + \$ 0 corresponding Processing Fee Deposit to Provo River Water Users Association (see the Fee Schedule below)

**Table 1**  
**Processing Fee Deposit Schedule**

Type of Application	Processing Fee Deposit
a. Road Crossings	\$5,000
b. Buried Utilities	\$1,500
c. Overhead Utilities	\$1,000
d. Other	To be determined by Association

I certify that the information given in this application is true, complete, and correct to the best of my knowledge and belief, and is given in good faith. I understand that the fees submitted with this application represent the expected minimum costs of processing a successful application and that I may be required to pay additional fees and costs incurred by the Association associated with administering this application and any License Agreement which may be granted as a result of this application. If additional costs are expected to be incurred, I will replenish the Processing Fee Deposit as required by the Association. I understand that the submission of this application does not grant or guarantee any right-of-use implied or otherwise by the Association. I also understand that no work can commence until a fully executed License Agreement is issued.

APPLICANT: 

DATE: April 11, 2023

The Association hereby agrees to receive this application, its associated non-refundable fee and the Processing Fee Deposit (Deposit). The Association will use the deposit to cover the direct costs of evaluating the application and proposed land use. The Deposit will also be used to cover engineering, inspection, testing or any other costs incurred during the application and construction periods of the proposed use. Within 45 days of the end of the construction period, the Association will refund any balance of the deposit funds not used in the application and construction process.

FOR THE ASSOCIATION BY: 

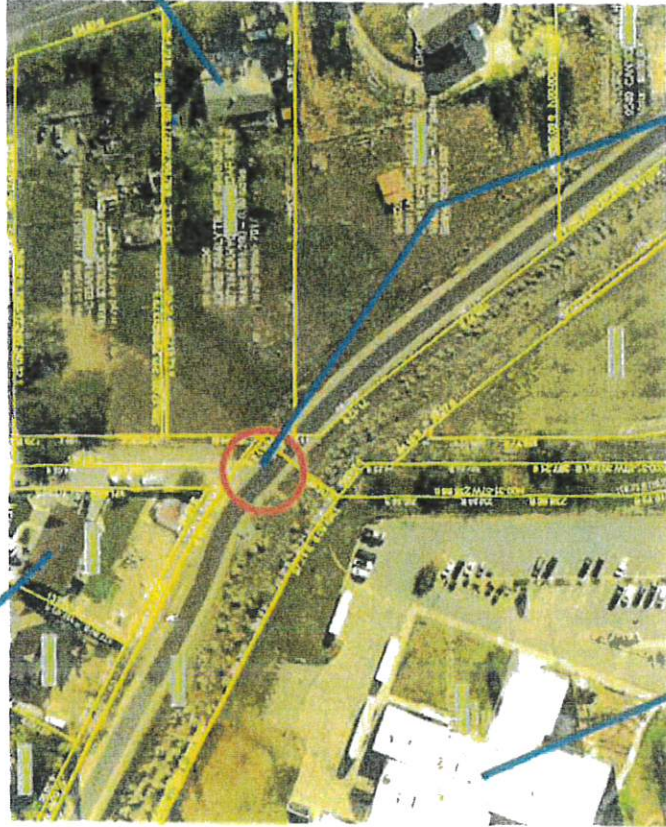
TITLE: FIL MANAGER

DATE: 5/1/23

Proposed Secondary Emergency Access to Quail Run Elementary School Location

Logan Jones  
9371 N Canyon Rd, Cedar Hills,  
UT 84062

Larry & Marty Southworth  
3805 W Valley View Dr. Cedar Hills,  
UT 84062

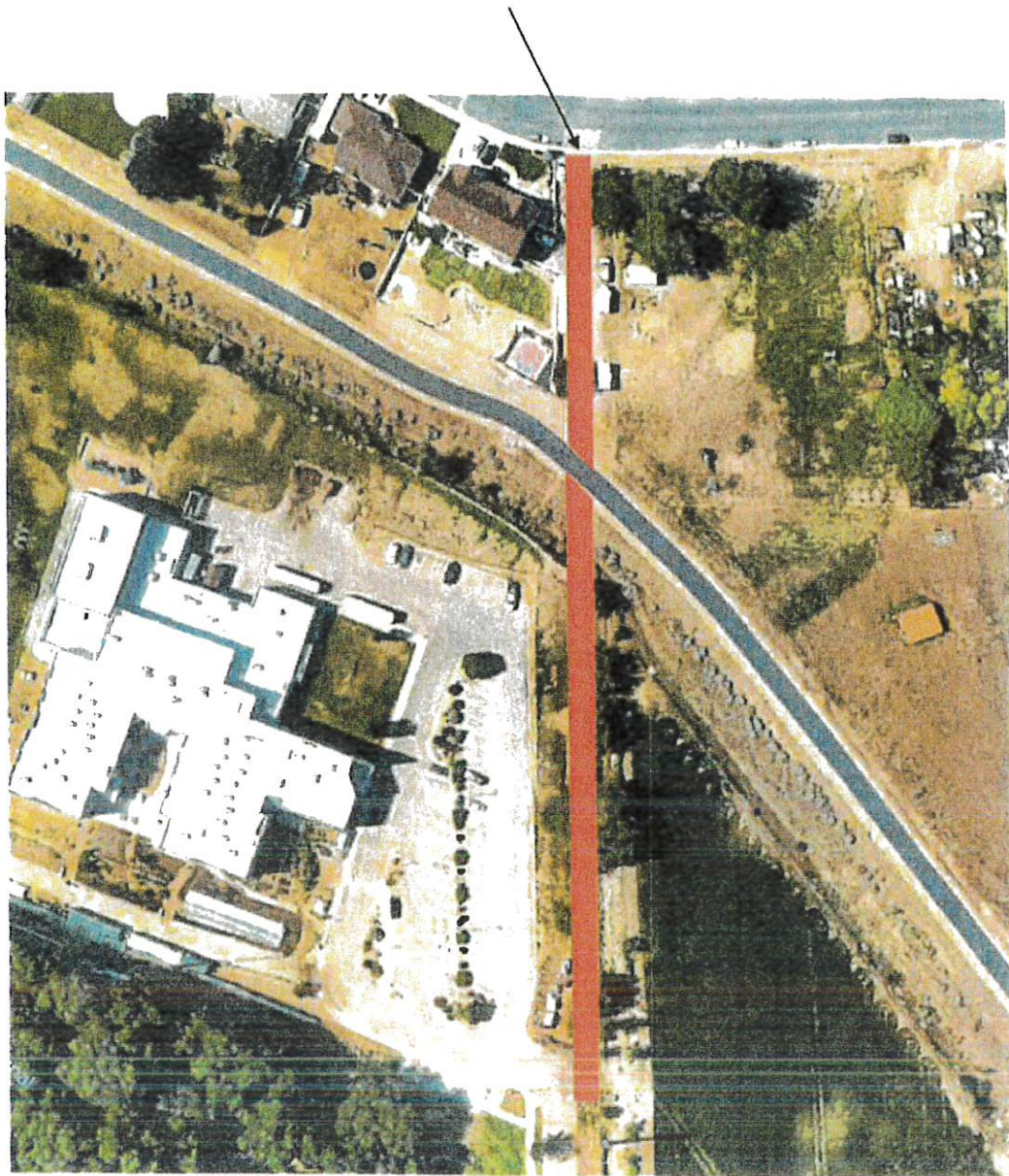


Location of Project  
Approx. 3500 N 540 W,  
Pleasant Grove, UT 84062

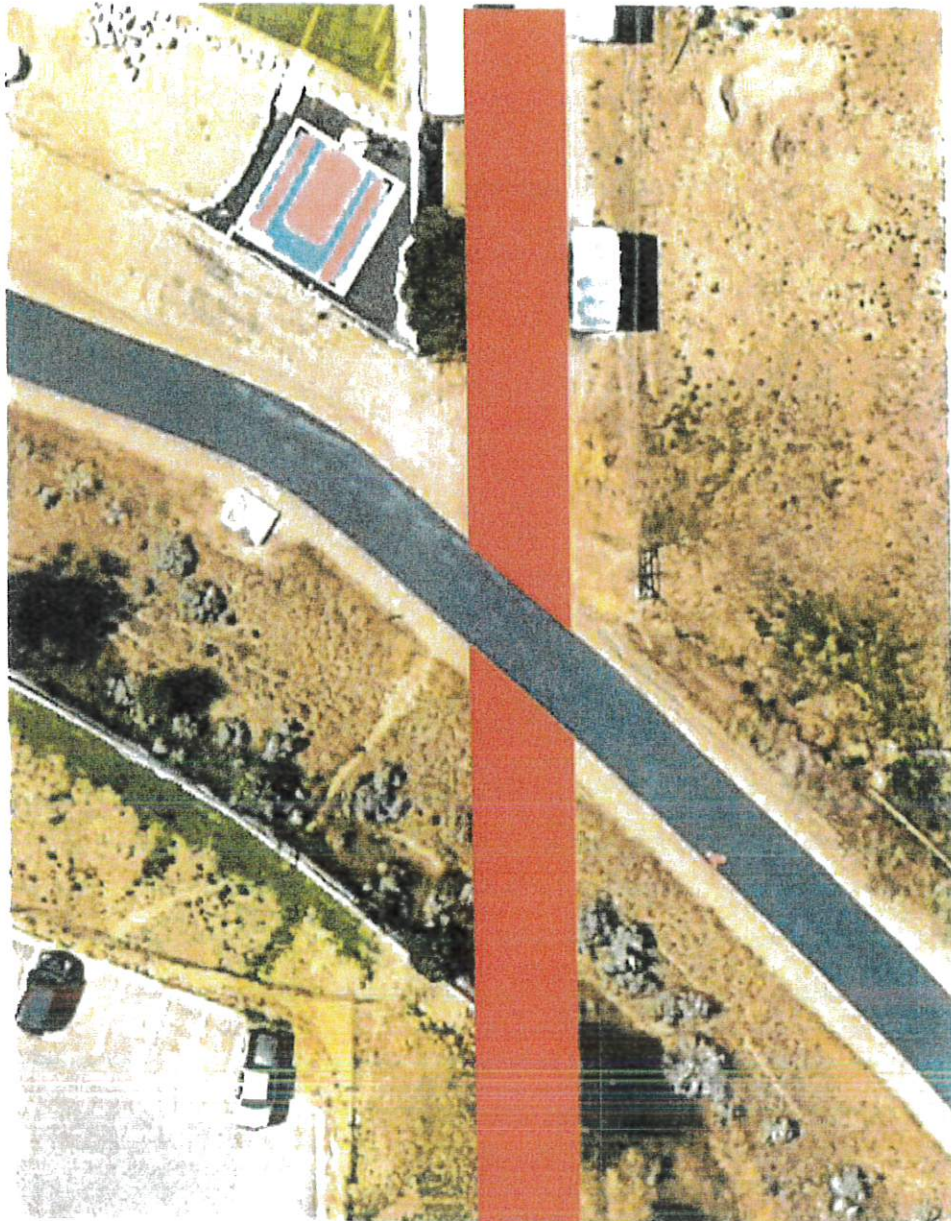
Quail Run Primary School  
588 W 3300 N, Pleasant Grove  
UT 84062

## Proposed Secondary Emergency Access to Quail Run Elementary School

Locked crash gate for emergency vehicle access will be installed at the intersection of Valley View Drive with open pedestrian/bike access opening.



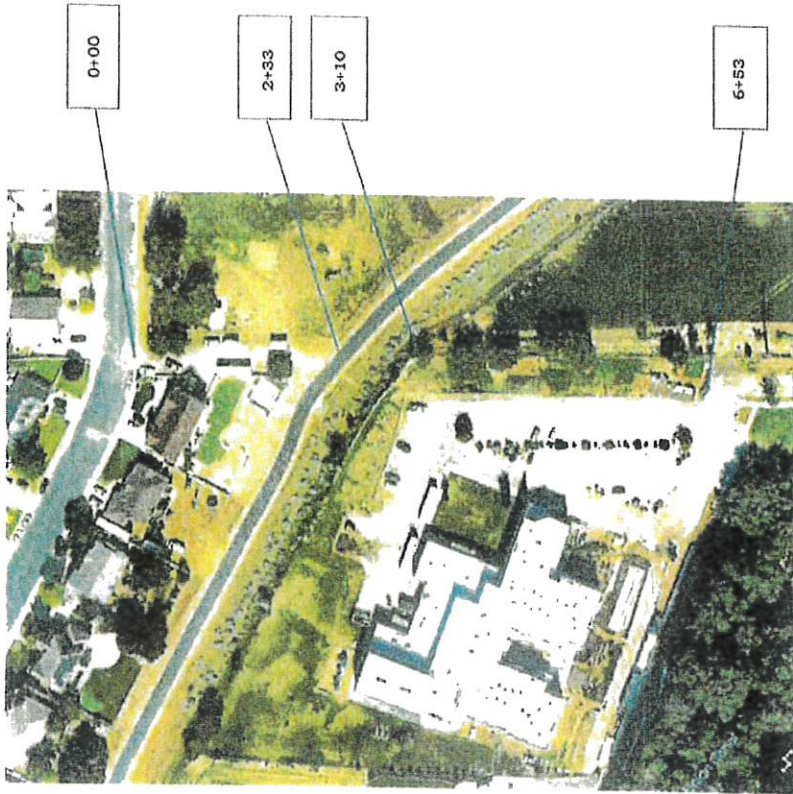
Proposed Secondary Emergency Access to Quail Run Elementary School



Quail Run School

# 3805 West Valley View Drive and 540 West Slope Calculation

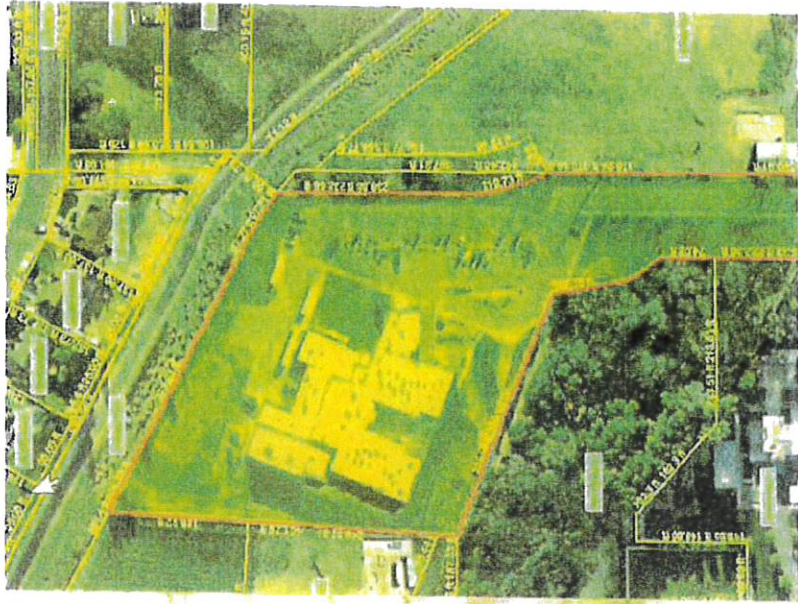
March 13, 2023

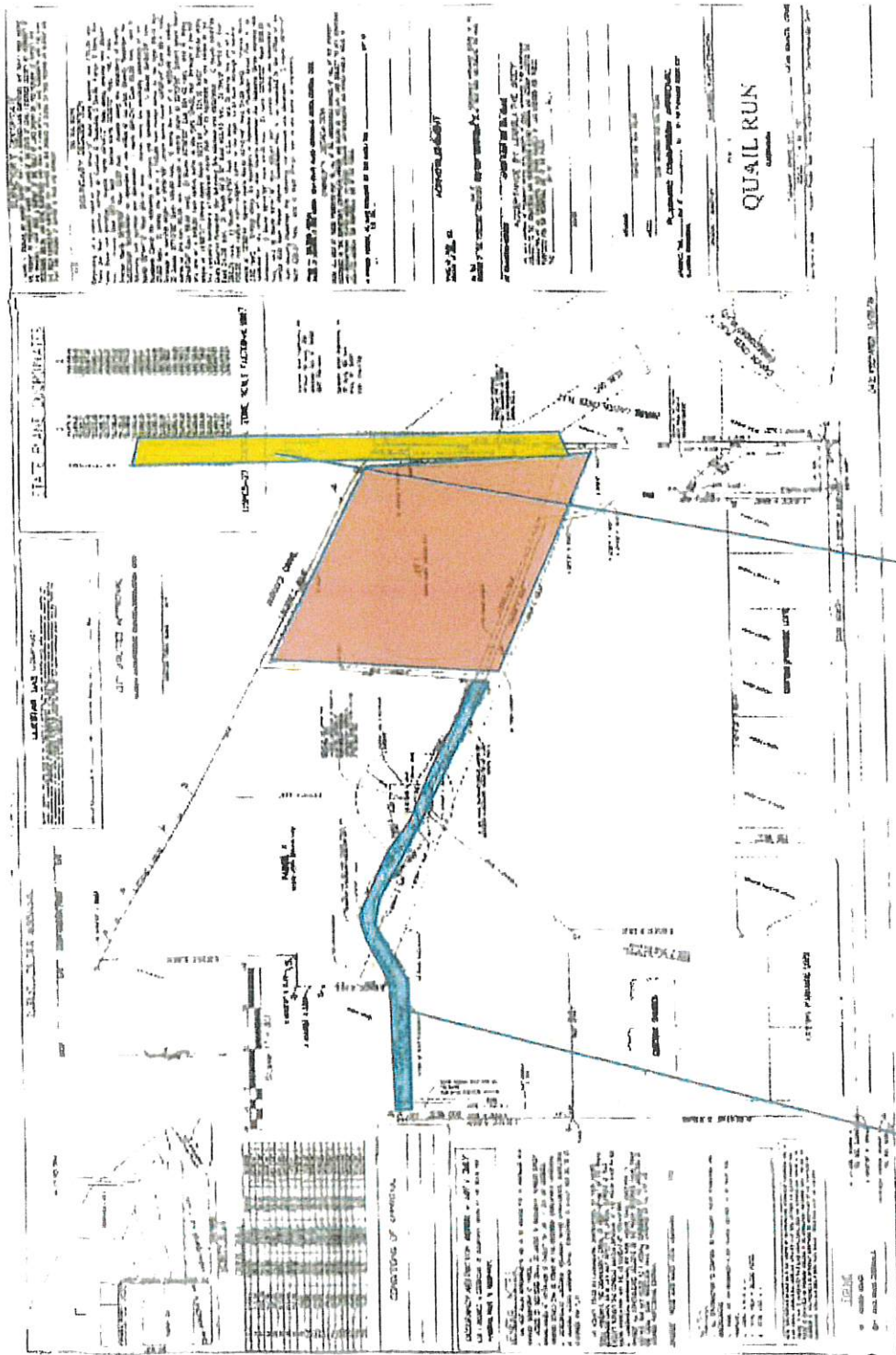


Station	Resulting	Elevation	Description
0+00	0.48	4.882.31	Sewer Manhole Cover (W)
0+50	0.31	4.877.53	Back of Curb Valley View Drive
1+00	5.09	4.874.08	
1+50	8.54	4.870.39	
2+00	12.23	4.867.05	
2+33	15.57	4.867.04	Center of Murdoch Trail
3+10	18.79	4.863.83	School's Corner Post Chainlink Fence
3+60	-0.10	4.851.74	
4+10	1.99	4.859.04	
4+60	4.69	4.856.58	
5+10	7.15	4.850.90	
5+60	12.83	4.849.98	
6+10	13.75	4.847.33	
6+53	16.40	4.843.58	Back of Curb School Parking Lot
	20.15		
		38.73	Total Fall
		5.93	Percent Slope
		6.55	Percent Slope from Valley View Drive to Trail
		5.59	Percent Slope from Trail to School Entrance

PURCHASE THE FOLLOWING PARCELS AND DEED THEM TO PG CITY

PARCEL No.	LANDOWNER NAME	ACRES	VALUE
A - 14:006:0324	Flinders, David W & Lisa L	0.1197 Acres	\$20,000
B - 14:006:0328	Flinders, David W & Lisa L	0.1662 Acres	\$27,000
C - 14:006:0145	JILP Investments	0.087 Acres	\$5,500





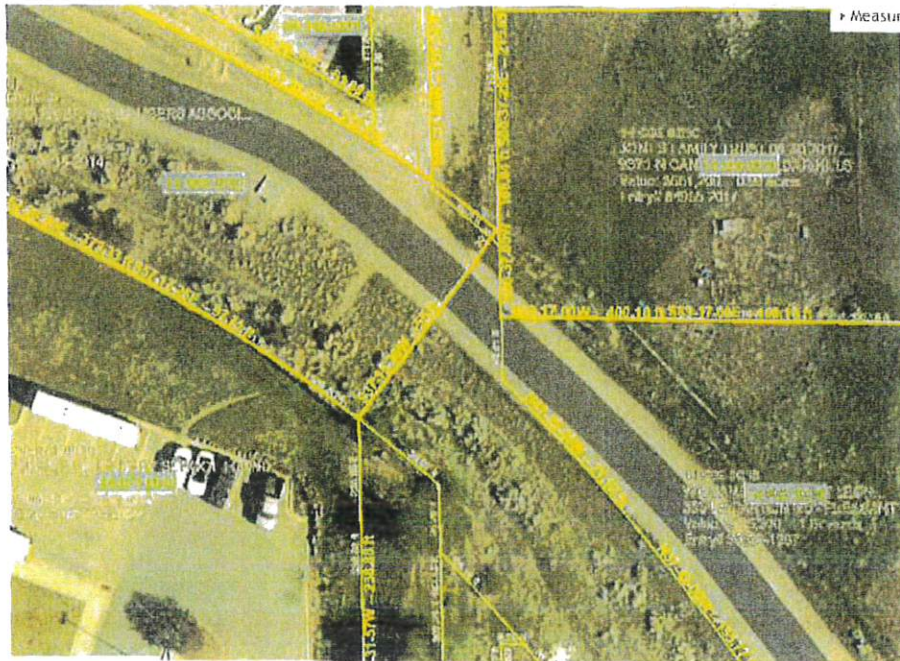
Proposed  
Emergency Access

Current  
Emergency Access



# Proposed Secondary Emergency Access to Quail Run Elementary School

## Utah Country Parcel Map



February 14, 2024

To Whom It May Concern:

The City of Cedar Hills wishes to continue to negotiate a limited access roadway from Canyon Grove Academy to Valley View Drive as described in the "Development Agreement for Quail Run Charter School" between Quail Run Primary School Foundation dba Canyon Grove Academy and Pleasant Grove City.

Sincerely,

City of Cedar Hills

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title



# The City of Cedar Hills

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	February 20, 2024

<b>SUBJECT:</b>	Review/Action on awarding the bid for the Harvey Wellhouse project
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager; Charl Louw, Finance Director

## **BACKGROUND AND FINDINGS:**

City of Cedar Hills, Utah has issued this Request For Proposal (RFP) to obtain proposals from companies interested in providing services including the following: the installation of new pump discharge piping including piping, valves, flowmeter (owner provided), monitoring systems, and appurtenances, new electrical systems including new station control panels, new chlorination system, new louver installation in existing CMU wall, new double door installation, new generator and pad, new sidewalk, new metal roofing system, new architectural cladding system, new roof pump access hatch and roof repairs, and demolitions of existing piping, roofing, and CMU wall sections required for new installations. The Work also includes electrical connections to existing electrical service equipment, and installation of owner provided heaters and exhaust fans. Construction of piping and chlorination system are for use in a drinking water system.

The pump house improvements were proposed by Hansen, Allen & Luce (HAL) engineering firm to get Harvey Well pump house functioning at a satisfactory level and compliant with the latest building code and regulations.

The city weighted criteria for the RFP was pricing 50%, qualifications 20%, and approach/timeline 30%. Getting the well house pumping culinary water as soon as possible is very high priority for city staff. Milestone 1 gets the well pumping and functioning. The last task of the project requires a backup generator to be installed.

The city received four proposals from various contractors. HAL and city staff scored each proposal and they recommend approving the highest composite scored proposal.

## **PREVIOUS LEGISLATIVE ACTION:**

The city previously approved the deepening of the Harvey well June 2022 and a new pump for the Harvey Well December 2023. Water Well Services finished deepening and testing the Harvey well in July 2023. A new pump was designed to conform to the new well's specifications and was awarded to Nickerson Company December 2023. It is anticipated the pump will arrive in March for installation. The city approved the use of utility revenue bonds to fund the improvements.

## **FISCAL IMPACT:**

The four contractor proposals were approximately between \$1.1 million and \$1.3 million. The debt service issued for culinary water projects is not expected to change current culinary water utility rates. It is anticipated that there will some additional costs for engineering oversight or minor change orders, which will be paid with reserves. City staff will work with the approved proposal to value engineer the project, if possible.

**SUPPORTING DOCUMENTS:**

Composite scoring with proposed costs and timelines

**RECOMMENDATION:**

Staff recommends approving the highest composite scored RFP.

**MOTION:**

To award the bid for the completion of the Harvey Wellhouse to \_\_\_\_\_, for the amount of \_\_\_\_\_, subject to the following conditions: {LIST ANY CONDITIONS NECESSARY FOR APPROVAL}

**ACTION:**

Motion:

Second:

Laura Ellison: Yes\_\_ No\_\_ Abstain\_\_ Absent\_\_

Mike Geddes: Yes\_\_ No\_\_ Abstain\_\_ Absent\_\_

: Yes\_\_ No\_\_ Abstain\_\_ Absent\_\_

Bob Morgan: Yes\_\_ No\_\_ Abstain\_\_ Absent\_\_

Kelly Smith: Yes\_\_ No\_\_ Abstain\_\_ Absent\_\_



# The City of Cedar Hills

<b>TO:</b>	Mayor and City Council
<b>FROM:</b>	Chandler Goodwin, City Manager
<b>DATE:</b>	February 20, 2024

<b>SUBJECT:</b>	Discussion on City Hills Budget for FY25
<b>APPLICANT PRESENTATION:</b>	N/A
<b>STAFF PRESENTATION:</b>	Chandler Goodwin, City Manager; Charl Louw, Finance Director
<b>BACKGROUND AND FINDINGS:</b>	<p>Staff will continue the FY2025 budget discussion that was part of the City Council Meetings on December 5, 2023, January 9, and February 6, 2024. Items that will be discussed are as follows:</p> <ul style="list-style-type: none"> <li>Preliminary budgets updated for General fund, Golf fund, Class C Roads, Golf Debt Service fund, and Water and Sewer fund</li> <li>Golf fund and Golf Debt Service fund budget review</li> <li>Golf/event operations and rates comparison vs other Utah County entities</li> <li>Public safety fee ERU update</li> </ul> <p>Staff would ask that the City Council come prepared to discuss their priorities and goals for the community so that as budget discussions progress these priorities can be allocated for as necessary. Staff will prepare a presentation that will be shared with the City Council prior to the scheduled meeting.</p>
<b>PREVIOUS LEGISLATIVE ACTION:</b>	N/A
<b>FISCAL IMPACT:</b>	N/A
<b>SUPPORTING DOCUMENTS:</b>	Staff will provide a preliminary budget PDF at the meeting.
<b>RECOMMENDATION:</b>	N/A
<b>MOTION:</b>	No motion necessary, discussion item only.
<b>ACTION:</b>	<p>Laura Ellison:        Yes__ No__ Abstain__ Absent__</p> <p>Mike Geddes:        Yes__ No__ Abstain__ Absent__</p> <p>                              :        Yes__ No__ Abstain__ Absent__</p> <p>Bob Morgan:         Yes__ No__ Abstain__ Absent__</p> <p>Kelly Smith:         Yes__ No__ Abstain__ Absent__</p>

## GENERAL FUND REVENUES

TAX REVENUE		FY2022	FY2023	FY2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-31-100	Property Tax	\$739,136	\$751,805	\$756,000	\$760,000	\$4,000
10-31-150	Motor Vehicle Tax	\$67,053	\$61,478	\$59,000	\$60,000	\$1,000
10-31-200	Delinquent Tax	\$36,304	\$27,620	\$30,000	\$32,000	\$2,000
10-31-250	Penalty & Interest	\$997	\$1,747	\$1,500	\$1,000	(\$500)
10-31-275	Fees in Lieu of Taxes	\$11,448	\$3,138	\$3,500	\$3,000	(\$500)
10-31-300	Sales & Use Tax	\$1,993,518	\$2,099,237	\$2,162,214	\$2,084,000	(\$78,214)
10-31-350	PARC Tax	\$0	\$0	\$0	\$93,000	\$93,000
10-31-400	Franchise Tax	\$424,110	\$486,463	\$486,000	\$486,000	\$0
10-31-500	Telecom Tax	\$26,400	\$25,431	\$24,000	\$23,000	(\$1,000)
		<b>\$3,298,967</b>	<b>\$3,456,918</b>	<b>\$3,522,214</b>	<b>\$3,542,000</b>	<b>\$19,786</b>

LICENSES & PERMITS		FY2022	FY2023	FY2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-32-190	Business License	\$12,168	\$13,350	\$13,000	\$12,000	(\$1,000)
10-32-200	Building Permits	\$125,204	\$84,925	\$45,000	\$45,000	\$0
10-32-210	Plan Check Fees	\$69,450	\$53,271	\$20,000	\$20,000	\$0
10-32-260	Miscellaneous Inspection Fees	\$11,244	\$9,147	\$10,000	\$10,000	\$0
		<b>\$218,066</b>	<b>\$160,693</b>	<b>\$88,000</b>	<b>\$87,000</b>	<b>(\$1,000)</b>

INTERGOVERNMENTAL REVENUE		FY2022	FY2023	FY2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-33-401	District/County/State Court Split	\$14,288	\$11,402	\$10,000	\$10,000	\$0
10-33-450	Emergency Management Grant	\$0	\$0	\$0	\$0	\$0
10-33-475	Forestry Grant	\$0	\$10,388	\$0	\$0	\$0
10-33-700	CARES Grant	\$0	\$0	\$0	\$0	\$0
		<b>\$14,288</b>	<b>\$21,789</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$0</b>

CHARGES FOR SERVICES		FY2022	FY2023	FY2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-34-110	Garbage Fees	\$443,896	\$458,065	\$468,000	\$514,800	\$46,800
10-34-120	Recycling Fees	\$170,065	\$174,467	\$174,000	\$191,400	\$17,400
10-34-200	Penalty Fees-Non-Utility	\$0	\$18,818	\$0	\$0	\$0
10-34-300	Processing, Printing & Postage Fees	\$20,429	\$190	\$18,000	\$20,000	\$2,000
10-34-325	Passport Fees	\$153,791	\$152,767	\$150,000	\$140,000	(\$10,000)
10-34-350	Zoning Violation Fees	\$1,411	\$3,363	\$0	\$0	\$0
10-34-450	Fire/Paramedic Fees	\$225,712	\$0	\$0	\$150,000	\$150,000
		<b>\$1,015,304</b>	<b>\$807,670</b>	<b>\$810,000</b>	<b>\$1,016,200</b>	<b>\$206,200</b>

RECREATION & CULTURE REVENUE		FY2022	FY2023	FY2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-35-100	Family Festival Income	\$45,658	\$45,020	\$45,000	\$45,000	\$0
10-35-105	Youth City Council Fundraisers	\$141	\$113	\$0	\$0	\$0
10-35-106	Community Arts	\$171	\$0	\$0	\$0	\$0
10-35-110	Recreation Programs	\$176,496	\$209,442	\$200,000	\$200,000	\$0
10-35-111	Recreation & Cultural Classes	\$21,613	\$7,435	\$7,000	\$7,000	\$0
10-35-112	Event Center Rentals	\$295,410	\$300,474	\$310,000	\$0	(\$310,000)
10-35-120	Park Concessions	\$10,705	\$10,218	\$10,000	\$3,000	(\$7,000)
10-35-130	Park Reservations	\$10,936	\$10,167	\$10,000	\$15,000	\$5,000
		<b>\$561,131</b>	<b>\$582,869</b>	<b>\$582,000</b>	<b>\$270,000</b>	<b>\$312,000</b>

MISCELLANEOUS REVENUE		FY2022	FY2023	FY2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-36-100	Interest Income	\$661	\$58,754	\$60,000	\$35,000	(\$25,000)
10-36-500	Construction Bond Forfeiture	\$3,000	\$0	\$0	\$0	\$0
10-36-700	Sale of Capital Assets	\$19,000	\$0	\$0	\$0	\$0
10-36-900	Other Income	\$31,317	\$33,344	\$18,000	\$18,000	\$0
10-36-902	Transfer in from Water & Sewer	\$0	\$0	\$0	\$0	\$0
10-36-903	Transfer in from Capital Projects	\$15,000	\$15,000	\$15,000	\$0	(\$15,000)
10-36-903	Transfer in from Golf	\$0	\$0	\$0	\$0	\$0
		<b>\$67,656</b>	<b>\$107,098</b>	<b>\$93,000</b>	<b>\$53,000</b>	<b>(\$40,000)</b>

<b>GRAND TOTALS</b>		<b>\$5,175,411</b>	<b>\$5,137,036</b>	<b>\$5,105,214</b>	<b>\$4,978,200</b>	<b>\$127,014</b>
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**GENERAL FUND EXPENDITURES**

GENERAL GOVERNMENT EXPENDITURES		FY 2022	FY 2023	FY 2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-40-200	Materials & Supplies	\$8,640	\$9,205	\$9,200	\$9,000	(\$200)
10-40-210	Membership Dues	\$16,149	\$14,448	\$15,000	\$12,000	(\$3,000)
10-40-211	Continuing Education	\$4,983	\$4,929	\$6,000	\$2,000	(\$4,000)
10-40-220	Newsletter/Utility Billing	\$17,426	\$19,384	\$18,000	\$18,000	\$0
10-40-221	Legal Advertising	\$733	\$0	\$1,200	\$1,200	\$0
10-40-240	Computer/IT Expenses	\$15,950	\$14,231	\$16,000	\$7,500	(\$8,500)
10-40-250	Repairs & Maintenance	\$11,036	\$9,847	\$10,000	\$10,000	\$0
10-40-260	Office Equipment	\$7,908	\$7,882	\$8,500	\$8,500	\$0
10-40-275	Motor Pool Charges	\$7,300	\$7,800	\$8,500	\$8,500	\$0
10-40-280	Utilities	\$13,018	\$16,711	\$14,000	\$15,000	\$1,000
10-40-281	Postage	\$11,772	\$12,438	\$13,000	\$13,000	\$0
10-40-290	Communications/Telephone	\$5,912	\$5,780	\$7,000	\$7,000	\$0
10-40-305	Legal Services	\$85,159	\$83,751	\$90,000	\$95,000	\$5,000
10-40-315	Auditing Services	\$14,000	\$14,000	\$14,000	\$14,000	\$0
10-40-330	Professional/Technical	\$35,027	\$32,808	\$40,000	\$30,000	(\$10,000)
10-40-350	Other Events	\$4,201	\$4,275	\$5,000	\$5,000	\$0
10-40-510	Insurance	\$27,448	\$31,126	\$34,000	\$35,000	\$1,000
10-40-975	Bad Debt	\$154	\$60	\$1,000	\$1,000	\$0
		<b>\$286,817</b>	<b>\$288,675</b>	<b>\$310,400</b>	<b>\$291,700</b>	<b>(\$18,700)</b>

MAYOR/COUNCIL EXPENDITURES		FY 2022	FY 2023	FY 2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-41-110	Salary & Wages (FT)	\$54,284	\$57,102	\$57,270	\$60,080	\$2,811
10-41-115	Planning Commission	\$5,100	\$2,850	\$4,000	\$4,000	\$0
10-41-150	Employee Benefits	\$4,952	\$4,873	\$5,917	\$6,200	\$283
10-41-200	Materials & Supplies	\$246	\$259	\$200	\$200	\$0
10-41-211	Continuing Education	\$3,975	\$5,566	\$8,400	\$8,400	\$0
10-41-212	Uniforms/Clothing/PPE	\$296	\$20	\$750	\$750	\$0
10-41-213	Water & Food Supplies	\$554	\$518	\$700	\$700	\$0
10-41-290	Communications/Telephone	\$6,300	\$6,213	\$6,300	\$6,300	\$0
		<b>\$75,707</b>	<b>\$77,401</b>	<b>\$83,537</b>	<b>\$86,631</b>	<b>\$3,094</b>

ADMINISTRATIVE SERVICES EXPENDITURES		FY 2022	FY 2023	FY 2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-44-110	Salary & Wages (FT)	\$137,367	\$145,266	\$169,636	\$163,366	(\$6,269)
10-44-111	Overtime	\$291	\$41	\$1,103	\$811	(\$291)
10-44-120	Salary & Wages (PT)	\$36,218	\$39,186	\$56,952	\$54,507	(\$2,445)
10-44-150	Employee Benefits	\$67,419	\$70,048	\$88,245	\$74,637	(\$13,607)
10-44-210	Membership Dues	\$893	\$981	\$1,000	\$1,000	\$0
10-44-211	Continuing Education	\$3,084	\$1,558	\$3,600	\$3,600	\$0
10-44-212	Uniforms/Clothing/PPE	\$300	\$237	\$800	\$800	\$0
10-44-213	Water & Food Supplies	\$947	\$847	\$900	\$900	\$0
10-44-290	Communications/Telephone	\$480	\$480	\$500	\$500	\$0
		<b>\$247,000</b>	<b>\$258,644</b>	<b>\$322,734</b>	<b>\$300,122</b>	<b>(\$22,613)</b>

ADMINISTRATIVE SERVICES - RECORDER		FY 2022	FY 2023	FY 2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-45-110	Salary & Wages (FT)	\$48,970	\$55,452	\$60,669	\$62,476	\$1,807
10-45-111	Overtime	\$0	\$0	\$1,032	\$1,063	\$31
10-45-150	Employee Benefits	\$19,345	\$21,125	\$28,307	\$25,599	(\$2,709)
10-45-200	Materials & Supplies	\$610	\$322	\$500	\$500	\$0
10-45-210	Membership Dues	\$540	\$585	\$600	\$600	\$0
10-45-211	Continuing Education	\$1,766	\$2,186	\$2,500	\$2,500	\$0
10-45-212	Uniforms/Clothing/PPE	\$0	\$0	\$200	\$200	\$0
10-45-213	Water & Food Supplies	\$0	\$138	\$100	\$100	\$0
10-45-215	Contract Labor	\$6,110	\$6,066	\$6,000	\$6,000	\$0
10-45-250	City Code	\$2,782	\$3,082	\$2,500	\$2,500	\$0
10-45-300	Document Imaging	\$0	\$0	\$0	\$0	\$0
10-45-400	Election Expenses	\$27,024	\$0	\$28,026	\$0	(\$28,026)
		<b>\$107,146</b>	<b>\$88,955</b>	<b>\$130,434</b>	<b>\$101,537</b>	<b>(\$28,897)</b>

FINANCE DEPARTMENT EXPENDITURES		FY 2022	FY 2023	FY 2024	FY 2025	CHANGE
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FINANCE DEPARTMENT EXPENDITURES		ACTUAL	ACTUAL	PROJECTED	BUDGET	CHANGE
10-50-110	Salary & Wages (FT)	\$123,309	\$134,384	\$144,562	\$126,384	(\$18,179)
10-50-111	Overtime	\$0	\$0	\$1,098	\$973	(\$125)
10-50-120	Salary & Wages (PT)	\$765	\$1,346	\$1,000	\$864	(\$136)
10-50-150	Employee Benefits	\$63,017	\$67,580	\$82,791	\$72,362	(\$10,429)
10-50-200	Materials & Supplies	\$905	\$865	\$1,500	\$1,500	\$0
10-50-210	Membership Dues	\$170	\$233	\$300	\$300	\$0
10-50-211	Continuing Education	\$3,802	\$2,681	\$4,000	\$4,000	\$0
10-50-212	Uniforms/Clothing/PPE	\$444	\$554	\$600	\$300	(\$300)
10-50-213	Water & Food Supplies	\$366	\$181	\$500	\$400	(\$100)
10-50-290	Communications/Telephone	\$836	\$770	\$1,000	\$1,000	\$0
		<b>\$193,614</b>	<b>\$208,592</b>	<b>\$237,352</b>	<b>\$208,083</b>	<b>(\$29,269)</b>

PUBLIC SAFETY EXPENDITURES		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 PROJECTED	FY 2025 BUDGET	CHANGE
10-55-280	Utilities	\$10,503	\$13,647	\$7,000	\$7,000	\$0
10-55-300	Fire Services	\$852,260	\$731,416	\$792,794	\$1,200,000	\$407,206
10-55-400	Police Services	\$558,919	\$566,534	\$581,365	\$1,000,000	\$418,635
10-55-450	Dispatch Fees	\$38,916	\$33,960	\$61,234	\$61,234	\$0
10-55-500	Crossing Guard Expenses	\$9,395	\$11,006	\$19,394	\$19,966	\$572
10-55-600	Animal Control	\$5,027	\$4,748	\$7,848	\$7,848	\$0
10-55-700	Other Public Safety	\$0	\$0	\$0	\$0	\$0
10-55-975	Bad Debt - Paramedic Fee	\$1,930	\$0	\$0	\$0	\$0
		<b>\$1,476,951</b>	<b>\$1,361,312</b>	<b>\$1,469,635</b>	<b>\$2,296,048</b>	<b>\$826,413</b>

COMMUNITY DEVELOPMENT/BUILDING & ZONING EXPEN		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 PROJECTED	FY 2025 BUDGET	CHANGE
10-60-110	Salary & Wages (FT)	\$95,831	\$40,152	\$0	\$0	\$0
10-60-120	Salary & Wages (PT)	\$10,250	\$92,376	\$88,769	\$67,407	(\$21,362)
10-60-150	Employee Benefits	\$46,296	\$18,106	\$23,784	\$6,298	(\$17,486)
10-60-200	Materials & Supplies	\$1,149	\$685	\$1,500	\$1,500	\$0
10-60-210	Membership Dues	\$505	\$225	\$600	\$600	\$0
10-60-211	Continuing Education	\$2,323	\$1,702	\$4,000	\$4,000	\$0
10-60-212	Uniforms/Clothing/PPE	\$416	\$338	\$600	\$600	\$0
10-60-213	Water & Food Supplies	\$429	\$467	\$500	\$500	\$0
10-60-215	Contract Labor	\$33,895	\$34,087	\$45,000	\$30,000	(\$15,000)
10-60-265	Tools & Equipment	\$117	\$0	\$300	\$300	\$0
10-60-275	Motor Pool Charges	\$7,950	\$7,800	\$8,047	\$8,047	\$0
10-60-290	Communications/Telephone	\$770	\$441	\$1,000	\$1,000	\$0
10-60-310	Engineering	\$41,188	\$55,290	\$25,000	\$10,000	(\$15,000)
10-60-330	Professional & Technical	\$4,398	\$4,398	\$4,400	\$4,400	\$0
		<b>\$245,517</b>	<b>\$256,066</b>	<b>\$203,500</b>	<b>\$134,652</b>	<b>(\$68,847)</b>

PUBLIC WORKS EXPENDITURES		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 PROJECTED	FY 2025 BUDGET	CHANGE
10-61-110	Salary & Wages (FT)	\$73,013	\$82,683	\$73,000	\$43,319	(\$29,681)
10-61-111	Overtime	\$1,014	\$2,653	\$2,000	\$1,220	(\$780)
10-61-120	Salary & Wages (PT)	\$18,095	\$3,410	\$7,000	\$11,196	\$4,196
10-61-150	Employee Benefits	\$44,540	\$48,949	\$54,000	\$29,070	(\$24,930)
10-61-200	Materials & Supplies	\$2,777	\$3,101	\$6,000	\$3,000	(\$3,000)
10-61-210	Membership Dues	\$131	\$30	\$500	\$500	\$0
10-61-211	Continuing Education	\$2,123	\$2,285	\$3,300	\$3,300	\$0
10-61-212	Uniforms/Clothing/PPE	\$2,675	\$2,305	\$4,000	\$2,500	(\$1,500)
10-61-213	Water & Food Supplies	\$730	\$978	\$1,000	\$750	(\$250)
10-61-265	Tools & Equipment	\$6,578	\$4,961	\$4,000	\$3,000	(\$1,000)
10-61-275	Motor Pool Charges	\$40,515	\$61,174	\$76,062	\$206	(\$76,268)
10-61-290	Communications/Telephone	\$1,373	\$1,377	\$1,600	\$1,600	\$0
10-61-310	Engineering Services	\$18,226	\$23,194	\$18,000	\$5,000	(\$13,000)
		<b>\$211,790</b>	<b>\$237,100</b>	<b>\$250,462</b>	<b>\$104,250</b>	<b>(\$146,212)</b>

SOLID WASTE EXPENDITURES		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 PROJECTED	FY 2025 BUDGET	CHANGE
10-63-300	Solid Waste Services	\$362,387	\$399,016	\$430,000	\$455,800	\$25,800
10-63-400	Recycling	\$123,067	\$123,000	\$150,000	\$159,000	\$9,000
10-63-975	Bad Debt	\$5,251	\$2,001	\$1,000	\$1,000	\$0
		<b>\$490,705</b>	<b>\$524,017</b>	<b>\$581,000</b>	<b>\$615,800</b>	<b>\$34,800</b>



PARKS EXPENDITURES		FY 2022	FY 2023	FY 2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-64-110	Salary & Wages (FT)	\$48,801	\$61,294	\$80,000	\$137,711	\$57,711
10-64-111	Overtime	\$0	\$998	\$0	\$0	\$0
10-64-120	Salary & Wages (PT)	\$32,337	\$69,676	\$107,466	\$116,133	\$8,667
10-64-150	Employee Benefits	\$26,831	\$34,124	\$77,241	\$102,045	\$24,804
10-64-210	Membership Dues	\$41	\$113	\$50	\$50	\$0
10-64-211	Continuing Education	\$2,542	\$3,215	\$3,500	\$3,500	\$0
10-64-212	Uniforms/Clothing/PPE	\$1,190	\$2,206	\$2,000	\$2,000	\$0
10-64-213	Water & Food Supplies	\$247	\$263	\$500	\$500	\$0
10-64-230	Tree pruning, supplies, planning	\$31,178	\$45,343	\$30,000	\$30,000	\$0
10-64-240	Park Supplies & Maintenance	\$58,633	\$79,092	\$80,000	\$80,000	\$0
10-64-245	Beautification Committee	\$3,197	\$4,761	\$6,500	\$5,000	(\$1,500)
10-64-250	Utilities	\$20,416	\$18,347	\$22,000	\$22,000	\$0
10-64-265	Tools & Equipment	\$6,006	\$6,357	\$5,500	\$5,500	\$0
10-64-275	Motor Pool	\$11,334	\$5,387	\$5,387	\$5,387	\$0
10-64-290	Communications & Telephone	\$380	\$446	\$0	\$0	\$0
		<b>\$243,133</b>	<b>\$331,623</b>	<b>\$420,144</b>	<b>\$509,825</b>	<b>\$89,681</b>

COMMUNITY SERVICES		FY 2022	FY 2023	FY 2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-65-110	Salary & Wages (FT)	\$71,678	\$80,766	\$76,982	\$27,112	(\$49,870)
10-65-120	Salary & Wages (PT)	\$106,006	\$129,332	\$130,000	\$55,656	(\$74,344)
10-65-150	Employee Benefits	\$44,540	\$50,042	\$62,406	\$13,844	(\$48,562)
10-65-200	Materials & Supplies	\$21,945	\$26,366	\$23,000	\$300	(\$22,700)
10-65-210	Membership Dues	\$158	\$388	\$500	\$400	(\$100)
10-65-211	Continuing Education	\$611	\$135	\$2,000	\$1,000	(\$1,000)
10-65-212	Uniforms/Clothing/PPE	\$632	\$1,163	\$1,250	\$1,250	\$0
10-65-213	Water & Food Supplies	\$184	\$286	\$500	\$300	(\$200)
10-65-250	Utilities	\$23,223	\$26,681	\$25,000	\$0	(\$25,000)
10-65-275	Motor Pool Charges	\$8,500	\$10,000	\$10,000	\$10,167	\$167
10-65-290	Communications/Telephone	\$1,835	\$1,794	\$2,000	\$500	(\$1,500)
10-65-300	Recreation & Cultural Classes	\$21,014	\$13,317	\$14,500	\$14,000	(\$500)
10-65-400	Recreation Programs	\$63,777	\$66,624	\$65,000	\$66,000	\$1,000
10-65-401	Recreation Equipment	\$1,154	\$2,628	\$2,500	\$2,500	\$0
10-65-500	Library Expenses	\$14,810	\$17,070	\$18,000	\$20,000	\$2,000
10-65-550	Credit Card Fees	\$11,320	\$12,409	\$10,500	\$6,000	(\$4,500)
10-65-600	Family Festival Celebration	\$68,608	\$82,359	\$87,000	\$90,000	\$3,000
10-65-601	Cultural Events--Creekside Theater	\$15,253	\$15,248	\$15,000	\$15,000	\$0
10-65-602	Holiday events	\$835	\$1,246	\$2,500	\$2,500	\$0
10-65-605	Youth City Council	\$1,012	\$4,280	\$3,000	\$3,000	\$0
10-65-610	Advertising	\$1,355	\$1,347	\$4,000	\$0	(\$4,000)
10-65-615	Insurance	\$1,537	\$1,743	\$1,600	\$0	(\$1,600)
10-65-620	Building Maintenance	\$25,402	\$29,929	\$29,500	\$0	(\$29,500)
		<b>\$505,389</b>	<b>\$575,152</b>	<b>\$586,738</b>	<b>\$329,529</b>	<b>(\$257,209)</b>

TRANSFERS OUT		FY 2022	FY 2023	FY 2024	FY 2025	CHANGE
		ACTUAL	ACTUAL	PROJECTED	BUDGET	
10-69-910	Transfer to Capital Projects Fund	\$1,025,000	\$1,100,000	\$0	\$0	\$0
10-69-913	Transfer to Golf Fund	\$100,000	\$0	\$0	\$0	\$0
10-69-916	Transfer to Golf Debt Service fund	\$0	\$0	\$0	\$0	\$0
10-69-917	Transfer to Class C Roads fund	\$75,000	\$0	\$0	\$0	\$0
		<b>\$1,200,000</b>	<b>\$1,100,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>GRAND TOTALS</b>	<b>\$5,283,770</b>	<b>\$5,307,536</b>	<b>\$4,595,936</b>	<b>\$4,978,177</b>	<b>\$382,242</b>
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<b>NET TOTALS</b>	<b>\$108,359</b>	<b>\$170,500</b>	<b>\$509,277</b>	<b>\$23</b>	
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ESTIMATED FUND BALANCE		FY 2023
		BUDGET
Estimated Beginning Fund Bal		\$900,000
Projected Revenue over Expenditures		\$23
Potential Drawdowns from One-Time Capital Project Expenditures		\$0
Remaining Unrestricted Fund Balance		<b>\$900,023</b>

**GOLF FUND REVENUES**

GOLF REVENUE		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 PROJECTED	FY 2025 BUDGET	CHANGE
20-30-100	Green Fees	\$994,608	\$1,117,833	\$1,130,000	\$1,080,000	(\$50,000)
20-30-300	Short course	\$11,065	\$606	\$35,000	\$50,000	\$15,000
20-30-400	Pro Shop Revenue	\$146,997	\$175,998	\$150,000	\$155,000	\$5,000
20-30-500	Snack Shack & Concessions	\$21,451	\$22,172	\$20,000	\$20,000	\$0
20-30-600	Season Passes	\$112,334	\$151,676	\$107,000	\$117,000	\$10,000
20-30-700	Event Rentals	\$0	\$0	\$0	\$300,000	\$300,000
20-30-750	Event Center Concessions	\$0	\$0	\$0	\$6,600	\$6,600
20-30-800	Other Income	\$4,919	\$280	\$0	\$0	\$0
20-30-900	Interest Income	\$687	\$16,704	\$5,000	\$5,000	\$0
20-35-300	Transfer from Other Funds	\$100,000	\$0	\$0	\$0	\$0
<b>GRAND TOTAL</b>		<b>\$1,390,688</b>	<b>\$1,485,269</b>	<b>\$1,447,000</b>	<b>\$1,733,600</b>	<b>\$286,600</b>

GOLF EXPENDITURES		FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 PROJECTED	FY 2025 BUDGET	CHANGE
20-42-110	Salary & Wages (FT) Events	\$0	\$0	\$0	\$27,112	\$27,112
20-42-120	Salary & Wages (PT) Events	\$0	\$0	\$0	\$80,091	\$80,091
20-42-150	Employee Benefits Events	\$0	\$0	\$0	\$19,922	\$19,922
20-42-200	Materials & Supplies Events	\$0	\$0	\$0	\$26,000	\$26,000
20-42-211	Continuing Education	\$0	\$0	\$0	\$1,000	\$1,000
20-42-212	Uniforms/Clothing/PPE	\$0	\$0	\$0	\$500	\$500
20-42-213	Water & Food Supplies	\$0	\$0	\$0	\$500	\$500
20-42-250	Utilities Events	\$0	\$0	\$0	\$27,000	\$27,000
20-42-290	Communications/Telephone Events	\$0	\$0	\$0	\$1,400	\$1,400
20-42-550	Credit Card Fees Events	\$0	\$0	\$0	\$10,000	\$10,000
20-42-610	Advertising	\$0	\$0	\$0	\$1,500	\$1,500
20-42-615	Insurance	\$0	\$0	\$0	\$2,000	\$2,000
20-42-620	Building Maintenance	\$0	\$0	\$0	\$30,000	\$30,000
20-43-110	Salary & Wages (FT) Golf	\$238,873	\$266,658	\$289,176	\$348,843	\$59,667
20-43-111	Overtime	\$36	\$1,817	\$500	\$500	\$0
20-43-120	Salary & Wages (PT)**	\$130,327	\$149,515	\$180,720	\$210,520	\$29,800
20-43-150	Employee Benefits	\$151,362	\$167,829	\$195,851	\$245,411	\$49,560
20-43-290	Communications/Telephone	\$3,034	\$3,019	\$3,100	\$3,100	\$0
20-50-100	Practice Area & Pro Shop Supplies	\$8,514	\$8,405	\$10,000	\$10,000	\$0
20-50-200	Utilities	\$55,743	\$59,325	\$59,000	\$59,000	\$0
20-50-330	Professional/Technical	\$1,807	\$1,556	\$1,600	\$5,000	\$3,400
20-50-500	Snack Shack & Concessions	\$17,448	\$26,907	\$23,000	\$23,000	\$0
20-50-600	Credit Card Expenses	\$36,679	\$41,035	\$34,000	\$42,000	\$8,000
20-50-700	Pro Shop	\$110,151	\$150,392	\$111,000	\$123,000	\$12,000
20-50-800	Building Maintenance	\$3,327	\$4,562	\$4,500	\$4,500	\$0
20-60-100	Repairs & Maintenance - Course	\$38,399	\$32,316	\$43,000	\$40,000	(\$3,000)
20-60-200	Fertilizer & Chemicals	\$35,378	\$40,731	\$38,000	\$43,000	\$5,000
20-60-300	Water & Pumping Costs	\$16,249	\$16,993	\$18,500	\$18,500	\$0
20-60-500	Petroleum & Oil	\$13,770	\$9,930	\$14,000	\$14,000	\$0
20-60-600	Equipment Repair & Replacement	\$19,576	\$15,306	\$21,000	\$22,000	\$1,000
20-60-700	Equipment Rental	\$487	\$750	\$1,500	\$2,000	\$500
20-60-750	Insurance	\$1,703	\$1,868	\$4,800	\$4,800	\$0
20-60-900	Cart Repair & Replacement	\$1,946	\$10,286	\$11,000	\$8,000	(\$3,000)
20-60-980	Resident Claims	\$973	\$1,577	\$2,000	\$2,000	\$0
20-70-100	Membership Dues	\$997	\$822	\$800	\$1,100	\$300
20-70-212	Uniforms/Clothing/PPE	\$1,997	\$2,067	\$3,000	\$3,000	\$0
20-70-213	Water & Food Supplies	\$371	\$472	\$750	\$750	\$0
20-70-300	Continuing Education	\$1,593	\$1,035	\$3,500	\$4,500	\$1,000
20-70-400	Licenses & Fees	\$30	\$0	\$0	\$0	\$0
20-70-500	Computers/Phones	\$3,006	\$3,186	\$5,000	\$5,000	\$0
20-70-600	Advertising	\$32,500	\$32,500	\$17,000	\$17,000	\$0
20-80-250	Golf Cart Rental	\$107,259	\$107,380	\$110,185	\$156,949	\$46,764
20-80-275	Motor Pool Charges	\$24,967	\$25,912	\$27,606	\$27,606	\$0
20-80-300	Cart Lease Payment - Interest	\$0	\$0	\$0	\$0	\$0
20-80-505	Interest Expense	\$0	\$0	\$0	\$0	\$0
20-80-912	Transfer to Capital Projects Fund	\$0	\$300,000	\$250,000	\$0	(\$250,000)
20-80-914	Transfer to General Fund	\$0	\$0	\$0	\$0	\$0
20-95-202	Capital Outlay	\$71,542	\$204,344	\$70,000	\$60,000	(\$10,000)
<b>GRAND TOTAL</b>		<b>\$1,130,045</b>	<b>\$1,688,490</b>	<b>\$1,554,087</b>	<b>\$1,732,103</b>	<b>\$178,016</b>

<b>NET TOTAL</b>	<b>\$260,643</b>	<b>\$203,221</b>	<b>\$107,087</b>	<b>\$1,497</b>	<b>\$108,584</b>
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ESTIMATED FUND BALANCE		FY 2024 BUDGET
Beginning Unrestricted Fund Bal		\$400,000
Projected operations		\$61,497
Capital Outlay--		\$60,000
Remaining Unrestricted Fund Balance		\$401,497

**CLASS C ROADS FUND REVENUES**

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 PROJECTED	FY 2025 BUDGET	CHANGE
21-30-100 Class C Roads	\$365,452	\$372,653	\$391,100	\$377,000	\$377,000	\$0
21-30-110 Highway Sales Tax Distribution	\$155,434	\$173,599	\$182,859	\$171,000	\$171,000	\$0
21-30-900 Interest Income	\$4,888	\$2,773	\$32,010	\$15,000	\$10,000	(\$5,000)
21-36-900 Other Income	\$5,722	\$928	\$51,828	\$0	\$0	\$0
21-30-801 Transfers in from General Fund	\$325,000	\$75,000	\$0	\$0	\$0	\$0
21-30-802 Transfers in from Capital Projects Fund	\$325,000	\$75,000	\$0	\$0	\$170,000	\$170,000
	<b>\$1,181,497</b>	<b>\$694,407</b>	<b>\$657,797</b>	<b>\$563,000</b>	<b>\$728,000</b>	<b>\$165,000</b>

**CLASS C ROADS FUND EXPENDITURES**

	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 PROJECTED	FY 2025 BUDGET	CHANGE
21-62-110 Salary & Wages (FT)	\$67,755	\$73,853	\$83,437	\$79,662	\$108,746	\$29,084
21-62-111 Overtime	\$185	\$0	\$1,855	\$2,383	\$3,473	\$1,090
21-62-120 Salary & Wages (PT)	\$0	\$0	\$0	\$0	\$5,640	\$5,640
21-62-150 Employee Benefits	\$43,816	\$39,963	\$44,245	\$57,268	\$72,149	\$14,881
21-62-275 Motor Pool Charges	\$0	\$0	\$0	\$0	\$41,406	\$41,406
21-62-310 Engineering	\$6,399	\$7,219	\$4,582	\$10,000	\$10,000	\$0
21-62-330 Professional Fees	\$0	\$800	\$211	\$0	\$0	\$0
21-62-410 Street Light Operation	\$34,976	\$33,706	\$35,194	\$38,000	\$38,000	\$0
21-62-415 Street Light Maintenance	\$16,250	\$15,626	\$52,618	\$75,000	\$75,000	\$0
21-62-420 Street Signs	\$4,331	\$7,843	\$22,904	\$25,000	\$25,000	\$0
21-62-440 Street Maintenance	\$502,631	\$273,269	\$16,099	\$650,000	\$275,000	(\$375,000)
21-62-450 Snow Removal	\$20,574	\$13,043	\$15,780	\$20,000	\$20,000	\$0
21-62-470 Sidewalk Maintenance	\$11,993	\$20,240	\$11,150	\$25,000	\$25,000	\$0
	<b>\$708,910</b>	<b>\$485,561</b>	<b>\$288,076</b>	<b>\$982,314</b>	<b>\$699,413</b>	<b>(\$282,900)</b>
<b>NET TOTALS</b>	<b>\$472,586</b>	<b>\$208,846</b>	<b>\$369,722</b>	<b>\$419,314</b>	<b>\$28,587</b>	<b>\$447,900</b>

**ESTIMATED FUND BALANCE**

	FY 2023 BUDGET
Beginning Fund Bal	\$1,000,000
Change in Fund Balance	\$28,587
Remaining Fund Balance	<b>\$1,028,587</b>

**GOLF DEBT SERVICE FUND**

<b>DEBT SERVICE REVENUE</b>	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 ACTUAL</b>	<b>FY 2024 PROJECTED</b>	<b>FY 2025 BUDGET</b>	<b>CHANGE</b>
30-31-102 2012 GO Bond - Property Tax	\$304,189	\$308,797	\$307,514	\$306,000	\$306,000	\$0
30-31-103 Motor Vehicle Tax	\$30,522	\$27,696	\$25,147	\$24,000	\$25,000	\$1,000
30-31-104 Delinquent Tax	\$17,742	\$14,995	\$11,298	\$12,000	\$12,000	\$0
30-31-105 Penalty & Interest	\$433	\$412	\$715	\$500	\$500	\$0
30-36-100 Interest Income	\$457	\$148	\$2,977	\$0	\$0	\$0
30-35-300 Transfer In	\$50,000	\$0	\$0	\$0	\$0	\$0
<b>GRAND TOTAL</b>	<b>\$403,343</b>	<b>\$352,048</b>	<b>\$347,649</b>	<b>\$342,500</b>	<b>\$343,500</b>	<b>\$1,000</b>

<b>DEBT SERVICE EXPENDITURES</b>	<b>FY 2021 ACTUAL</b>	<b>FY 2022 ACTUAL</b>	<b>FY 2023 ACTUAL</b>	<b>FY 2024 PROJECTED</b>	<b>FY 2025 BUDGET</b>	<b>CHANGE</b>
30-98-102 2012 GO Bond Principal	\$250,000	\$250,000	\$260,000	\$270,000	\$275,000	\$5,000
30-98-202 2012 GO Bond Interest	\$113,920	\$106,420	\$98,920	\$93,720	\$88,320	(\$5,400)
30-98-795 Trustee Fees	\$350	\$350	\$350	\$425	\$425	\$0
<b>GRAND TOTAL</b>	<b>\$364,270</b>	<b>\$356,770</b>	<b>\$359,270</b>	<b>\$364,145</b>	<b>\$363,745</b>	<b>\$400</b>

<b>NET TOTAL</b>	<b>\$39,073</b>	<b>\$4,722</b>	<b>\$11,621</b>	<b>\$21,645</b>	<b>\$20,245</b>	<b>\$1,400</b>
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<b>ESTIMATED FUND BALANCE</b>	<b>FY 2025 BUDGET</b>
Beginning Fund Bal	\$75,000
Change of Unrestricted Fund Balance	\$20,245
Remaining Fund Balance	<b>\$54,755</b>

**WATER, SEWER, & STORM DRAIN REVENUES**

<b>WATER REVENUE</b>		<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>CHANGE</b>
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>BUDGET</b>	
51-37-110	Water Fees - Residents	\$725,002	\$715,627	\$739,775	\$768,000	\$768,000	\$0
51-37-112	Water Fees - Contractor	\$10,795	\$3,099	\$5,554	\$3,000	\$3,000	\$0
51-37-113	PI Fees - Usage	\$523,812	\$535,394	\$532,475	\$552,000	\$152,000	(\$400,000)
51-37-114	PI Fees - Base Rate	\$665,525	\$560,446	\$508,872	\$507,000	\$1,060,000	\$553,000
51-37-115	CUP	\$151,857	\$154,323	\$156,698	\$156,000	\$0	(\$156,000)
51-37-116	Water Fees from City departments	\$37,750	\$37,750	\$37,750	\$37,750	\$37,750	\$0
51-37-160	Water Lateral Inspections	\$4,500	\$3,009	\$1,229	\$500	\$500	\$0
51-37-190	Water Meters	\$66,125	\$39,960	\$5,420	\$2,000	\$2,000	\$0
51-37-195	Grants	\$0	\$332,984	\$721,469	\$900,000	\$0	(\$900,000)
51-37-350	Water Impact Fees	\$65,783	\$46,591	\$10,380	\$3,000	\$3,000	\$0
		<b>\$2,251,148</b>	<b>\$2,429,184</b>	<b>\$2,719,621</b>	<b>\$2,929,250</b>	<b>\$2,026,250</b>	<b>\$903,000</b>

<b>STORM DRAIN REVENUE</b>		<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>CHANGE</b>
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>BUDGET</b>	
51-35-110	Storm Drain - Residents	\$378,294	\$396,126	\$465,849	\$499,000	\$500,000	\$1,000
51-35-150	Storm Water Violation/Land Disturbance Fe	\$350	\$0	\$0	\$500	\$500	\$0
		<b>\$378,644</b>	<b>\$396,126</b>	<b>\$465,849</b>	<b>\$499,500</b>	<b>\$500,500</b>	<b>\$0</b>

<b>SEWER REVENUE</b>		<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>CHANGE</b>
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>BUDGET</b>	
51-38-110	Sewer Fees - Residents	\$1,111,171	\$1,121,833	\$1,127,616	\$1,264,500	\$1,308,758	\$44,258
51-38-111	Sewer Fees from City departments	\$1,750	\$1,750	\$1,750	\$1,750	\$1,750	\$0
51-38-115	Sewer Fees - Nonresidents	\$35,844	\$35,844	\$35,844	\$35,844	\$35,844	\$0
51-38-160	Sewer Lateral Inspections	\$4,425	\$3,000	\$335	\$150	\$150	\$0
51-38-665	Sewer Impact Fees	\$54,799	\$92,202	\$37,178	\$2,000	\$2,000	\$0
		<b>\$1,207,989</b>	<b>\$1,254,629</b>	<b>\$1,202,723</b>	<b>\$1,304,244</b>	<b>\$1,348,502</b>	<b>\$44,258</b>

<b>MISCELLANEOUS REVENUE</b>		<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>CHANGE</b>
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>BUDGET</b>	
51-39-100	Contribution from Developer	\$620,487	\$0	\$245,349	\$0	\$0	\$0
51-39-200	Penalty Fees	\$38,641	\$32,956	\$33,600	\$33,000	\$33,000	\$0
51-39-410	Interest Income	\$10,014	\$1,426	\$62,790	\$50,000	\$30,000	(\$20,000)
51-39-600	Utility Setup Fees	\$12,200	\$14,750	\$9,500	\$2,000	\$2,000	\$0
51-39-900	Other Income	\$246	\$10,370	\$76,014	\$750	\$750	\$0
51-39-902	Financing Income	\$0	\$0	\$0	\$1,950,000	\$0	(\$1,950,000)
51-39-950	Contribution Income	\$0	\$0	\$99,756	\$5,000	\$5,000	\$0
		<b>\$681,588</b>	<b>\$56,650</b>	<b>\$527,009</b>	<b>\$2,040,750</b>	<b>\$70,750</b>	<b>(\$1,970,000)</b>

<b>GRAND TOTALS</b>		<b>\$4,519,369</b>	<b>\$4,136,589</b>	<b>\$4,915,202</b>	<b>\$6,773,744</b>	<b>\$3,946,002</b>	<b>(\$2,828,743)</b>
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**WATER, SEWER, & STORM DRAIN EXPENDITURES**

<b>STORM DRAIN EXPENDITURES</b>		<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>CHANGE</b>
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>BUDGET</b>	
51-72-110	Salary & Wages (FT)	\$175,562	\$190,371	\$207,826	\$214,000	\$202,824	(\$11,176)
51-72-111	Overtime	\$2,230	\$1,925	\$5,306	\$5,626	\$5,121	(\$505)
51-72-120	Salary & Wages (PT)	\$15,907	\$19,849	\$10,385	\$17,113	\$14,532	(\$2,582)
51-72-150	Employee Benefits	\$105,922	\$102,794	\$110,785	\$124,800	\$108,548	(\$16,252)
51-72-160	GASB 68 Pension Expense	\$17,744	\$38,283	\$14,446	\$0	\$0	\$0
51-72-200	Storm Drain Supplies	\$1,320	\$63	\$1,673	\$3,000	\$3,000	\$0
51-72-210	Membership Dues	\$2,936	\$3,223	\$2,446	\$3,200	\$3,200	\$0
51-72-211	Continuing Education	\$1,294	\$4,759	\$3,166	\$5,000	\$5,000	\$0
51-72-212	Uniforms/Clothing/PPE	\$0	\$265	\$505	\$500	\$500	\$0
51-72-213	Water & Food Supplies	\$0	\$229	\$551	\$500	\$500	\$0
51-72-240	Computer Expenses	\$2,520	\$2,620	\$2,000	\$3,000	\$3,000	\$0
51-72-265	Tools & Equipment	\$847	\$1,621	\$741	\$2,500	\$2,500	\$0
51-72-290	Communications/Telephone	\$1,877	\$1,838	\$1,454	\$1,500	\$1,500	\$0
51-72-310	Engineering Services	\$7,958	\$0	\$2,428	\$10,000	\$10,000	\$0
51-72-330	Professional/Technical	\$1,714	\$1,973	\$3,978	\$1,550	\$1,550	\$0
51-72-510	Insurance	\$6,638	\$6,928	\$7,856	\$8,500	\$8,500	\$0
51-72-751	Storm Drain Maintenance	\$13,593	\$15,007	\$246,654	\$45,000	\$45,000	\$0
51-72-960	Depreciation - Storm Drain	\$106,074	\$109,877	\$115,418	\$115,000	\$115,000	\$0
51-72-975	Bad Debt	\$111	\$3,388	\$1,474	\$750	\$750	\$0
		<b>\$428,759</b>	<b>\$428,445</b>	<b>\$710,200</b>	<b>\$561,540</b>	<b>\$531,024</b>	<b>(\$30,515)</b>

<b>WATER EXPENDITURES</b>		<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>CHANGE</b>
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>BUDGET</b>	
51-73-110	Salary & Wages (FT)	\$228,744	\$241,919	\$265,278	\$275,000	\$288,037	\$13,037
51-73-111	Overtime	\$2,861	\$2,323	\$5,691	\$6,010	\$6,127	\$117
51-73-120	Salary & Wages (PT)	\$12,156	\$10,529	\$6,248	\$19,117	\$25,147	\$6,030
51-73-150	Employee Benefits	\$134,557	\$130,665	\$139,688	\$156,000	\$174,550	\$18,550
51-73-160	GASB 68 Pension Expense	\$25,661	\$51,430	\$19,308	\$0	\$0	\$0
51-73-200	Water Supplies	\$10,968	\$4,116	\$2,290	\$12,000	\$12,000	\$0
51-73-210	Membership Dues	\$1,816	\$2,628	\$2,601	\$7,500	\$7,500	\$0
51-73-211	Continuing Education	\$4,065	\$4,796	\$3,258	\$6,200	\$6,200	\$0
51-73-212	Uniforms/Clothing/PPE	\$0	\$682	\$1,284	\$1,500	\$1,500	\$0
51-73-213	Water & Food Supplies	\$0	\$160	\$401	\$500	\$500	\$0
51-73-240	Computer Expenses	\$8,610	\$5,028	\$3,000	\$7,000	\$7,000	\$0
51-73-250	Repairs & Maintenance	\$8,664	\$10,636	\$5,714	\$4,000	\$4,000	\$0
51-73-260	Office Equipment	\$0	\$0	\$0	\$1,000	\$1,000	\$0
51-73-265	Tools & Equipment	\$9,986	\$3,054	\$10,201	\$10,000	\$10,000	\$0
51-73-275	Motor Pool Charges	\$68,315	\$56,849	\$72,561	\$82,062	\$118,537	\$36,475
51-73-280	Utilities	\$328,220	\$290,090	\$297,199	\$335,000	\$335,000	\$0
51-73-282	Blue Stakes	\$784	\$843	\$4,025	\$3,500	\$3,500	\$0
51-73-290	Communications/Telephone	\$2,488	\$2,404	\$2,321	\$2,000	\$2,000	\$0
51-73-310	Engineering Services	\$27,944	\$99,446	\$22,212	\$35,000	\$35,000	\$0
51-73-330	Professional/Technical	\$10,556	\$24,331	\$41,356	\$60,000	\$60,000	\$0
51-73-360	Meter Installation & Maintenance	\$36,570	\$17,497	\$0	\$15,000	\$15,000	\$0
51-73-470	Water Purchases - AF	\$4,177	\$6,169	\$4,277	\$15,000	\$15,000	\$0
51-73-471	Water Purchases - PG	\$24,574	\$29,042	\$33,510	\$57,000	\$57,000	\$0
51-73-472	Water Testing/Treatment	\$6,129	\$6,257	\$10,270	\$30,000	\$30,000	\$0
51-73-510	Insurance	\$16,590	\$17,314	\$19,634	\$22,000	\$22,000	\$0
51-73-751	Water Construction Projects/Repair	\$25,734	\$29,921	\$35,573	\$30,000	\$30,000	\$0
51-73-800	Supplementary Water	\$164,750	\$182,796	\$159,413	\$175,000	\$175,000	\$0
51-73-801	PI Expenses	\$15,032	\$15,544	\$11,671	\$45,000	\$45,000	\$0
51-73-900	Credit Card Fees	\$30,206	\$32,155	\$34,410	\$33,000	\$33,000	\$0
51-73-950	Trustee Fees	\$4,950	\$5,700	\$5,800	\$3,300	\$3,300	\$0
51-73-955	Bond Interest	\$127,041	\$106,095	\$99,353	\$83,914	\$193,550	\$109,636
51-73-960	Depreciation - Water	\$559,987	\$569,625	\$567,408	\$600,000	\$625,000	\$25,000
51-73-965	Deferred Amortization Costs	\$28,366	\$28,365	\$24,745	\$25,589	\$25,589	\$0
51-73-975	Bad Debt	\$565	\$16,561	\$6,229	\$6,000	\$6,000	\$0
51-73-980	Resident Claims	\$0	\$0	\$0	\$6,000	\$6,000	\$0
		<b>\$1,879,744</b>	<b>\$1,902,107</b>	<b>\$1,878,312</b>	<b>\$2,170,192</b>	<b>\$2,379,036</b>	<b>\$208,844</b>

<b>SEWER EXPENDITURES</b>		<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>CHANGE</b>
		<b>ACTUAL</b>	<b>ACTUAL</b>	<b>ACTUAL</b>	<b>PROJECTED</b>	<b>BUDGET</b>	
51-74-110	Salary & Wages (FT)	\$154,689	\$162,431	\$173,357	\$179,400	\$171,676	(\$7,724)
51-74-111	Overtime	\$1,918	\$1,590	\$3,796	\$4,077	\$3,809	(\$268)
51-74-120	Salary & Wages (PT)	\$10,158	\$9,541	\$6,160	\$17,117	\$5,987	(\$11,130)
51-74-150	Employee Benefits	\$89,490	\$86,631	\$90,739	\$101,400	\$108,548	\$7,148
51-74-160	GASB 68 Pension Expense	(\$18,030)	(\$35,006)	(\$13,035)	\$0	\$0	\$0
51-74-200	Sewer Supplies	\$1,198	\$592	\$388	\$2,000	\$2,000	\$0
51-74-210	Dues & Subscriptions	\$0	\$0	\$50	\$0	\$0	\$0
51-74-211	Continuing Education	\$1,766	\$1,124	\$1,901	\$1,750	\$1,750	\$0

51-74-212	Uniforms/Clothing/PPE	\$0	\$131	\$519	\$500	\$500	\$0
51-74-213	Water & Food Supplies	\$0	\$122	\$190	\$500	\$500	\$0
51-74-240	Computer Expenses	\$3,360	\$2,000	\$2,419	\$4,000	\$4,000	\$0
51-74-265	Tools & Equipment	\$1,014	\$758	\$1,175	\$1,000	\$1,000	\$0
51-74-280	Utilities	\$130	\$127	\$127	\$200	\$200	\$0
51-74-281	Postage	\$400	\$894	\$745	\$750	\$750	\$0
51-74-290	Communications/Telephone	\$1,596	\$1,576	\$1,802	\$1,500	\$1,500	\$0
51-74-310	Engineering Services	\$18,503	\$0	\$5,333	\$5,000	\$5,000	\$0
51-74-330	Professional/Technical	\$1,755	\$1,760	\$2,200	\$2,500	\$2,500	\$0
51-74-470	TSSD Billing	\$542,649	\$521,772	\$573,994	\$684,394	\$787,053	\$102,659
51-74-472	Sewer Television Expenses	\$0	\$0	\$0	\$2,000	\$2,000	\$0
51-74-473	Sewer Fee - AF	\$0	\$0	\$0	\$1,000	\$1,000	\$0
51-74-510	Insurance	\$9,994	\$10,430	\$11,828	\$12,000	\$12,000	\$0
51-74-751	Sewer Maintenance	\$8,804	\$5,662	\$286	\$4,000	\$4,000	\$0
51-74-752	Sewer Construction Projects	\$793	\$0	\$0	\$2,000	\$2,000	\$0
51-74-960	Depreciation - Sewer	\$152,158	\$152,818	\$152,818	\$153,000	\$153,000	\$0
51-74-975	Bad Debt	\$326	\$9,594	\$3,568	\$2,500	\$2,500	\$0
		<b>\$982,670</b>	<b>\$934,547</b>	<b>\$1,020,359</b>	<b>\$1,182,588</b>	<b>\$1,273,272</b>	<b>\$90,684</b>
<b>GRAND TOTALS</b>		<b>\$3,291,173</b>	<b>\$3,265,099</b>	<b>\$3,608,871</b>	<b>\$3,914,320</b>	<b>\$4,183,333</b>	<b>\$269,013</b>
<b>NET TOTALS</b>		<b>\$1,228,196</b>	<b>\$871,490</b>	<b>\$1,306,331</b>	<b>\$2,859,424</b>	<b>\$237,331</b>	<b>\$3,097,755</b>

#### Water, Sewer, & Storm Drain Fund Cash Flow Analysis

<b>NET TOTALS BEFORE CASH ADJUSTMENTS</b>		<b>(\$237,331)</b>
Less Debt Service		
2014 PI Bond Principal		(\$305,000)
2022 Public Works Building Utility Revenue Bonds		(\$183,000)
2023 Meter bonds		(\$50,750)
2024 Water main and well house bonds		\$0
		principal 3/2030
Less Capital Improvements		
Water Main Cedar Hills Dr Heiselts to Oak Road west		\$0
Pressure Zone Improvements		
Harvey Well Chlorination Building		
Cottonwood Well & AF Booster Chlorination Improvements		
Junction wells 4100 to Meadow		\$0
Pipe thickness evaluation		\$0
Transmission line from Pond 10 to Pond 12		\$0
Storage tank with new culinary between zones		\$0
Water lines and hydrants on 4000		\$0
Monson place storm drain, gutter, hydrants		\$0
Storm drain Mesquite park and Heisel's park		\$0
Water Stock		(\$5,000)
Plus Non-Cash Items		
Depreciation - Storm Drain		\$115,000
Depreciation - Water		\$625,000
Depreciation - Sewer		\$153,000
Amortization - Bond Costs		\$25,589
Accrued Interest Adjustment		(\$4,000)
<b>TOTAL CASH INFLOW</b>		<b>\$133,507</b>

<b>ESTIMATED NET POSITION</b>	<b>FY 2023 BUDGET</b>
Estimated Beginning Unrestricted Net Position	\$800,000
Change of Unrestricted Position	\$133,507
Remaining Unrestricted Net Position	<b>\$933,507</b>